

Sunderland Allocations and Designations Plan Viability Update

October 2020



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HDH Planning & Development Ltd

Clapham Woods Farm Keasden, Nr. Clapham Lancaster. LA2 8ET simon@hdhplanning.co.uk 015242 51831 / 07989 975 977

HDH Planning & Development Ltd is registered in England Company Number 08555548

Issued	Ву	Signed
5 th November 2020	RS Drummond-Hay MRICS ACIH Director	RSDu

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1. Introduction

Scope

- 1.1 Sunderland City Council (SCC/the Council) is in the process of further developing its Local Plan. This will be made up of three key documents:
 - a. Part One Core Strategy and Development Plan. The CSDP sets out an overarching strategy, strategic policies, and strategic allocations and designations for the future change and growth of Sunderland. The Plan also includes local policies for development management purposes. The Plan covers the period from 2015-2033 and covers all land within Sunderland's administrative boundary. This part of the Plan was adopted by the Council in January 2020.
 - b. **Part Two Allocations and Designations Plan.** The A&D Plan will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city in order to deliver the overall strategy set out within the Core Strategy and Development Plan.
 - c. Part Three International Advanced Manufacturing Park (IAMP) Area Action Plan (AAP). The IAMP AAP sets out site specific policies for the comprehensive development of a new employment park on land to the north of the existing Nissan manufacturing plant. As this park straddles the border between Sunderland and South Tyneside Council, the Plan was jointly prepared by both Councils. The IAMP AAP was adopted in November 2017.
- 1.2 HDH Planning & Development Ltd has completed two recent viability assessments for the Council to support the CSDP:
 - a. Whole Plan Viability Assessment, with CIL scoping (HDH, August 2017).
 - b. Post Consultation/Pre-submission Viability Note June 2018 (HDH, June 2018).
- 1.3 These reports were examined as part of the plan-making process and the Inspector¹ summarised as follows:
 - 70. The Whole Plan Viability Assessment [WPVA] (SD.60) makes assumptions about land values, sales values, profit and development costs, including build costs. The assumptions and the findings of the WPVA, together with the Viability Note of June 2018 (SD.61), support the policies of the Plan, including those relating to affordable housing and housing standards that I deal with below. The approach of the WPVA is in line with the Framework and PPG. Build costs are shown as being lower than some nearby authorities, for example South

¹ Report to Sunderland City Council, by Mark Dakeyne BA (Hons) MRTPI, an Inspector appointed by the Secretary of State, Date: 7 January 2020.



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Tyneside, but the figures are based on robust analysis of local information. The assumptions are realistic.

- 1.4 This Viability Update has been commissioned to build on the existing available evidence and to inform the further development of the A&D Plan. Whilst the Plan is still being developed, it is anticipated that it will include the following key components:
 - Housing allocations to deliver the remainder of the housing requirement set out within the CSDP, building upon the Strategic Site allocations already set out within the Core Strategy;
 - Environmental designations including Wildlife Corridors, Local Wildlife Sites and greenspaces;
 - Historic environment designations, including Conservation Areas and Scheduled Monuments; and
 - Retail allocations, where required.
- 1.5 It is anticipated that the Plan will allocate approximately 70 sites for residential development, although a significant proportion of these already have the benefit of planning permission.
- 1.6 This document follows the same format as the 2017 Viability Assessment (using the same chapter numbers etc), and much of the content is repeated (although updated). It sets out the methodology and the key assumptions adopted. It contains an assessment of the effect of the policies within the CSDP in relation to the potential development sites to be allocated in the A&D Plan. It is important to note, at the outset, that the A&D Plan will sit under the adopted CSDP. The policies in the CSDP are not under review and this assessment does not include consideration of the Strategic Sites allocated under the CSDP.
- 1.7 Consultation formed part of the preparation of the 2017 Viability Assessment. The 2017 Viability Assessment was then subject to statutory consultation through formal Regulation 18 and Regulation 19 consultations on the CSDP. Further consultation has informed this update.
- 1.8 Over several years before this report, various Government announcements were made about changes to the planning processes. The Ministry of Housing Communities and Local Government (MHCLG) updated the National Planning Policy Framework, (2018 NPPF), and published new Planning Practice Guidance (PPG) in July 2018. In February 2019, the NPPF was further updated (2019 NPPF), although these changes did not impact directly on viability. In May 2019, the viability sections of the PPG were updated again. The methodology used in this report is consistent with the 2019 NPPF and the updated PPG (as at August 2020).
- 1.9 As this report was being concluded the Government published *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. The implications in relation to viability are set out in Chapter 2 below, but are not material to this report.



COVID 19

- 1.10 This update is being carried out during the coronavirus pandemic. The coronavirus (COVID-19) was reported in China, in December 2019 and was declared a pandemic in March 2020. It is too early to predict what the impact on the economy, and therefore development economics, may be.
- 1.11 There are real material uncertainties around the values of property and the costs of construction that are a direct result of the COVID 19 pandemic. It is not the purpose of this assessment to predict what the impact may be and how long the effect will be.
- 1.12 This assessment is conducted at September 2020 costs and values.

Report Structure

- 1.13 This report follows the following format:
 - **Chapter 2** The reasons for, and approach to viability testing, including a review of the requirements of the CIL Regulations, 2019 NPPF and updated PPG.
 - **Chapter 3** The methodology used.
 - **Chapter 4** An updated assessment of the housing market, including market and affordable housing with the purpose of establishing the worth of housing in different areas.
 - **Chapter 5** In the 2017 Viability Assessment this chapter contained an assessment of the non-residential market. This has not been updated.
 - **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 that influence the type of development that come forward.
 - **Chapter 9** A summary of the range of modelled sites (typologies) used for the financial development appraisals.
 - **Chapter 10** The results of the appraisals and consideration of residential development.
 - **Chapter 11** In the 2017 Viability Assessment this chapter contained the results of the appraisals of non-residential development. This has not been updated.
 - **Chapter 12** Conclusions in relation to the deliverability of development.

HDH Planning & Development Ltd (HDH)

- 1.14 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:
 - a. District wide and site-specific viability analysis.



- b. Community Infrastructure Levy testing.
- c. Housing Market Assessments.
- 1.15 The findings contained in this report are based upon information from various sources including that provided by SCC and by others, 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.

Caveat and Material Uncertainty

- 1.16 No part of this report constitutes a valuation, and the report should not be relied on in that regard.
- 1.17 The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.
- 1.18 Market activity is being impacted in many sectors. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.
- 1.19 Our assessment is therefore reported on the basis of 'material valuation uncertainty' as per VPS3 and VPGA10 of the RICS Red Book Global. Consequently, less certainty and a higher degree of caution should be attached to our report than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that the Council keeps the assessment under frequent review.

Compliance

- 1.20 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 principle pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Financial Viability in planning (1st edition), RICS guidance note 2012.*
- 1.21 Financial Viability in planning (1st edition), RICS guidance note 2012 is currently subject to a full review to reflect the changes in the 2019 NPPF and the updated PPG (May 2019). As part of the review, 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 has been followed in full.



- 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 was first appointed by Sunderland City Council in the 2017 to prepare the Whole Plan Viability Assessment, with CIL scoping (HDH, August 2017). This was updated in the Post Consultation/Pre-submission Viability Note June 2018 (HDH, June 2018). In preparing the 2017 Viability Assessment, a collaborative approach was taken involving the LPA, developers, landowners and other interested parties. There was not agreement on all points by all parties, it was therefore necessary to make a judgment when making assumptions. Further consultation has been undertaken in preparing this update.
- 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.
- e. HDH confirms that, in preparing this report, no performance-related or contingent fees have been agreed.
- f. The presumption is that a viability assessment should be published in full. HDH has prepared this report on the assumption that it will be published in full.
- g. HDH confirms that a non-technical summary has been provided (in the form of Chapter 12). 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 is published and read in full.
- h. The time to undertake this project has been limited, by the Council's wider plan-making timescale. HDH confirms that adequate time was been taken.
- i. This assessment incudes appropriate sensitivity testing in Chapter 10. This includes the effect of different levels of developer contributions, and the impact of price and cost change.
- j. 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 Sunderland City 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.
- 1.22 In December 2019 the RICS published draft technical guidance in the form of *RICS draft guidance note Assessing financial viability in planning under the National Planning Policy Framework for England, 1st edition* for consultation. Whilst this is a draft document, we confirm that this report is generally in accordance with this further draft guidance (in as far as it relates to plan-wide viability assessments).



Metric or imperial

1.23 The property industry uses both imperial and metric data – often working out costings in metric (£/m²) 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 = 3.28 ft (3' and 3.37") 1ft = 0.30 m $1m^2 = 10.76 \text{ sqft}$ $1 \text{ sqft} = 0.0929 m^2$ 1 ha = 2.471 acres 1 acre = 0.405 ha

1.24 A useful broad rule of thumb to convert m² to square feet is simply to add a final zero.



2. Viability Testing

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 CIL Regulations. In each case the requirement is slightly different, but they have much in common. Over the several years since the 2017 Viability Assessment, various national consultations have been, and are being carried out, with regard to different aspects of the plan-making process. These have included references to, and sections on, viability.

National Planning Policy Framework

2.2 Paragraph 34 of the 2019 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.

2.3 As in the 2012 NPPF (and the 2018 NPPF), viability remains an important part of the planmaking process. The 2019 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 planmaking stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

2019 NPPF Paragraph 57

- 2.4 Careful consideration has been made to the updated Planning Practice Guidance (PPG) see below. This Viability Update will become the reference point for viability assessments submitted through the Development Management process.
- 2.5 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is now put on deliverability, in the 2019 NPPF. The following, updated, definition is provided:

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.

2019 NPPF Glossary

2.6 The purpose of this report is to consider the deliverability of the allocations in the A&D Plan. In this context, under the heading *Identifying land for homes*, the importance of viability is highlighted:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

2019 NPPF Paragraph 67

2.7 The 2019 NPPF does not include technical guidance on undertaking viability work. This is in the PPG, the viability sections of which were updated in July 2018 and again in May 2019. The CIL sections of the PPG were updated in September 2019.

Planning Practice Guidance

- 2.8 The viability sections of the PPG (Chapter 10) were completely rewritten in 2018. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the 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:
 - 173 ... 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.
 - 174 ... 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...
- 2.9 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-009-20190509 and 10-009-20190509 of the PPG change this:
 - ... ensure policy compliance and optimal public benefits through economic cycles...

PPG 10-009-20190509

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-010-20180724



- 2.10 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. A housebuilder² raised some concern about this change in emphasis through the summer 2020 consultation. Whilst this is noted, it is important that this update is undertaken within the framework and guidance set out in the PPG, as this is how the Plan, as a whole, will be tested.
- 2.11 A housebuilder³ questioned the above interpretation of the updated PPG, referring to the full quotation. This is now included below:

In plan making and decision making 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.

- 2.12 We remain of the view that the aim of the planning system is to ensure that 'maximum benefits in the public interest' has been secured. It is however accepted that in making the assessment a balance must be struck.
- 2.13 The requirement to consider viability links to paragraph 57 of the 2019 NPPF (see above):

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

- 2.14 This update takes a proportionate approach to considering the cumulative impact of policies and planning obligations.
- 2.15 The updated PPG includes 4 main sections concerning viability:

Section 1 - Viability and plan making

2.16 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

³ Dominic Smith for Barratts



² Adam Mc Vickers for Persimmon.

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

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

2.18 Consultation formed part of the preparation of the 2017 Viability Assessment. The 2017 Viability Assessment was then subject to statutory consultation through the formal Regulation 18 and Regulation 19 consultations on the CSDP. Further direct consultation has been undertaken to inform this update.

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

2.19 The policy requirements set out in the adopted CSDP have been applied to the appraisals. In addition, options set out in national consultations, for example in connection with responding to climate change, have been considered.

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

2.20 The site selection process is well progressed. The A&D Plan will include several strategic allocations, however, at the time of this assessment, the details of the specific strategic infrastructure and mitigation costs are not known. At this stage it is beyond the scope of our instructions to include individual site testing, although the Strategic Sites will be considered separately, in due course.

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



2.21 This study is based on typologies⁴ that have been developed by having regard to the proposed allocations in the draft A&D Plan (see Chapter 9 below).

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

2.22 This study draws on a wide range of data sources. Outliers have been disregarded.

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

2.23 In due course, the Strategic Sites will be considered separately when the specific strategic infrastructure and mitigation costs have been assessed.

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.

PPG 10-006-20190509

2.24 Consultation formed part of the preparation of the 2017 Viability Assessment. The 2017 Viability Assessment was then subject to statutory consultation through the formal Regulation 18 and Regulation 19 consultations on the CSDP. Further direct consultation has now been undertaken (see below), and the draft Plan will then be subject to more formal consultations

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.



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

as it passes through the Regulation 18 and Regulation 19 stages of the plan-making process. The purpose of this update is to refresh the evidence and then to specifically consider the total cumulative cost of all relevant policies. In this context housebuilder⁵ commented:

We disagree with paragraph ... where it's stated that the purpose of the update is to refresh the evidence provided in previous viability assessments. The 2020 update seeks to alter fundamental principles and inputs to the viability process, for example developer profit.

2.25 The approach taken here is proportionate. It seeks to update the evidence presented in 2017. On the whole, the assumptions are updated, in line with the methodology used in 2017. Where the guidance has changed it is necessary to reflect the new guidance in this update. Bearing in mind the limited scope of the A&D Plan to simply allocate further sites, and not to introduce new or higher standards, the approach taken is appropriate.

Section 2 - Viability and decision taking

2.26 It is beyond the scope of this study to consider viability in decision making.

Section 3 - Standardised inputs to viability assessment

2.27 The general principles of viability testing are set out under paragraph PPG 10-010-20180724.

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.

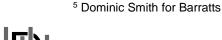
This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.

Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.

In plan making and decision making 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.

PPG 10-010-20180724

2.28 This update sets out the approach, methodology and assumptions used (largely repeated from the *Whole Plan Viability Assessment, with CIL scoping* (HDH, August 2017)). These have



been subject to consultation and have drawn on a range of data sources. SCC will use this update to judge the deliverability of the sites in the A&D Plan.

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

- 2.29 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.
- 2.30 PPG paragraph 10-012-20180724 lists a range of costs to be taken into account.
 - build costs based on appropriate data, for example that of the Building Cost Information Service
 - 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
 - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
 - the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
 - general finance costs including those incurred through loans
 - professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
 - explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return
- 2.31 All these costs are taken into account (see Chapter 7 below). Several consultees commented with regard to the treatment of abnormal costs, expressing concern about reflecting these in the benchmark land value. This is discussed in Chapter 7 below.
- 2.32 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

2.33 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

2.34 The approach adopted in this study 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. As set out above, several consultees commented with regard to the treatment of abnormal costs, expressing concern about reflecting these in the Benchmark Land Value. This is discussed in Chapter 7 below.

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



- 2.35 This report has applied this methodology to establish the EUV. Whilst the 2017 Viability Assessment was completed before the PPG was updated and the use of the EUV plus was formalised, the 'EUV plus' method was used in the 2017 Viability Assessment (although the Benchmark Land Value was referred to as the Viability Threshold).
- 2.36 The PPG now 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

2.37 As set out in Chapter 7 below, this approach is followed. Several consultees questioned why the approach taken in the pre-consultation draft iteration of this report was different to that taken in the 2017 Viability Assessment. In 2017 the PPG did not provide guidance as to the quantum of the developer's return. It is therefore necessary to update this aspect of the assessment so as to be in line with the extant PPG. This is discussed in Chapter 7 below.

Section 4 - Accountability

- 2.38 This is a new section in the PPG. It sets out new requirements on reporting by the Council. These are covered outside this report.
- 2.39 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

2.40 SCC has not adopted CIL, and this update does not specifically consider CIL. The CIL Regulations are broad, so it is necessary to have regard to them and the CIL Guidance (which is contained within the PPG) when undertaking a plan-wide viability assessment. The CIL



Regulations came into effect in April 2010 and have been subject to several subsequent amendments⁶.

- 2.41 When CIL was introduced, councils were restricted in relation to pooling S106 contributions from more than five developments⁷. The May 2019 amendments to CIL Regulations lifted these pooling restrictions. Payments requested under the s106 regime must 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.

Wider Changes Impacting on Viability

2.42 There have been a number of changes at a national level since SCC's 2017 viability work.

Affordable Housing Threshold

2.43 Paragraph 63 of the 2019 NPPF now sets out national thresholds for the provision of affordable housing:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

2.44 In this context, major development is as set out in the Glossary to the 2019 NPPF:

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise

⁷ CIL Regulation 123(3)



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 2019 No. 966 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. Made - 22nd May 2019. 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.* 2020 No. 781 The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. Made 21st July 2020, Coming into force 22nd July 2020.

provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.45 There are no Designated Rural Areas in the SCC area. A threshold of 10 units is assumed to apply.

Affordable Home Ownership

2.46 The 2019 NPPF (paragraph 64) sets out a policy for a minimum of 10% affordable home ownership units on larger sites.

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership⁸, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Paragraph 64, 2019 NPPF

2.47 The modelling in this update is in line with the Council's adopted policies, however this requirement is also tested.

First Homes Consultation

- 2.48 In February 2020, the Government launched a consultation on First Homes. The Government's *Changes to the current planning system Consultation on changes to planning policy and regulations* (MHCLG, August 2020) has provided some clarity in this regard:
 - 48. The Government intends to set out in policy that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be First Homes. This will be a national threshold, set out in planning policy....
 - 59. The minimum discount for First Homes should be 30% from market price which will be set by an independent registered valuer. The valuation should assume the home is sold as an open market dwelling without restrictions. Local authorities will have discretion to increase the discount to 40% or 50%. This would need to be evidenced in the local plan making process.
 - 61. In line with other affordable housing tenures, we intend to introduce an exemption from the Community Infrastructure Levy (CIL) for First Homes. We intend to introduce this national exemption through regulations.

⁸ Footnote 29 of the 2018 NPPF clarifies as 'As part of the overall affordable housing contribution from the site'.



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2.49 This emerging requirement has been tested.

Environmental Standards

2.50 The Government launched a consultation on The Future Homes Standard⁹ towards the end of 2019. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. The Council is exploring the policy options in this regard. This is considered in Chapter 8 below.

Biodiversity

- 2.51 In March 2019, the Government announced that new developments must deliver an overall increase in biodiversity. Following a consultation, the Chancellor confirmed in the 2019 Spring Statement that the Government will use the forthcoming Environment Bill to mandate 'biodiversity net gain'. The Environment Bill has been delayed due to the coronavirus pandemic. Within the current iteration of the Bill, it is anticipated that all consented developments (with a few exceptions), will be mandated to deliver a biodiversity net gain of 10% as against the measured baseline position using the evolving Defra metric.
- 2.52 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.
- 2.53 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. The costs of this type of this requirement are considered in Chapter 8 below.

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

2.54 As this report was being concluded the Government published *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 environmental improvements nor ensure sites are brought forward and delivered;

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



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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.

2.55 Pillar Three of the White Paper then goes on to talk about the requirements for infrastructure and how these may be funded. The key proposal are:

<u>Proposal 19</u>: 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

2.56 The above suggests a downgrading of viability in the planning system, however, as it stands, the proposals in the White Paper are options and may or may not come to be adopted. At the time of this report (November 2020), a viability assessment is a requirement.

Viability Guidance

2.57 There is no specific technical guidance on how to test the viability in the 2019 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 ¹⁰ that support the methodology used in this update. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012 ¹¹ (known as the **Harman Guidance**). This contains the following definition:

An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.

2.58 The planning appeal decisions, and the HCA good practice publication¹² 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

¹² Good Practice Guide. Homes and Communities Agency (July 2009).

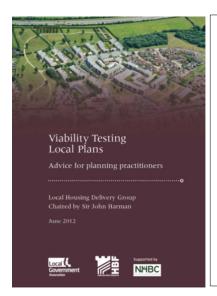


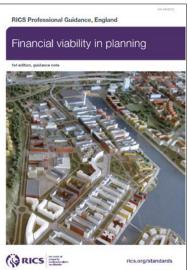
¹⁰ Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme 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.

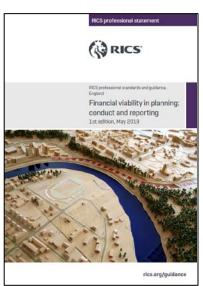
¹¹ Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

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 (see above).

2.59 The Harman Guidance and *Financial viability in planning*, *RICS guidance note, 1st edition* (GN 94/2012) (known as the **RICS Guidance**) set out the principles of viability testing. Additionally, the Planning Advisory Service (PAS) provides viability guidance and manuals for local authorities.







- 2.60 There is common ground between the 2012 RICS Guidance and the Harman Guidance, but they are not consistent. The RICS Guidance recommends against the 'EUV plus a margin' which is the methodology recommended in the Harman Guidance, and required in the PPG. Financial viability in planning, RICS guidance note, 1st edition (GN 94/2012) is not consistent with 2019 NPPF and updated PPG so is subject to a full review (by the RICS) to bring it up to date. Little weight is given to this RICS Guidance in this regard at this stage. 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 has been followed in full (as set out in Chapter 1 above).
- 2.61 In line with the PPG, this update follows the EUV Plus (EUV+) methodology. This approach is in line with that recommended in the Harman Guidance (as endorsed by LGA, PAS). 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 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 value of the land both with and without the benefit of planning.
- 2.62 In September 2019, the HBF produced further guidance in the form of HBF Local Plan Viability Guide (Version 1.2: Sept 2019). This 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 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.





3. Methodology

Viability Testing – Outline Methodology

3.1 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

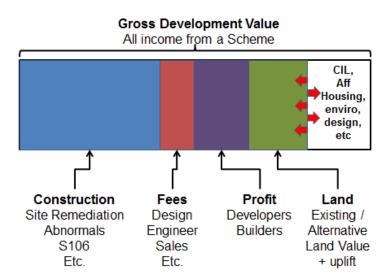
(The combined value of the complete development) LESS

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, they are what they are, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control.



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 seeks, the less the developer can pay for the land. The purpose of this assessment is to quantify the costs of SCC's policies and to assess the effect of these and



then make a judgement as to whether or not land prices are squeezed to such an extent that the allocations in the A&D Plan are not deliverable.

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 informed assumption has to be made about the 'uplift' above the Existing Use Value which would induce a landowner to sell. This study is not trying to mirror any particular developer's business model – rather it is making a broad assessment of viability in the context of planmaking and the requirements of the 2019 NPPF and PPG.

The meaning of Landowner Premium

3.6 The landowner premium is the amount that, when added to the Existing Use Value (EUV), gives the Benchmark Land Value (BLV)¹³. 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



¹³ The phrase 'landowner premium' is new in the updated PPG. Under the 2012 NPPF, and the superseded PPG, the phrase 'competitive return' was used. This is at the core of a viability assessment. The 2012 RICS Guidance includes 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.

planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20190509

3.7 There has been much discussion as to what may and may not be a landowner premium. The term has not been given a firm definition through the appeal, planning examination or legal processes¹⁴. The level of return to the landowner is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.

Existing Available Evidence

- 3.8 The 2019 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. HDH Planning & Development Ltd has completed two recent viability assessments for the Council to support the CSDP:
 - a. Whole Plan Viability Assessment, with CIL scoping (HDH, August 2017)
 - b. Post Consultation / Pre-submission Viability Note June 2018 (HDH, June 2018)
- 3.9 HDH also undertook the South Sunderland Growth Area Infrastructure Delivery Study Viability Assessment, HDH Planning and Development (December 2014), although this is now rather historic.
- 3.10 SCC also holds evidence of what is being collected from developers under the s106 regime. The Council will be collecting this in due course, outside this study.

Stakeholder Engagement

- 3.11 The PPG and the RICS Guidance require stakeholder engagement. Consultation formed part of the preparation of the 2017 Viability Assessment. The 2017 Viability Assessment was then subject to statutory consultation through formal Regulation 18 and Regulation 19 consultations on the CSDP. Further direct consultation has now been undertaken (within the restrictions around the COVID 19 pandemic.
- 3.12 A consultation event was held on the 13th August 2020. Residential and non-residential developers (including housing associations), landowners and planning professionals were

^{14 &#}x27;Competitive return' was considered at the Shinfield Appeal (January 2013) (APP/X0360/A/12/2179141, Land at The Manor, Shinfield, Reading RG2 9BX) and the case is sometimes held up as a firm precedent, however as confirmed in the Oxenholme Road Appeal (October 2013) (APP/M0933/ A/13/ 2193338, Land to the west of Oxenholme Road, Kendal, Cumbria) the methodology set out in Shinfield is site specific and should only be given limited weight. More recently further clarification has been provided in the Territorial Army Centre, Parkhurst Road, Islington Appeal (June 2017) (APP/V5570/W/16/3151698 Former Territorial Army Centre, Parkhurst Road, Islington, London, N7 0LP) which has subsequently been confirmed by the High Court (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)). This notes the importance of comparable data but stresses the importance of the quality of the comparable.



consulted. **Appendix 2** includes the details of those invited and **Appendix 3** includes the presentation given / questionnaire circulated.

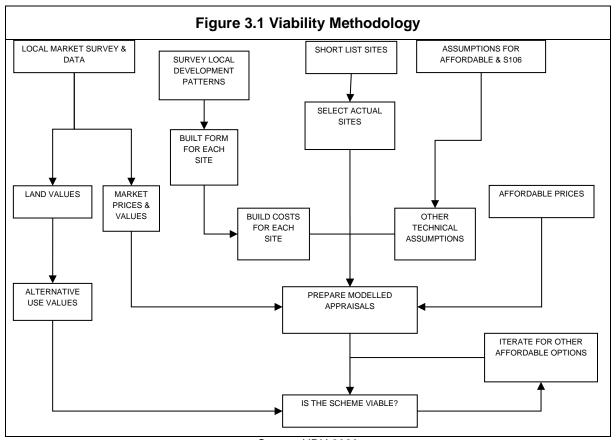
3.13 The main points were:

- a) The general methodology is appropriate.
- b) Several consultees commented with regard to the treatment of abnormal costs, expressing concern about reflecting these in the benchmark land value. This is discussed in Chapter 7 below.
- 3.14 The consultation process was been carried out in accordance with the requirements of the updated PPG and the Harman Guidance. The comments of consultees are reflected through this report and the assumptions adjusted where appropriate.

Viability Process

- 3.15 The assessment of viability as required under the 2019 NPPF 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'.
- 3.16 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of 'typologies', and using these to assess whether development, generally, is viable. The sites were modelled based on discussions with Council officers, the existing available evidence supplied to us by SCC, and on our own experience of development. Details of the site modelling are set out in Chapter 9. This process ensures that the appraisals are representative of typical development in the SCC area.





- Source: HDH 2020
- 3.17 The local housing markets were surveyed to obtain a picture of sales values. Land values were assessed to calibrate the appraisals and to set EUVs. Alongside this, 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 typology. Only if the Residual Value exceeded the EUV by a satisfactory margin, could the scheme be judged to be viable. The amount of margin is a difficult subject and is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.
- 3.18 The appraisals are based on existing policies as summarised in Chapter 8 below. For appropriate sensitivity testing a range of options, including different levels of developer contributions are tested. It is important to note that the A&D Plan will sit below the CSDP. The policies in the LPS are not currently under review and will apply in full.



- 3.19 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing as required by the 2019 NPPF and CIL Regulations¹⁵ is used. 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 SCC in assessing the effect of policies in the A&D Plan and the deliverability of the proposed new allocations.
- 3.20 A Housing Association¹⁶ did question the use of the HDH Model, referring to Argus or the Homes England model. Both these are complex and powerful appraisal tools that are ideal for site specific viability assessments, however in an assessment of this type where numerous scenarios need to be tested for multiple typologies (rather than specific sites) they are not a practical tool to use.

¹⁶ Savills for Gentoo.



16 Cavilla for Canta

¹⁵ 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 (and, to a lesser extent, Wales).

4. Residential Market

4.1 This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices. The study 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 and costs.

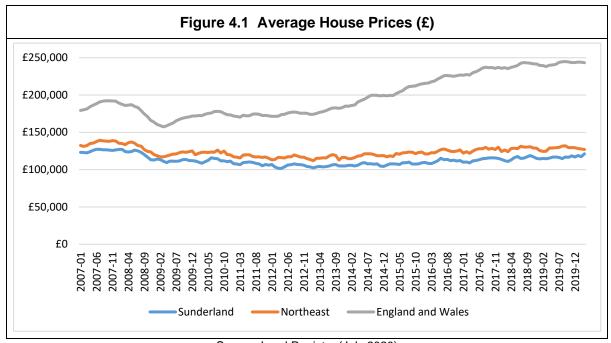
Sunderland's Residential Market

- 4.2 The Sunderland City Council area lies to the south of the Tyneside conurbation (made up of Newcastle, Gateshead, North Tyneside and South Tyneside) and to the north of County Durham. The housing market varies across the area:
 - a. Sunderland City is the focus of the SCC area, at the mouth of the River Wear. Sunderland has a mixed housing market with some strong areas but also some areas where the market is challenging. Historically the docks and coal mining were at the core of the local economy although this element has declined.
 - b. The town of Washington is a higher value area to the west of the Sunderland City area. It was designated a new town in the 1960s and this resulted in a rapid expansion.
 - c. The area to the south and west of the SCC area includes the former coalfield communities including Hetton-le-Hole and Houghton-le-Spring.
 - d. The A19 trunk road runs north-south between Sunderland and Washington and the parallel A1(M) is located to the west of Washington providing the area with good highways connections.
 - e. The Tyne and Wear Metro links the city with other centres in the Tyne and Wear conurbation. The City is not on the East Coast main line, however there are several direct trains to London (3.35 hours) and regular connections via Newcastle.
- 4.3 The SCC area has a wide range of settlements of different sizes and with differing levels of services.
- 4.4 Leaving aside the current uncertainties around the coronavirus pandemic, the market is generally perceived to be strong and certainly desirable and aspirational to households. Whilst there are some lower value areas, much of the area has a relatively strong housing market. Through informal conversations with local agents (and evidenced by the considerable amount of development activity) the area is an attractive place to develop the right site in the right place.
- 4.5 The highly desirable countryside of the wider area creates a very attractive setting.



National Trends and Sunderland's relationship with the wider area

4.6 The housing market peaked late in 2007 (see the following graph) and then fell considerably in the 2007/2008 recession, during what became known as the 'Credit Crunch'. Average house prices across England and Wales have recovered to their pre-recession peak; however, this is strongly influenced by London.



Source: Land Registry (July 2020)

- 4.7 In England and Wales prices are 30% in excess of the 2007 peak. In Sunderland prices are still 5% below the 2008 peak. Values have increased by 7% in Sunderland since the data was gathered for the 2017 Viability Assessment.
- 4.8 Up to the pre-recession peak (2007) of the market, the long-term rise in house prices had, at least in part, been enabled by the ready availability of credit to home buyers. Prior to the increase in prices, mortgages were largely funded by the banks and building societies through deposits taken from savers. During a process that became common in the 1990s, but took off in the early part of the 21st Century, many financial institutions changed their business model whereby, rather than lending money that they had collected through deposits, they entered into complex financial instruments and engineering through which, amongst other things, they borrowed money in the money markets, to lend on at a margin. They also 'sold' portfolios of mortgages that they had granted. These portfolios often became the basis of complex financial instruments (mortgage backed securities etc.).
- 4.9 During 2007 and 2008, it became clear that some financial institutions were unsustainable, as the flow of money for them to borrow, was not certain and as a result several failed. This was an international problem that affected countries across the world but most particularly in North America and Europe. In the UK, the high-profile institutions that were rescued included Royal Bank of Scotland, HBOS and Northern Rock. The ramifications of the recession were an immediate and significant fall in house prices, and a complete reassessment of mortgage



lending with financial organisations becoming averse to taking risks, lending only to borrowers who had the least risk of default.

- 4.10 It is important to note that, at the time of this report, the housing market is still actively supported by the Government through products and initiatives such as Help to Buy and the SDLT 'holiday'. In addition, the historically low Bank of England's base rates, since the 2008 recession, have contributed to the wider economic recovery, including a national rise in house prices.
- 4.11 There is a degree of uncertainty in the housing market as reported by the RICS. The June 2020 RICS UK Residential Market Survey¹⁷ said:

The June 2020 RICS UK Residential Survey results point to a recovery emerging across the market, with indicators on buyer demand, sales and fresh listings all rallying noticeably following the lockdown related falls beforehand. That said, respondents still appear relatively cautious on the prospect of this improvement being sustained over the longer term, as twelve-month sales expectations are now marginally negative.

In terms of buyer demand, a headline net balance of +61% of survey participants saw a rise in enquiries over June. This marks a strong rebound compared to readings of -7% and -94% posted in April and May respectively. Furthermore, respondents across virtually all parts of the UK reported a pick-up in buyer enquiries during June.

At the same time, new instructions being listed onto the sales market also rose firmly over the month, evidenced by a net balance of +42% of contributors noting an increase (significantly stronger than the reading of -22% in May). Nevertheless, despite edging up slightly at the national level in June, the average number of properties on agents' books remains close to an all-time low of just 39 homes.

The survey's gauge of newly agreed sales moved into positive territory for the first time since February, with a net balance of +43% of contributors citing an increase in transactions during June. Moreover, sales are expected to continue to rise in the coming three months, albeit the near term outlook is only modestly positive (net balance +16%).

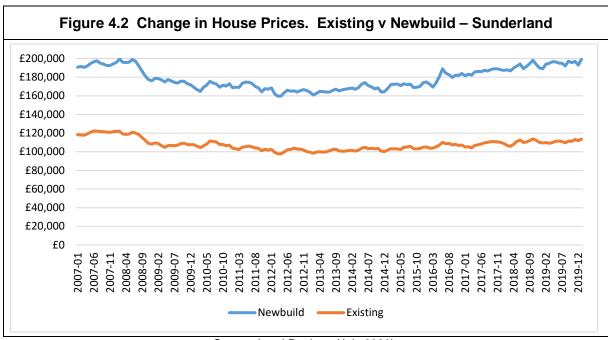
- 4.12 When ranked across England and Wales, the average house price for Sunderland is 327th (out of 339) at about £142,289¹⁸. To set this in context, the council at the middle of the rank (170 Medway), has an average price of £268,013. SCC's median price is a lower than the average at £129,521¹⁹.
- 4.13 The figure above shows that prices in the SCC area have seen a recovery since the bottom of the market in mid-2009. A notable characteristic of the data is that the values of newbuild homes have increased faster than that for existing homes. The Land Registry data shows that the average price for newbuild homes (£199,229) is £85,725 or 75% higher than the average price for existing homes (£113,504).

¹⁹ Median house prices for administrative geographies: HPSSA dataset 9 (Release 19th March 2020)



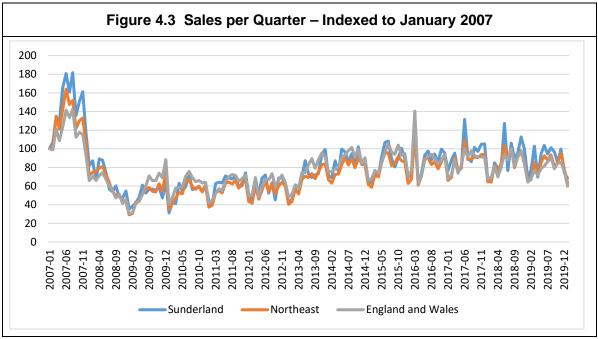
¹⁷ https://www.rics.org/uk/news-insight/research/market-surveys/uk-residential-market-survey/

¹⁸ Mean house prices for administrative geographies: HPSSA dataset 12 (Release 19th March 2020).



Source: Land Registry (July 2020)

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



Source: Land Registry (July 2020)

4.15 This report is being completed after the United Kingdom left the European Union (EU). It is not possible to predict the impact of leaving the EU, beyond the fact that the UK and the UK economy is in a period of uncertainty. Negotiations around the details of the exit are underway but not concluded, so the future of trade with the EU and wider world are not yet known.



- 4.16 A further uncertainty is around the ongoing coronavirus pandemic. There are real material uncertainties around the values of property that are a direct result of the COVID 19 pandemic. There is mixed feedback about the property market. There is anecdotal evidence of an increased demand for larger units (with space for working from home) and with private outdoor space. Conversely, employees in some sectors that have been particularly affected by the coronavirus and the Government's restrictions, have found their ability to secure a loan restricted.
- 4.17 At the time of this update there is no statistical evidence of a fall in house prices. It is relevant to note that the Nationwide Building Society reported an 'unexpectedly rapid' recovery in the housing market with the increase in August being the highest since February 2004, when house prices rose by 2.7%. As a result, annual house price growth accelerated to 3.7%, from 1.5% in July.
- 4.18 The economy is in a period of uncertainly and, whilst it is not the purpose of this assessment to forecast of how house prices and values may change in the future, it is necessary to set the report in the wider context. HM Treasury brings together some of the forecasts in its monthly Forecasts for the UK economy: a comparison of independent forecasts report.



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House price inflation (annual average, %)	2022			,	2.0	,	,	3.7	3.3	1					9.4	1.5	,	,	1	,	,	2.4	3.7	3.7	Š	9.4	1.5		
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	2020		,	,	-3.0		,	-8.4	-2.0						1.2	-5.0	,	2.2	,		,	9.0-	-2.2	-2.2	,	7:7	-8.4		

Source: Forecasts for the UK economy: a comparison of independent forecasts No 394 (HM Treasury, May 2020.

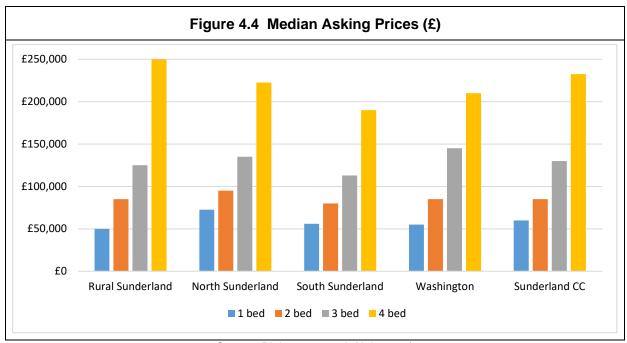
Table M9: Medium-term forecasts for house price inflation and the output gap



4.19 There is clearly uncertainty in the market. Generally, the expectation is that house prices return to growth relatively quickly. A range of price changes have been tested. Several housebuilders²⁰ ²¹ ²² stressed the importance of this through the Summer 2020 consultation.

The Local Market

4.20 In the 2017 Viability Assessment the value assumptions were derived through a review of the Land Registry's Price Paid data, asking prices from the property portals (such as Rightmove and Zoopla) and asking prices from developer's websites. They were refined following the November 2016 consultation process to reflect the comments made at that time. The evidence collected in 2016/2017 has been refreshed. As in the 2017 Viability Assessment, a survey of asking prices across the SCC area was carried out in July 2020. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices are estimated.



Source: Rightmove.co.uk (July 2020)

- 4.21 In the above table the following areas are used.
 - a. North Sunderland is the area north of the River Wear and to the east of the A19.
 - b. South Sunderland is the area south of the River Wear and to the east of the A19 and including the south of the built up area.

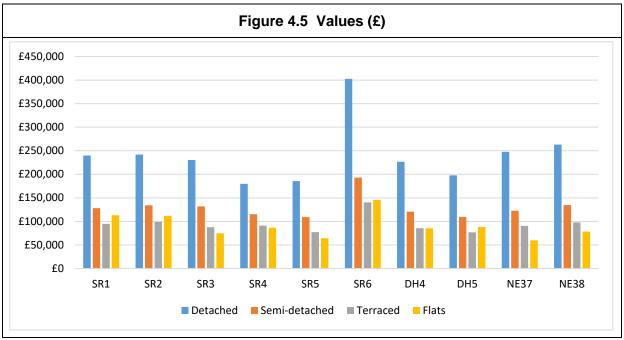
²² Chris Haggon for Taylor Wimpey



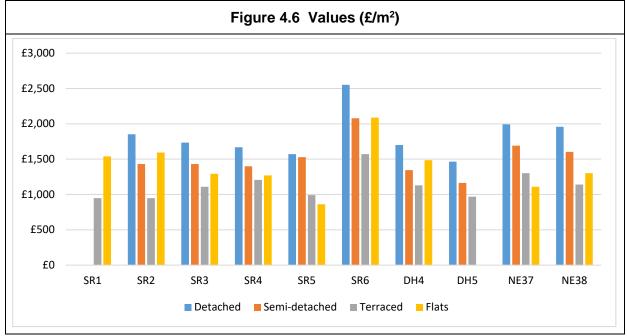
²⁰ Adam Mc Vickers for Persimmon.

²¹ Dominic Smith for Barratts

- c. Washington includes the town of Washington and the area west of the A19 and north of the River Wear.
- d. Rural Sunderland is the remain areas being south of the River Wear, west of the A19 and south of the wider Sunderland built up area.



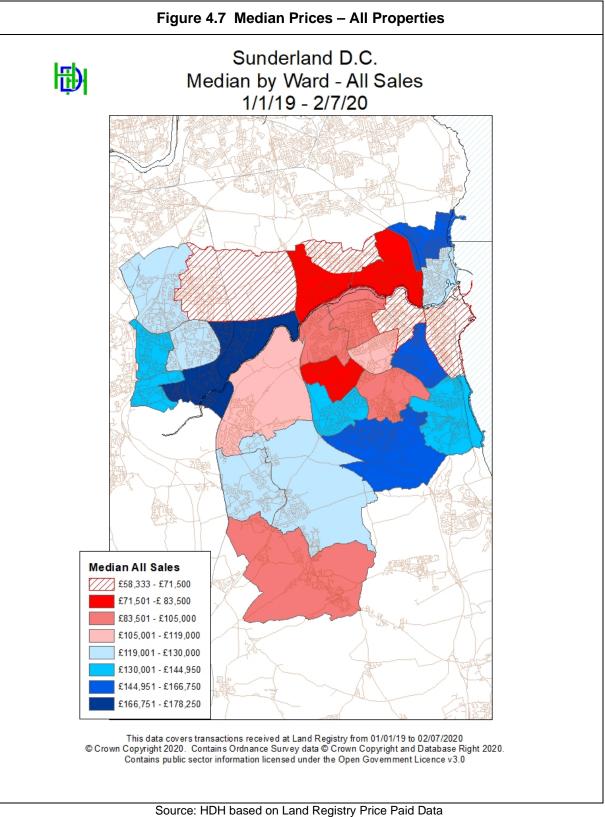
Source: Zoopla.co.uk (July 2020)



Source: Zoopla.co.uk (July 2020)

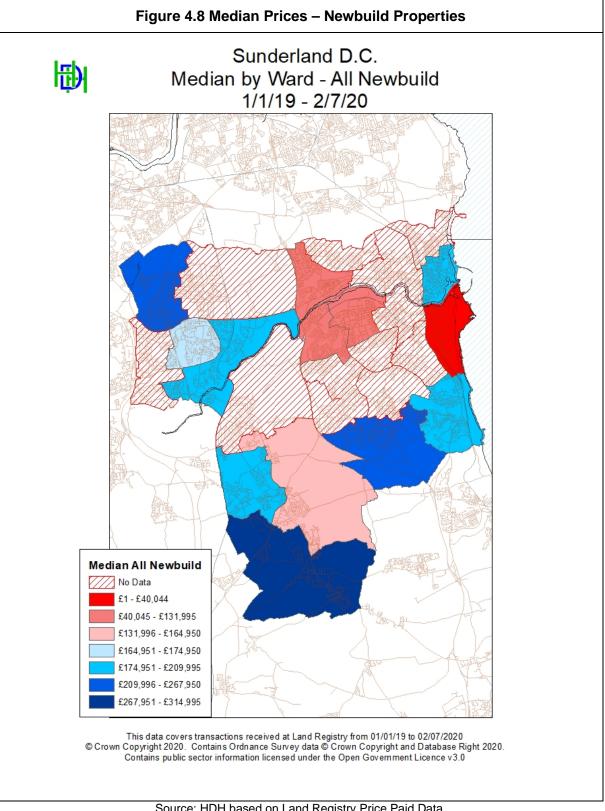
4.22 The geographical differences in prices are illustrated in the following maps showing the median price by ward, the first being for all properties and the second just for newbuild. The average by postcode for newbuild homes is then presented.

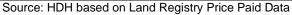




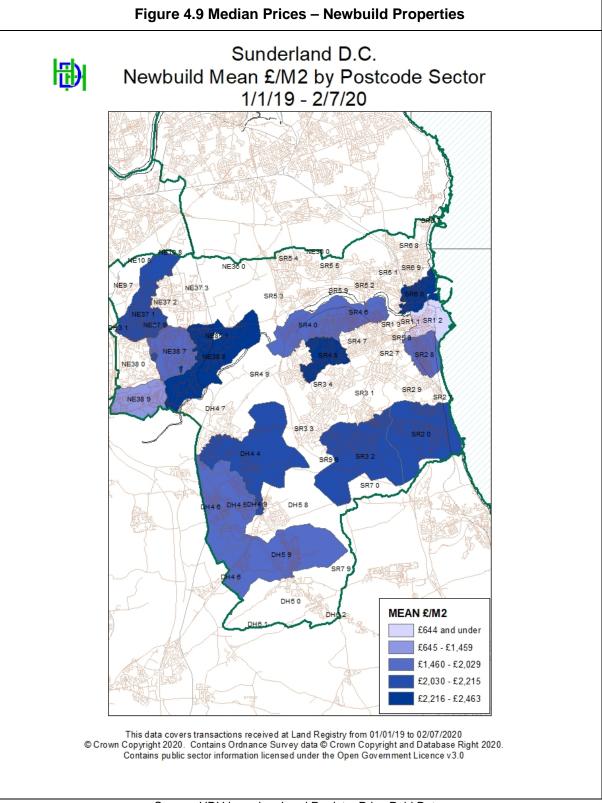












Source: HDH based on Land Registry Price Paid Data

4.23 The pattern of prices is influenced by the size of the units, with larger detached units prevailing in the more rural areas, and smaller terraces and flats in the urban areas.



Newbuild Sales Prices

- 4.24 This study is concerned with the development of residential property so the key input for the appraisals is the price of new units. Recent newbuild sales prices as recorded by the Land Registry have been reviewed and a survey of new homes for sale during July 2020 was carried out.
- 4.25 The Land Registry publishes data of all homes sold. Across the SCC area 462 newbuild home sales are recorded since the start of 2019²³. These transactions (as recorded by the Land Registry) are summarised in the following tables and detailed in **Appendix 4**. Homes sold under low-cost home ownership schemes should not be included in the dataset.
- 4.26 Each dwelling sold requires an Energy Performance Certificate (EPC)²⁴. The EPC contains the floor area (the Gross Internal Area GIA) as well as a wide range of other information about the construction and energy performance of the building. This information is also included in **Appendix 4**. The price paid data from the Land Registry has been married with the floor area from the EPC Register.
- 4.27 The HBF guidance raises some concerns about the use of EPC data. For the purpose of this study, this concerns the treatment of internal garages which are included within the EPC area but may not be included in the developers' own records. Whilst some new homes do have internal garages, this is a minority. 19 out of 82 (23%) of the new homes being advertised for sale at the time of this report have internal garages. Bearing in mind the need to establish the values on a £/m² basis this data is given weight.
- 4.28 Further concerns are raised that the EPC information was not reliable and understated the size of the buildings in question with the consequence of overstating the value when considered on a £/m² basis. Whilst we note these concerns, we have checked the guidance for undertaking EPCs which states²⁵:

When undertaking internal dimensions measure between the inner surfaces of the external or party walls. Any internal elements (partitions, internal floors, walls, roofs) are disregarded.

In general, rooms and other spaces, such as built in cupboards, should be included in the calculation of the floor area where these directly accessible from the occupied dwelling. However, unheated spaces clearly divided from the dwelling should not be included.

²⁵ Page 6, Energy Performance Certificates for Existing Dwellings. RdSAP Manual. Version 8.0



.....

²³The Land Registry makes all transactions available as and when they are registered via the 'beta' format tool at https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads. It does take some time for transactions to be registered – we estimate this to be about 4 to 6 months.

²⁴ https://www.epcregister.com/

4.29 Additionally, the DCLG guidance describes the floor area as follows²⁶:

The total useful floor area is the total area of all enclosed spaces measured to the internal face of the external walls, that is to say it is the gross floor area as measured in accordance with guidance issued to surveyors:

- a. the area of sloping surfaces such as staircases, galleries, raked auditoria, and tiered terraces should be taken as their area on the plan; and
- b. areas that are not enclosed, such as open floors, covered ways and balconies, are excluded.
- 4.30 As set out in Chapters 2 and 3 above, the work in this study is based on existing available evidence and is proportionate. It is our firm view that the use of EPC data is appropriate in a study of this type. As with any dataset there are bound to be discrepancies and occasions where there is an element of human error, however the substantial sample size and use of averages will minimise this.
- 4.31 In this regard, a housebuilder²⁷ noted that the dataset included several units that had been sold as affordable houses. This is not unusual, and is a problem we have found in other parts of the country. The Land Registry is clear that this data should exclude the following:

transfers, conveyances, assignments or leases at a premium with nominal rent, which are:

- 'Right to buy' sales at a discount
- subject to an existing mortgage
- to effect the sale of a share in a property, for example, a transfer between parties on divorce
- by way of a gift
- under a compulsory purchase order under a court order
- to Trustees appointed under Deed of appointment
- 4.32 Having said this we frequently find that such units, particularly low-cost home ownership units, are wrongly included in the dataset. This has the effect of understating the average values.
- 4.33 A housebuilder²⁸ expressed several concerns this regard. Firstly, in relation to the use of EPC data and secondly in relation to NDSS. In particular this was around ascribing higher £/m² values derived from smaller units to larger units. No supporting information was submitted with these comments, and no suggestions of better data sources were referred to or provided. In the above data (supported by the data in **Appendix 4** and **Appendix 5**) the value of newbuild homes is assessed. Neither the Land Registry nor the EPC data includes number of bedrooms. Newbuild asking prices are gathered (see below). Whilst this data is limited, it

²⁸ Dominic Smith for Barratts



²⁶ Improving the energy efficiency of our buildings. A guide to energy performance certificates for the marketing, sale and let of dwellings. April 2014, Department for Communities and Local Government.

²⁷ Adam McVickers for Persimmon.

shows that all four and five bedroom units are above the NDSS, only about one third of smaller units are. Overall a cautious approach has been taken to establishing the values.

4.34 As suggested sensitivity testing around value assumptions has been carried out.



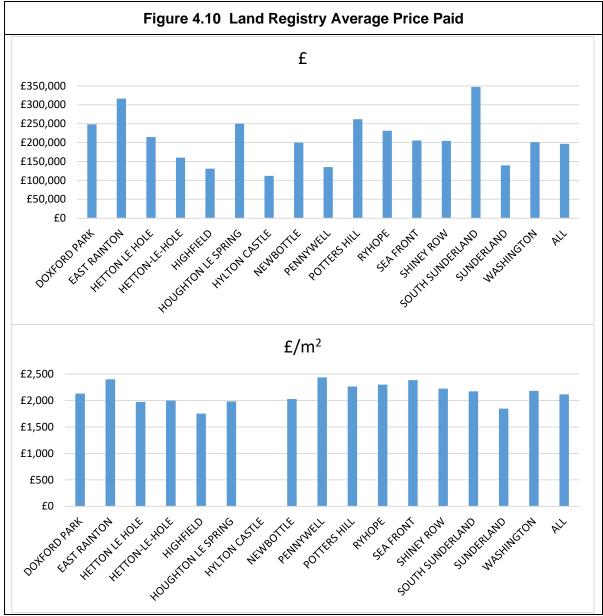
Table 4.2 Average Newbuild Market Housing Sales – Price Paid

		rage	£2,131	£2,399	£1,972	£1,998	£1,752	£1,984		£2,027	£2,436	£2,263	£2,299	£2,383	£2,224	£2,173	£1,847	£2,182	£2,116
	£/m2	Count Average	34 f	3 f	1 f	3e	40 £	3 £	0	72 £	18 f	17 f	F 69	7 £	32 f	4 f	21 f	57 f	414 f
All		Con	98	25	05	83	9:	0.	66	37	60	82	91	36	33	15	13	77	
	£	verage	35 £248,436	£316,662	£214,950	38 £160,483	44 £131,256	£249,950	9 £112,099	72 £199,937	18 £135,109	18 £262,078	70 £231,446	7 £205,786	33 £204,923	4 £347,245	21 £140,043	58 £201,177	434 £196,866
	f	Count Average	35	3 1	1	38	44	3 1	6	72	18	18	70	7	33	4	21	28	434
	2ר					£1,956				£1,846	£2,495		£2,379		£2,158			£2,331	£2,098
ced	£/m2	Count Average	0	0	0	2	0	0	0	22	7	0	7	0	10	0	0	4	55
Terraced		Count Average				£140,550			£109,995	22 £176,411	£131,570		£154,566		£153,655			£176,835	56 £159,654
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_	£/m2	Count Average	£2,187			£1,987	£1,760			£3'062	£2,402	£3'023	£2,302		£2,197		£1,805	£2,113	£2,048
tachec	£,	Count	5	0	0	24	22	0	0	24	9	3	14	0	4	0	10	29	144
Semi-detached			£177,150			£152,209	£115,703		£111,985	£168,831	£130,776	£244,283	79,480		£141,450		£125,095	£170,023	52,542
S	£	Count Average	5 £1.	0	0	24 £1!	24 £1:	0	7 £1:	24 £1(9 £13	3 E2	14 £179,480	0	4 £14	0	10 £1,	30 £1.	154 £152,542
														,383			898,	59	
	£/m2	Count Average												£2,3			£1,8	£1,459	£2,159
ts	£,	Count	0	0	0	0	0	0	0	0	0	0	0	7	0	0	3	1	11
Flats														£205,786			£156,133	£89,000	11 £181,627
	£	Count Average	0	0	0	0	0	0	0	0	0	0	0	7 £2	0	0	3 £1	1 E	11 £1
_			.21	66	172	69	.43	84		47	98	80	98		99:	.73	161	92	.67
	£/m2	Averag	£2,1	£2,399	£1,972	£2,069	£1,743	£1,984		£2,1	£2,386	£5'3(£2,28		£2,2	£2,1	£1,891	£2,276	£2,1
Detached	3	Count	50	8	T	7	18	8	0	56	7	14	48	0	18	7	8	23	204
Deta		erage	30 £260,317	£316,662	£214,950	£193,622	20 £149,920	£249,950	£115,000	26 £248,557	£166,995	15 £265,637	49 £257,276		19 £245,268	£347,245	£152,695	23 £250,924	39,482
	Ŧ	Count Average Count Average	30 E2	3 E3	1 £2	9 £1	20 £1	3 E2	1 £1	26 £2	2 £1	15 £2	49 E2	0	19 £2	4 E3	8 £1	23 E2	213 £239,482
		Co						NG								D			\dashv
			DOXFORD PARK	EAST RAINTON	HETTON LE HOLE	HETTON-LE-HOLE	HIGHFIELD	HOUGHTON LE SPRING	HYLTON CASTLE	NEWBOTTLE	PENNYWELL	POTTERS HILL	RYHOPE	SEA FRONT	SHINEY ROW	SOUTH SUNDERLAND	SUNDERLAND	WASHINGTON	ALL

Source: Land Registry (July 2020)



4.35 The data can be summarised as follows:



Source: Land Registry and EPC Register (July 2020)

- 4.36 The average price paid is £2,116/m². No alternative evidence or data was submitted through the Summer 2020 consultation.
- 4.37 In July 2020 there were about 80 newbuild homes being advertised for sale in the SCC area (although on some of these, construction had yet to start). The analysis of these shows that asking prices for newbuild homes vary, very considerably, starting at £54,000 and going up to £477,500. The average is about £235,000. These are summarised in the following table and set out in detail in **Appendix 5**.

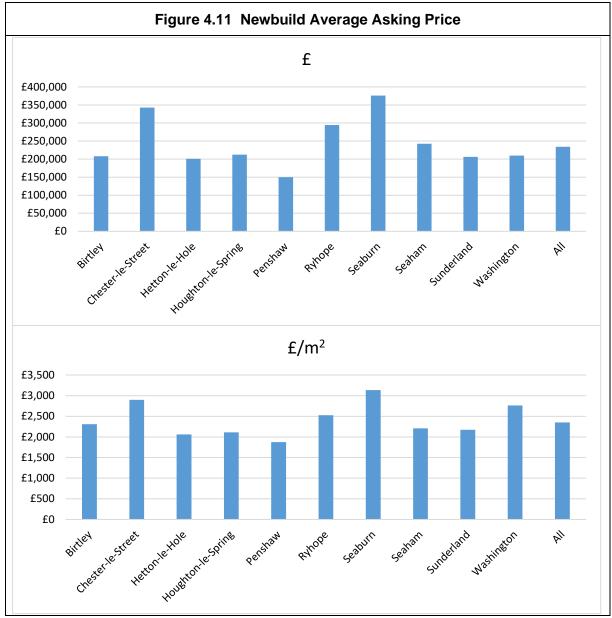


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	f/m2	£2,036	62,030	52 A80	£2,700	22,27	12,525	£1,912	£2,209	£1,968			£2,899	£2,385	£3,134	£2,761	£2,315	£2,469	£2,302	£1,875	£2,351		£/m2	£2,308	£2,899	£2,060	£2,110	£1,875	£2,525	£3,134	£2,210	£2,171	£2,761	£2,351
¥	4	£147,138	£300 783	6374 162	201, F1C1	200, 000	1294,496	£188,370	£224,325	£141,245		£54,000	£342,950	E303,950	£376,200	£209,566	£270,159	£172,495	£163,852	£149,995	£234,328	All	3	£208,147	£342,950	£200,783	£212,340	£149,995	£294,496	£376,200	£242,745	£206,296	£209,566	£234,328
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ſŲ	9		£244 950	£477 A95	7,7,47				£267,450					£357,950							£328,874	5	Ŧ	0 J	0 J	£244,950	£267,450	E0	0 3	0 3	0 J	£397,798	O J	£328,874
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	f/m2		£2,07,5	£2,480	£2,400	12,03	12,468	£1,860	£2,109				£2,875	£2,352	£3,134	£1,982	£2,339		£2,187		£2,398		E/m2	£2,301	£2,875	£2,017	£2,009	£0	£2,468	£3,134	£2,094	£2,291	£1,982	£2,398
4		£181 995	£217 450	£322 /105	£208 995	200,000	1355,496	£215,/45	£233,283				£414,950	£249,950	E376,200	£220,328	£295,950		£209,995		£292,566	4	£	£274,461	£414,950	£217,450	£226,268	E0	£355,496	£376,200	£298,995	£265,377	£220,328	£292,566
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m	4	£147 795	£174 950	2000	£186.495	14,400	£211,995	£191,995	£186,617	£141,245			£299,950			£215,662	£231,473	£194,995	£168,245	£149,995	£185,013	3	Ŧ	£189,321	£299,950	£174,950	£187,961	£149,995	£211,995	E0	£186,495	£149,895	£215,662	£185,013
	Count	+		T		4 c	Ť	T	T	4 £1	0	0	2 E2	0	0	3 E2	2 E2		4 £1	1 £1	33 £1		Count	E3 9		3 £:	4 £:	1 £1	2 E2	0	2 £1	10 £1	3 E	
	f/m2		2,0,11		-	2,7	£2,4 <u>1</u> 4	£2,16/					£2,968			£2,564		£2,500	£2,276		£2,380		£/m2 C	£2,276	£2,968	£0	£2,167	£0	£2,414	03	0 3	£2,190	£2,564	£2,380
2	4	£108 995	200,001	t	\dagger	154 405	£154,495	£129,995					£284,950			£158,995		£149,995	£131,995		£156,427	2	£	£131,995	£284,950	ĘO	£129,995	E0	£154,495	0 J	0 3		£158,995	
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	t/m2		+		+	$\frac{1}{1}$	+	1															£/m2 C											
€	4	1	+				+														£54,000	1	£									£54,000		£54,000
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Bedrooms		Blossom Park	Bramble Rice	Burdon Rice	Byron Heights	Charmiteignis	Cherry Iree Park	Elba Park	Heritage Green	Highfield Park	Hillfield Meadows	Horizon	Lambton Park	Potters Hill	Sandbrook Meadows	Teal Park Farm	The Aspens	Wellington Park	Windermere Green	Other	All	Bedrooms		Birtley	Chester-le-Street	Hetton-le-Hole	Houghton-le-Spring	Penshaw	Ryhope	Seaburn	Seaham	Sunderland	Washington	All

Source: Market Survey (July 2020)



4.38 The data can be summarised as follows:



Source: Market Survey (July 2020)

4.39 During the course of the data gathering, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. In most cases the feedback was that the units were 'realistically priced' or that as there is strong demand, significant discounts are not available. When pressed, it appeared that the discounts and incentives offered equate to about 2.5% of the asking prices. It would be prudent to assume that prices achieved, net of incentives offered to buyers, are 2.5% less than the above asking prices.



4.40 Through the summer 2020 consultation a Housing Association²⁹ commented they would typically work to a 4% to 5% assumed deduction with anecdotal evidence suggesting incentives could be as much as 7.5% in 'a competitive or difficult marketplace'.

Price Assumptions for Financial Appraisals

- 4.41 It is necessary to form a view about the appropriate prices to be used in this update. The preceding data does not reveal simple clear patterns with sharp boundaries. Based on the prices paid, asking prices from active developments, and informed by the general pattern of all house prices across the study area, the prices assumptions have now been updated. It is important to note that this is a broad brush, high level study to test SCC's policy as required by the NPPF. The values between new developments and within new developments will vary considerably.
- 4.42 It is necessary to consider the impact of Help to Buy³⁰ on the newbuild housing market. The price paid reported in the Land Registry data set out above is the price paid to the developer, so this is the correct figure to use. It is accepted that Help to Buy may be having a market wide impact of bolstering the prices paid for newbuild homes. Further it is accepted that should Help to Buy be withdrawn, then some buyers that are able to access the housing market with Help to Buy may no longer be able to do so, and the resulting fall in demand could result in a drop in sales rates and/or a drop in values of newbuild houses. As set out earlier in this chapter, newbuild values are, on average, about 40% higher than for existing homes.
- 4.43 Based on the MHCLG data tables³¹ there were 55 properties purchased under Help to Buy: NewBuy in the area in the year to Q3 2018 (being the most recent data that is available). In this regard a housebuilder³² commented as follows:

Help to Buy will change from April 2021 with the introduction of reduced regional price caps and a restriction to first time buyers only. The price cap in the north east region will be reduced from £600,000 to £186,100 - thereby significantly reducing the number of properties eligible for Help to Buy. This change, coupled with the scheme being limited to first time buyers, is likely to reduce demand for larger house types and family homes. Based on purchasers of BDW houses in FY20, 16% of buyers used Help to Buy however they would not be eligible post April 2021.

³² Dominic Smith for Persimmon.



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²⁹ Savills for Gentoo.

³⁰ With a Help to Buy: Equity Loan the Government lends the buyer up to 20% of the cost of a newly built home, so the buyer only needs a 5% cash deposit and a 75% mortgage to make up the rest. Interest is not charged on the 20% loan for the first five years. In the sixth year, the buyer is charged a fee of 1.75% of the loan's value. The fee then increases every year, according to the Retail Prices Index plus 1%.

https://www.gov.uk/government/statistics/help-to-buy-equity-loan-scheme-statistics-april-2013-to-30-september-2018

- 4.44 Having considered this, no specific adjustment can be made to reflect what may or may not happen if Help to Buy is withdrawn. Within Chapter 10 a range of price change variables have been tested.
- 4.45 The assumptions have been updated (from the 2017 assumptions) as follows. In particular this draws on the updated price paid data (adjusted for buyer's incentives), newbuild asking prices and price differences in the wider market. Regard has been had to the nature and distribution of the allocations. The PPG sets out that:

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.

PPG: 10-011-20180724

4.46 Comparing the assumptions used in 2017 and the current data shows that the housing market changes, and that in establishing prices, the general area is not the only a factor. A major influence of prices is also the specific characteristics of individual sites and the product being developed.

Table 4.4 2020 Price Assumptions £/m ²									
	Central Sunderland	North Sunderland	South Sunderland	Washington Area	Coalfield Area				
Large Greenfield	N/A	N/A	£2,400	£2,275	£2,170				
Medium Greenfield	N/A	£2,200	£2,400	£2,275	£2,170				
Small Greenfield	N/A	£2,450	£2,450	£2,450	£2,450				
Large and Medium Brownfield	£1,900	£1,900	£1,900	£1,900	£1,900				
Small Brown Infill	£1,850	£1,850	£1,850	£1,850	£1,850				
Urban Flat	£1,650	£2,000	£1,600	N/A	N/A				

Source: HDH September 2020

Ground Rents

4.47 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 study, no allowance is made for residential ground rents³³.

Affordable Housing

4.48 The adopted CSDP Policy H2 Affordable homes requires that 'all developments of 10 dwellings or more, or on sites of 0.5ha or more, should provide at least 15% affordable

³³ 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

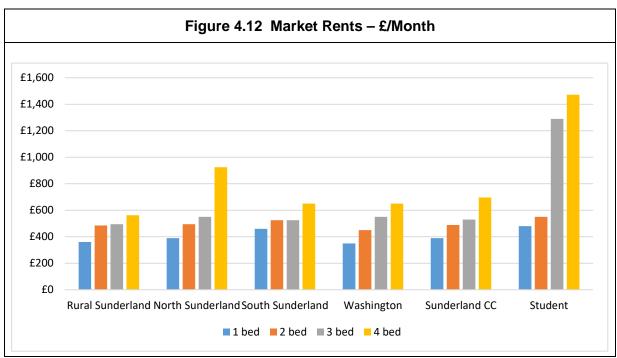


housing. This is not subject to review so forms the basis of the modelling. We understand that these levels of affordable housing provision have generally been achieved, other than where exceptional, site-specific issues have been demonstrated. In this study it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP).

4.49 The 2019 Viability Assessment included consideration of the value of affordable housing, this has been updated. It is assumed that affordable housing for rent is provided as Affordable Rent.

Affordable Rent

4.50 Under Affordable Rent, a rent of no more than 80% of the market rent for that unit can be charged. The value of an Affordable Rent property is a factor of the rent. In estimating the Affordable Rent, a survey of market rents across the SCC area has been undertaken:



Source: Market Survey (July 2020)

- 4.51 As above the following price areas are used, however student housing in the Central area has been separated out.
 - a. North Sunderland is the area north of the River Wear and to the east of the A19
 - b. South Sunderland is the area south of the River Wear and to the east of the A19 and including the south of the built-up area.
 - c. Washington includes the town of Washington and the area west of the A19 and north of the River Wear.
 - d. Rural Sunderland is the remain areas being south of the River Wear, west of the A19 and south of the wider Sunderland built-up area.



4.52 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. In practice Affordable Rents are unlikely to be set above the housing benefit / local housing allowance cap. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). The majority of Sunderland is within the Sunderland BRMA.

	Table 4.5 BRMA Caps								
Per Week	Sunderland	Tyneside							
Shared Accommodation Rate:	£45.00	£60.00							
One Bedroom Rate:	£88.00	£90.90							
Two Bedrooms Rate:	£97.81	£103.56							
Three Bedrooms Rate:	£109.32	£115.07							
Four Bedrooms Rate:	£138.08	£149.59							
Per Month									
Shared Accommodation Rate:	£195.00	£260.00							
One Bedroom Rate:	£381.33	£393.90							
Two Bedrooms Rate:	£423.84	£448.76							
Three Bedrooms Rate:	£473.72	£498.64							
Four Bedrooms Rate:	£598.35	£648.22							

Source: VOA (July 2020)

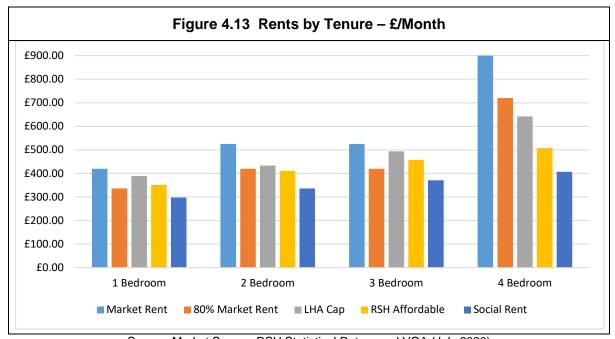
4.53 Where the BRMA cap is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the LHA Cap.



Table 4.6 Sunderland Affordable Rent (£/Week)										
Unit Size	Gross Rent	Unit Count								
Non-self-contained	£41.78	14								
Bedsit	£82.85	2								
1 Bedroom	£81.07	138								
2 Bedroom	£94.88	1,082								
3 Bedroom	£105.56	640								
4 Bedroom	£117.12	68								
5 Bedroom	£111.60	1								
6+ Bedroom	£0.00	0								
All Self-Contained	£98.21	1,931								
All Stock Sizes	£97.80	1,945								

Source: Table11, RSH SDR 2019 - Data Tool34

4.54 The above data can be summarised as follows.



Source: Market Survey, RSH Statistical Return and VOA (July 2020)

4.55 In calculating the value of Affordable Rent, we have allowed for 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 4.5%. On this basis affordable rented property has the following worth.

³⁴ https://www.gov.uk/government/statistics/statistical-data-return-2018-to-2019 (29th October 2019)



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T	Table 4.7 Capitalisation of Affordable Rents											
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms								
Gross Rent	£3,744	£4,692	£5,088	£6,689								
Net Rent	£2,995	£3,754	£4,070	£5,351								
Value	£66,560	£83,413	£90,453	£118,912								
m ²	50	70	84	97								
£/m²	£1,331	£1,192	£1,077	£1,226								

Source: HDH (July 2020)

- 4.56 Using this method to assess the value of affordable housing, under the Affordable Rent tenure, a value of £1,200/m² is derived.
- 4.57 Through the summer 2020 consultation a Housing Association³⁵ confirmed this approach and that these prices were in line with their expectation. Having said this, a housebuilder³⁶ noted that the 'assumption of £1,200/m² for affordable rent tenure appears high and that some recent disposals at Hetton-le-Hole were at £1,084/m². No change is made in this regard.

Intermediate Products for Sale

- 4.58 Intermediate products for sale include shared ownership and shared equity products³⁷. The Government's proposed First Home product (as per the consultation in the spring of 2019) also falls into this category. We have assumed a value of 70% of open market value for these units. These values were based on purchasers buying an initial 50% share of a property and a 2.75% per annum rent payable on the equity retained. The rental income is capitalised at 4.5% having made a 10% management allowance.
- 4.59 Through the summer 2020 consultation a Housing Association³⁹ confirmed 70% was a reasonable assumption.
- 4.60 First Homes would have a similar value if sold at 70% of their value.

Grant Funding

4.61 It is assumed that grant is not available.

³⁹ Savills for Gentoo.



³⁵ Savills for Gentoo.

³⁶ Adam Mc Vickers for Persimmon.

³⁷ For the purpose of this assessment it is assumed that the 'affordable home ownership' products, as referred to in paragraph 64 of the 2019 NPPF fall into this definition,

³⁸ A rent of up to 3% may be charged – although we understand that in this area 2.75% is more normal.

4.62 Through the summer 2020 consultation a Housing Association⁴⁰ suggested 'additional modelling should be undertaken for sites which are able to deliver 100% Affordable Housing, on the assumption that grant can be used to improve viability'. It is agreed that grant is often available and can be used to help deliver schemes, this is outside the planning system (and beyond the control of the Council) so it is not proportionate to undertake this additional testing.

⁴⁰ Savills for Gentoo.





5. Non-Residential Market

5.1 This update does not consider the non-residential market.





6. Land Values

- 6.1 Chapters 2 and 3 set out the methodology used in this study to assess viability. An important element of the assessment is the value of the land. Under the method set out in the updated 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 the use to which it can be put and will range considerably from site to site. As this is a high-level study, 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 important to note that the PPG says (at 10-016-20190509) 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 necessary to consider the EUV as a starting point.
- 6.4 In the 2017 Viability Assessment the following Existing Use Values were assumed:

a.	Agricultural Land	£20,000/ha
b.	Paddock Land	£50,000/ha
c.	Industrial Land	£400,000/ha
d.	Residential Land	£550,000/ha.

6.5 It was assumed that the Benchmark Land Value⁴¹ (being the amount that the Residual Value must exceed for a site to be viable) of the EUV plus a 20% uplift on brownfield sites is sufficient in all areas. A further £350,000/ha was added on greenfield sites. In addition, in recognition of the 2017 consultation responses, a second test was also applied in relation to greenfield sites where, rather than the 20% plus £350,000/ha, the following BLVs have also been tested. This amount is taken to apply on both agricultural and paddock land and applied to the net area.

a.	Central Sunderland	No greenfield
b.	North Sunderland	£500,000/net ha

⁴¹ The Benchmark Land Value was referred to as the Viability Threshold in the 2017 Viability Assessment.



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c. South Sunderland £900,000/net ha
d. Washington area £900,000/net ha
e. Coalfield area £500,000/net ha.

6.6 This aspect of the assessment has been refreshed.

Existing Use Values

- 6.7 To assess development viability, it is necessary to analyse Existing Use Values. EUV refers to the value of the land in its current use <u>before planning consent is granted</u>, for example, as agricultural land.
- 6.8 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 fully 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+).

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

6.9 It is important to fully appreciate that land value should reflect emerging policy requirements and planning obligations. When considering comparable sites, the value will need to be adjusted to reflect this requirement. For the purpose of the present study, 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. As in the 2017 Viability Assessment, the approach is outlined below:



- i. For sites previously in agricultural use, then agricultural land represents the EUV. We have assumed that the sites of 0.5ha or more fall into this category.
- ii. For paddock and garden land on the edge of or in a smaller settlement we have adopted a 'paddock' value. We have assumed the sites of less than 0.5ha fall into this category.
- iii. Where the development is on brownfield land, we have assumed an industrial value.

Residential Land

- 6.10 In August 2020, MHCLG published *Land value estimates for policy appraisal*⁴². This sets out land values as at April 2019 and was prepared by the Valuation Office Agency (VOA). The Sunderland figure is £600,000 (being a reduction from £1,530,000/ha set out in the May 2018 iteration of the same paper. It is important to note <u>this figure assumes nil affordable housing</u>. As stressed by the VOA, 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'⁴³.
- 6.11 At the time of this update there is notably less land for sale than in 2017. In the following table, the sites being advertised in July 2020 are shown.

⁴³ The VOA assumed that 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. For those local authorities outside London, the hypothetical scheme is for a development of 35 two storeys, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.



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https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019/land-value-estimates-for-policy-appraisal-2019-guidelines-for-use

Table 6.1	Buile	ding	Sit	es	fo	r Sa	ale) –	Ju	ily 2020
	£11,111 Mico aprartments. Business on ground floor.	Sea front position. No planning.	£95,000 3 storey townhouses.	£55,000 3 detached houses.	£150,000 Single plot with PP.	£115,000 Serviced, self-build plots	x10.	£36,667 Consent for three	Paddock	Storage Land
£/unit	£11,111		£95,000	£55,000	£150,000	£115,000		£36,667		
£/ha	£600,000 £8,695,652	£595,000 £3,269,231	£475,000 £4,702,970	£165,000 £1,633,663				£110,000 £1,028,037	£445,545	
Asking	£600,000	£595,000	£475,000	£165,000	£150,000	£115,000		£110,000	£90,000	£35,000
Units	54		5	3	1	1		3		
На	0.069	0.182	0.101	0.101				0.107	0.202	0.03
	Sunderland (SR1)	North Haven	Whitburn	Houghton Le Sprin	Springwell	Murton		Houghton Le Sprin	Newbottle	Washington
	Nile Street	Beacon Drive	By Coast Road Gara Whitburn	Lorne Street	Stoney Lane	Village Farm		Easington Lane	North Of Sunderlan Newbottle	Concord

Source: Market Survey (July 2020)

- 6.12 Of particular note is the site at Village Farm, Murton, where serviced plots are being sold for about £115,000. The above 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.
- 6.13 In the 2017 Viability Assessment, transactions based on planning consents over the last few years and price paid information from the Land Registry were researched. That has now been updated and are set out in **Appendix 7**. The prices paid vary tremendously, from over £15,000,000/ha to less than £28,000/ha. The average is £2,300,000/ha and the median is £920,000/ha. When the outliers are ignored, the average is £1,290,000 and the median is £850,000/ha, although some of the sites are not policy compliant. The research in 2017



suggested that, typically, values were around £450,000/ha. It is important to note that some of this data is difficult to interrogate as some of the sites are made up of multiple titles and the data is incomplete.

6.14 This data must be considered in the context of paragraph 10-014-20190509 of the PPG that 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 (or the average of prices paid), rather it is the minimum price that is likely to be acceptable to a reasonable landowner, relative to the other uses to which the land could be put.
- 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, we have taken a similar approach to that taken with residential land, except in cases where there is no change of use.
- 6.17 It is necessary to make an assumption about the value of residential land. We have carried forward the assumption from the 2017 Viability Assessment and assumed a value of £450,000/ha (net) for residential land. This amount is on a net basis so does not include the areas of open space.

Industrial Land

- 6.18 Land value estimates for policy appraisal provides a value figure for industrial land in the general area of Sunderland of £180,000/ha.
- 6.19 We have sought further evidence as to industrial values in the area and there is very little available. CoStar (a property market data service) includes details of industrial land. These



are summarised in **Appendix 6**. The average is about £328,000/ha (£133,000/acre) and the median is more at £408,000/ha (£165,000/acre)⁴⁴.

- 6.20 It is important to note that prime industrial land is unlikely to be subject to a change of use through planning to residential uses. The brownfield sites being considered are principally those that are to be used for residential development. In this update the assumption of £400,000/ha (£160,000/acre) has been carried forward from the 2017 Viability Assessment.
- 6.21 Through the summer 2020 consultation a Housing Association⁴⁵ commented that across the whole of the SCC area there is considerable variance with higher and lower value areas.

Agricultural and Paddocks

- 6.22 Land value estimates for policy appraisal provides a value figure for industrial land in the general area of Sunderland of £18,500/ha.
- 6.23 The assumptions of £20,000/ha for agricultural land and £50,000/ha for village and town edge paddocks are carried forward from the 2017 Viability Assessment.

Existing Use Values

6.24 In this assessment the following Existing Use Value (EUV) assumptions are used. These are unchanged since the earlier work.

Table 6.2 Existing Use	Value Land Prices - £/ha
Industrial	£400,000
Agricultural	£20,000
Paddock	£50,000

Source: HDH (July 2020)

Benchmark Land Values

6.25 The setting of the Benchmark Land Values (BLV) is one of the most 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

⁴⁵ Savills for Gentoo.



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⁴⁴ This is an increase since the 2019 Viability Assessment when the average was about £1,035,000/ha (£419,000/acre) and the median is less at £872,000/ha (£353,000/acre).

- 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.

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 or promotion agreement)

PPG 10-014-20190509

6.26 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 fully 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

- 6.27 As set out at the start of this chapter, in the 2017 Viability Assessment the following EUV assumptions were made (per gross hectare):
 - a. Agricultural Land

£20,000/ha



b. Paddock Land £50,000/ha
c. Industrial Land £400,000/ha
d. Residential Land £550,000/ha.

- 6.28 Through the summer 2020 consultation a Housing Association⁴⁶ confirmed that whilst the residential value of £550,000/ha is broadly reflective across the whole of the SCC area, there is considerable variance with higher and lower values.
- 6.29 In 2017 it was assumed that the Benchmark Land Value ⁴⁷ (being the amount that the Residual Value must exceed for a site to be viable) of the EUV plus a 20% uplift on brownfield sites is sufficient in all areas. A further £350,000/ha was added on greenfield sites. In addition, in recognition of the 2017 consultation responses, a second test was applied in relation to greenfield sites where, rather than the 20% plus £350,000/ha, the following BLVs were also used. This amount is taken to apply on both agricultural and paddock land and applied to the net area.

a. Central Sunderland No greenfield
b. North Sunderland £500,000
c. South Sunderland £900,000
d. Washington area £900,000
e. Coalfield area £500,000.

- 6.30 These assumptions are also tested here.
- 6.31 Through the summer 2020 consultation a Housing Association⁴⁸ confirmed this approach, and went on to comment:

Our view is that the benchmark land values for the five areas within the SCC LA area are broadly acceptable. However, it should be noted that these are the **minimum** amounts that are required to incentivise landowners to dispose of their land. If there is an assumption that abnormal costs are subsequently deducted from these benchmarks then the Council can expect to encounter delivery issues due to landowners refusing to sell.

6.32 A housebuilder⁴⁹ considered that *'further justification is necessary as to why 2017 assumptions are still fit for purpose in 2020'*. In this context we have reviewed several sources

⁴⁹ Chris Haggon for Taylor Wimpey

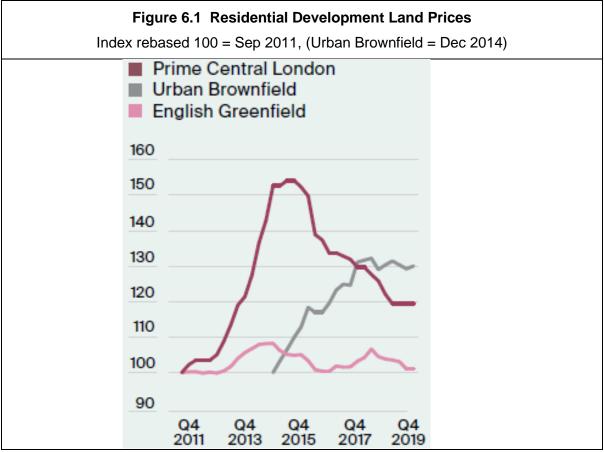


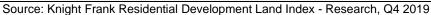
⁴⁶ Savills for Gentoo.

⁴⁷ The Benchmark Land Value was referred to as the Viability Threshold in the 2017 Viability Assessment.

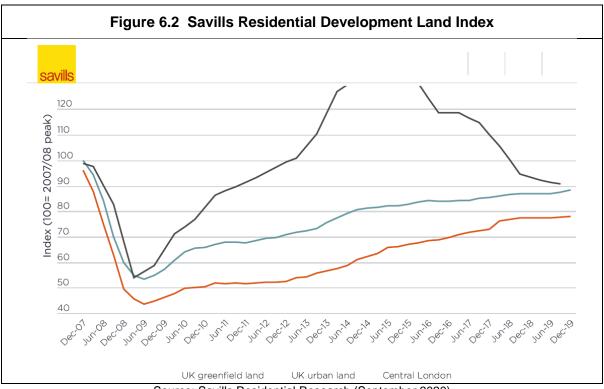
⁴⁸ Savills for Gentoo.

of data which indicate that there has not been a significant increase in land prices over the last few years.









Source: Savills Residential Research (September 2020)

6.33 Knight Frank reports a small fall in land values since the 2017 Viability Assessment, whilst Savills reports a modest increase.



7. Development Costs

7.1 This chapter updates the costs and other assumptions required to produce financial appraisals.

Development Costs

Construction costs: baseline costs

- 7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS)⁵⁰ data using the figures re-based for Sunderland. The cost figure for 'Estate Housing Generally' is £1,059/m² at the time of this update⁵¹. This is about 14% higher than the cost used in the 2017 Viability Assessment.
- As set out in 2017, the Council is involved in the direct procurement of housing development. At that time, we understand that costs range from a low of £795/m² excluding site costs etc (so directly comparable to the basis of the BCIS costs). This was notably lower than the BCIS Lower Quartile cost of £829/m². The average 'all in' figure (so including site works, etc see below), but excluding abnormals was between £1,024/m² and £1,151/m² for high quality schemes. In the 2017 Viability Assessment, the construction costs were taken to be the midpoint between the BCIS median figure and the BCIS lower quartile figure (£887/m²).
- 7.4 Through the summer 2020 consultation a Housing Association⁵² confirmed the use of the Lower Quartile figure, as being consistent with their own approach.
- 7.5 At the time of this update the Council is generally working to a cost of £80/sqft or £860/m² on their own schemes. This remains substantially below the current median cost of £1,076/m² and below the lower quartile cost of £953/m². In this update the lower quartile cost is used. A housebuilder⁵³ questioned this approach asking why it was appropriate to move away from that used in the earlier work (which they suggested was carried forward). The move to the use of the Lower Quartile is supported by the Council's own experience of development and supported by the comments above. Alternatively, another housebuilder⁵⁴ questioned the detail behind the Council's own figures without the full details being published.

⁵⁴ Chris Haggon for Taylor Wimpey.



⁵⁰ BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

⁵¹10th October 2020.

⁵² Savills for Gentoo.

⁵³ Adam Mc Vickers for Persimmon.

Table 7.1 BCIS Costs- £/m² Gross Internal Floor Area

Rebased to Sunderland (87; sample 40)

Description: Rate per m² gross internal floor area for the building Cost including prelims.

The cost of the building with preliminaries apportioned, excluding external works, contingencies and design fees. The sample is from actual building contracts and represents a price including the contractors' overheads and profits included in the contract. The buildings sampled represent projects submitted to BCIS and will not necessarily be representative.

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	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
810.1 Estate housing								
Generally (15)	1,097	536	937	1,059	1,201	3,842		
Single storey (15)	1,232	701	1,041	1,187	1,378	3,842		
2-storey (15)	1,061	536	924	1,034	1,157	2,312		
3-storey (15)	1,122	687	915	1,079	1,255	2,242		
4-storey or above (15)	2,320	1,127	1,864	2,081	3,098	3,429		
810.11 Estate housing detached (15)	1,422	818	1,071	1,209	1,414	3,842		
810.12 Estate housing semi de	etached							
Generally (15)	1,091	649	942	1,069	1,200	2,004		
Single storey (15)	1,209	780	1,033	1,198	1,346	2,004		
2-storey (15)	1,063	649	941	1,046	1,164	1,832		
3-storey (15)	1,042	787	844	1,019	1,111	1,575		
810.13 Estate housing terraced	d							
Generally (15)	1,127	687	925	1,067	1,238	3,429		
Single storey (15)	1,269	849	1,075	1,197	1,487	1,799		
2-storey (15)	1,089	690	921	1,047	1,201	2,312		
3-storey (15)	1,129	687	909	1,062	1,242	2,242		
816. Flats (apartments)								
Generally (15)	1,287	639	1,071	1,221	1,449	4,457		
1-2 storey (15)	1,221	748	1,039	1,166	1,355	2,211		
3-5 storey (15)	1,267	639	1,065	1,218	1,432	2,687		
6+ storey (15)	1,554	934	1,256	1,455	1,676	4,457		

Source: BCIS (October 2020)

7.6 The type specific assumption is used. The base assumption in this report is that homes are built to the basic Building Regulation Part L 2013 Standards (as amended in 2016) but not to higher environmental standards. As set out in Chapter 8 below, higher standards are also considered as an additional cost.



Construction costs: affordable dwellings

7.7 The procurement route for affordable housing is assumed to be through construction by the developer and then disposal to a housing association on completion. In the past, when considering the build cost of affordable housing provided through this route, we took the view that it should be possible to make a saving on the market housing cost figure, on the basis that one might expect the affordable housing to be built to a slightly different specification than market housing. However, the pressures of increasingly demanding standards for housing association properties have meant that, for conventional schemes of houses at least, it is no longer appropriate to use a reduced build cost; the assumption is of parity.

Other normal development costs

- 7.8 In addition to the BCIS £/m² 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 study and the approach taken is in line with the PPG and the Harman Guidance.
- 7.9 Nevertheless, it is possible to generalise. Drawing on experience and the comments of stakeholders, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site.
- 7.10 A scale of allowances has been developed for the residential sites, ranging from 10% of build costs for the smaller sites to 15% for the larger greenfield multi-outlet/multi-phase schemes. On the high density, flatted schemes 5% is assumed.
- 7.11 Through the summer 2020 consultation a housebuilder⁵⁵ said that 'a minimum a 20% allowance for externals <u>and overheads</u> should be made⁵⁶'. Another housebuilder⁵⁷ suggested 20% be used for the larger sites. A third developer⁵⁸ commented that 'it needs to be made clear as to 15% of what? If it's 15% of BCIS Lower Quartile, then for larger greenfield sites this would be insufficient for externals and overheads'. This assumption has been updated to 20% of the BCIS cost for the larger greenfield sites.

⁵⁸ Chris Haggon for Taylor Wimpey.



⁵⁵ Adam Mc Vickers for Persimmon.

⁵⁶ This was caveated that if the build costs were increased back to the mid-point between lower quartile and median then this was not necessary.

⁵⁷ Dominic Smith for Barratts

Abnormal development costs and brownfield sites

7.12 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

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

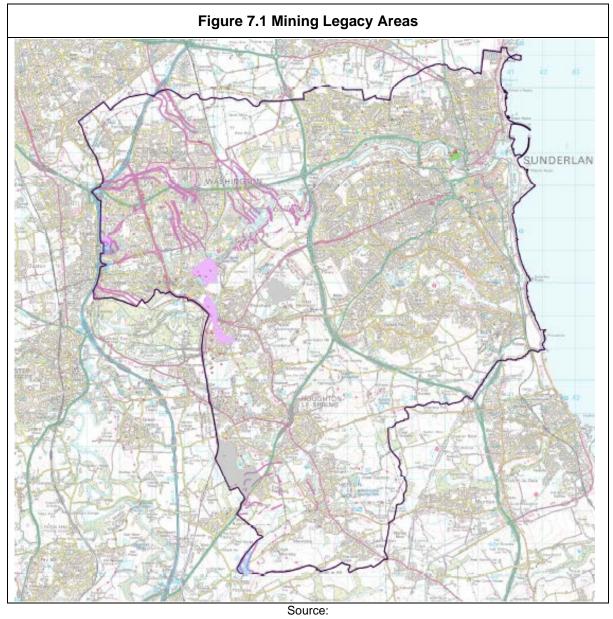
Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...

- 7.14 The consequence of this, when considering viability in the planning system, 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.
- 7.15 This approach is consistent with the treatment of abnormals that was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling, that 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.

- 7.16 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. Initially, an additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs. Following the consultation this was increased to 10% so to be in line with the assumption used in 2017.
- 7.17 Some of the area is subject to mining legacy issues. These are shown on the following plan:





https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/531915/2016_Sunderland_District __B__Specific_Risk_Map.pdf

- 7.18 These are very constrained and very little development is anticipated in such areas. It is not appropriate to make a general assumption in this regard.
- 7.19 Abnormal costs will be reflected in land value (and in due course at the development management stage, in the BLV). As mentioned in Chapter 3 above, through the summer 2020 consultation a range of comments were made in this regard:



- a. Housing Association⁵⁹ commented that 5% was 'on the low side' on greenfield sites and 'far too low' on brownfield sites. No alternative was proposed.
- b. A housebuilder⁶⁰ raised a concern about reducing the BLV to reflect abnormal costs saying this should not be the case, suggesting that an allowance for abnormals be made on greenfield as well as on brownfield sites. Reference was also made to the Durham Local Plan hearings where abnormal costs were discussed at some length.
- c. A housebuilder⁶¹ stated that they disagree with the approach to abnormal costs. They set out that they considered the approach to abnormals (i.e. reflecting them in the BLV) to be contrary to the PPG.

If abnormal costs were not reflected in the BLV then it would be assumed that the owner of a clean development site would receive the same land price as a site that was subject to abnormal costs, say for remediation. The inference being that the Council's policies should be flexed, and the affordable housing requirements related to the increase in the price for the site in need of remediation, compared to that of the clean site. Not only is the PPG clear that this is not the right approach, this is illogical and does not reflect the workings of the market. It is of course accepted that all land sellers have a minimum price, however there is no expectation that land prices should be equalised through the planning system and the use of viability assessments.

They went on to say as follows:

The HBF submitted detailed evidence of abnormal costs on active development sites in County Durham as part of the County Durham Local Plan Examination in Public. The abnormals averaged £459,000 per net hectare across ten greenfield sites and £711,000 across four brownfield sites. The below subtracts these figures from Sunderland's proposed greenfield Benchmark Land Value's as proposed in the report:

Area	SCC BLV (per net hectare)	Adjusted Land Value (per net hectare)					
Central Sunderland		n/a					
North Sunderland	£500,000		£41,000				
South Sunderland	£900,000	£459,000	£441,000				
Washington Area	£900,000		£441,000				
Coalfield Area	£500,000		£41,000				

As the above table demonstrates abnormal costs have the potential for to have a significant impact on land values. Not to address likely abnormal costs within the viability report is to ignore a substantial development cost and to rely on the incorrect assumption that a reduction in land value proportionate to abnormals will be accepted by landowners.

⁶¹ Dominic Smith for Barratts.



⁵⁹ Savills for Gentoo.

⁶⁰ Adam Mc Vickers for Persimmon.

d. A housebuilder⁶² said:

Paragraph ... discusses the meaning of a landowner premium and refers to the PPG in terms of benchmark land values. Specifically, it states that benchmark land value should 'reflect the implications of abnormal costs'. It is not considered that the draft guidance addresses abnormals in sufficient detail, with no allowance at all made for greenfield sites. The lack of an abnormals assumption in reaching a benchmark land value raises questions as to the deliverability of the Plan i.e. would the residual value after abnormals be sufficient to incentivise the land owner to sell.

They went on to add, before also referring to the Durham examination as referred to above:

An abnormals assumption needs to be made for greenfield sites. Without it, it raises questions as to the validity of the land value benchmarking and once abnormal costs are allowed for, would this give a landowner a sufficient incentive to sell. The delivery of the Plan is highly likely to be threatened without an abnormals assumption.

7.20 In this iteration the assumption for brownfield sites has been increased to 10%, to bring it back in line with the assumption used in 2017. As this assumption relates closely to the BLV assumptions, sensitivity testing around the BLV assumption has been carried out.

Fees

- 7.21 For residential development we have assumed professional fees amount to 8% of total build costs (including site, infrastructure, contingency and abnormal costs), for non-residential development we have assumed professional fees amount to 8% of build costs.
- 7.22 A Housing Association⁶³ confirmed that 'inclusion of fees at 8% of build costs is reasonable'.
- 7.23 A housebuilder⁶⁴ commented that this assumption was not justified saying that 'there is no justification for the assumption of 8% of build costs for professional fees. An allowance of 8% to 10% of all costs (not just build costs) and up to 20% on complex sites (Harman) should be made unless there is robust local evidence to the contrary'.
- 7.24 Four or five years ago, a 10% assumption would have been the norm. Over the last few years there has been inflation in the construction sector, but this has not worked through to professional fees. No adjustment has been made.

Contingencies

7.25 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% has been allowed for, with a higher figure of 5% on more risky types of development, previously

⁶⁴ Adam Mc Vickers for Persimmon.



⁶² Chris Haggon for Taylor Wimpey.

⁶³ Savills for Gentoo.

developed land. So, the 5% figure was used on the brownfield sites and the 2.5% figure on the remainder. This is applied to the total construction cost.

7.26 Through the summer 2020 consultation a Housing Association⁶⁵ confirmed this approach. A housebuilder⁶⁶ stated that they do not consider that there is a differential between brownfield and greenfield sites, and a 5% of total build costs should be used. Another housebuilder⁶⁷ suggested that 5% be used across all sites.

S106 Contributions and the costs of infrastructure

7.27 In this study, it is important that the costs of mitigation (including s106, s278 and wider) are reflected in the analysis. In the pre-consultation report, as a starting point, it was been assumed, that all the modelled sites will contribute £1,000/unit towards infrastructure. It has been suggested that this be increased to reflect the HRA Mitigation payments that are about £600/dwelling. The Council's recent track record of receiving s106 costs is summarised below:

⁶⁸ Chris Haggon for Taylor Wimpey.



⁶⁵ Savills for Gentoo.

⁶⁶ Adam Mc Vickers for Persimmon.

⁶⁷ Dominic Smith for Barratts

Table 7.2 S106 Track Record									
Planning Reference	ADDRESS	Units	Total s106	s106 / Unit					
14/00506/OUT	Land Bounded by Durham Road, Hetton Bridleway/Footpath 9, and Markle Grove, Hetton-le-Hole, Houghton-le-Spring	96	£326,144	£3,397					
14/00090/FUL	Land to the East of Former Broomhill Estate, Hetton-le-Hole, Houghton-le-Spring	102	£80,000	£784					
14/01804/OUT	Land South of Redburn Road and Black Boy Road, Chilton Moor, Houghton-le-Spring	27	£120,108	£4,448					
15/00123/FUL	Land at Kidderminster Road, Rhondda Road, Ravenna Road and Robertson Square, Sunderland	88	£61,688	£701					
14/01647/FUL	Land North of Redburn Row, Houghton-le- Spring	70	£398,239	£5,689					
14/02833/FUL	Land at Former Homelands Estate - Incorporating Chestnut Crescent, Coronation Crescent and part of Beechwood Terrace	78	£292,941	£3,756					
14/02837/SUB	Land South East of Pattinson Road, Pattinson Industrial Estate, Washington	43	£71,334	£1,659					
15/01629/OU4	Land at Grangetown Autos, Ryhope Road, Sunderland, SR2 0SP	22	£67,525	£3,069					
15/00815/HYB	Land at Coaley Lane, Houghton-le-Spring	277	£1,058,375	£3,821					
14/00292/OUT	Land at Castletown Way/Riverside Road, Sunderland, SR5 3JF	140	£324,031	£2,315					
12/00333/FUL	Land North of Station Road/North West of Pattinson Road and Adjacent to Barmston Road, Washington	170	£380,728	£2,240					
13/01617/FUL	Land East of Gillas Lane, Houghton-le-Spring	63	£478,524	£7,596					
17/01610/FU4	New Penshaw Garage/ Former Millco Premises, Railway Terrace	14	£16,814	£1,201					
16/01687/OUT and 19/00963/FUL	Land adjacent Blackthorn Way, Sedgeletch Industrial Estate, Houghton-le Spring	138	£347,720	£2,520					
16/02123/OU4	Land at Black Boy Road, Fence Houses, Houghton-le-Spring	141	£834,189	£5,916					
18/02002/FU4	Former Dubmire Primary School, Britannia Terrace, Houghton-le-Spring	17	£83,305	£4,900					
18/01963/FU4	Former Easington Lane Primary School, South Hetton Road	116	£48,347	£417					
18/00485/FDC	Sunderland Church High School, Mowbray Road	15	£9,113	£608					
19/00253/FUL	Former Chilton Moor Cricket Club, Houghton-le-Spring	34	£201,043	£5,913					
18/00438/FUL	Land to the North of Mill Hill Road (Doxford Phase 6)	100	£392,984	£3,930					



40/00055/5114	1 1 - 1	440	000 000	0700
18/00255/FU4	Land adjacent to Chester Road/ Former Pennywell Estate	118	£90,003	£763
18/00749/FUL	The Inn Place, Knollside Close, SR3 2UD	19	£13,319	£701
19/00214/FUL	Land South of Kidderminster Road, Sunderland (Downhill Phase 2)	56	£31,684	£566
19/01484/FU4	Land at Former Ayton School, Goldcrest Road, Ayton	56	£345,190	£6,164
19/01427/FU4	Former North Hylton College, North Hylton Road, Southwick, SR5 5DB	105	£479,058	£4,562
19/01834/FUL	Land at Castletown Way/Riverside Road	14	£16,170	£1,155

Source: SCC Data

- 7.28 Historically the average payment, on sites where a payment is made (not all sites contribute), is £3,100/unit. A range of infrastructure costs have been tested ranging from £0 to £30,000 per unit.
- 7.29 Through the summer 2020 consultation a Housing Association⁶⁹ expressed some concern about the approach taken. The contributions vary site by site, based on the requirements of each site. Only where there is a need for a contribution to mitigate the impact of a scheme is a contribution sought. The sensitivity testing approach is therefore considered appropriate.
- 7.30 Several housebuilders⁷⁰ ⁷¹ ⁷² implied/suggested that the historic average should be used. In this iteration of the report £1,600/unit is used in the base appraisals, however a range is also tested.

Financial and Other Appraisal Assumptions

VAT

7.31 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full⁷³.

⁷³ 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.



⁶⁹ Savills for Gentoo.

⁷⁰ Adam Mc Vickers for Persimmon.

⁷¹ Dominic Smith for Barratts

⁷² Chris Haggon for Taylor Wimpey.

Interest rates

- 7.32 In the 2017 Viability Assessment, the appraisals were based on an assumption of 6%p.a. for total debit balances, and an arrangement fee of 1% of the peak borrowing requirement was also allowed for. No allowance is made for any equity provided by the developer. This more cautious assumption 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.
- 7.33 The 6% assumption may seem high given the very low base rate figure (0.1% July 2020). 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.
- 7.34 In this update, a 6.5% assumption has been used to cover interest and fees.

Developers' return

7.35 An allowance needs to be made for developer's return and to reflect the risk of development. Neither the NPPF, nor the CIL Regulations, nor the CIL Guidance provide useful guidance in this regard so, in reaching an assumption, the RICS's 'Financial Viability in Planning' (August 2012), the Harman Guidance Viability Testing Local Plans, Advice for planning practitioners (June 2012), and the HCA's Economic Appraisal Tool have been referred to. None of these documents are prescriptive, but they do set out some different approaches. These have now been superseded by paragraph 10-018-20190509 of the updated PPG which 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.

PPG 10-018-20190509

- 7.36 In line with the updated PPG, the assumption of 17.5% across market and affordable housing is used, being in the middle of the proposed range.
- 7.37 Through the summer 2020 consultation a range of comments were made in this regard:



a. A Housing Association⁷⁴ commented as follows:

Developers return has been adopted at a blended rate of 17.5% across both tenures. It is our view that this is too low and a blended rate of 20% should be targeted. We are seeing PLC housebuilder margins rise to 23% - 26% and therefore a blended return should be in the region of 20%.

We would also comment that an appropriate level of return for affordable housing may be in the order of 6%, strictly for affordable or socially rented product. It should be noted that sales risk is still taken on intermediate and discounted market sale stock and therefore we consider a margin equal to that of the private sale units to be appropriate and reasonable.

b. A housebuilder⁷⁵ commented:

There is no reason or justification given as to why assumed developer profit has been reduced from the previous agreed 20% GDV within the 2017 viability to now being assumed at 17.5%. This was not a matter of dispute previously.

The 2017 Viability Assessment was undertaken before the PPG was updated. The updated PPG now provides a range and the assumption put forward is in the middle of that range.

c. A housebuilder⁷⁶ commented:

The analysis at paragraph 1.20 of the report is very clear that the assessment is based on 'market valuation uncertainty'. Covid-19 has profoundly changed multiple facets of the development industry and is likely to have implications for years if not decades to come. ..., it is in this context that the report proposes a reduction in developer profit below the 20% return underpinning the adopted CSDP. We fundamentally disagree with this approach – the report acknowledges that developers face increased uncertainty and market volatility in the coming years whilst simultaneously reducing the levels of return previously accepted as part of the adopted CSDP.

d. They went on to say:

A fundamental concern raised earlier in this letter relates to the inputs around developer profit. The adopted CSDP is underpinned by a developer profit level of 20%, which is within the suggested range in the updated PPG. Since the adoption of the CSDP in January 2020 the UK has seen the largest recession it has ever recorded. Coupled with this the successful Help to Buy scheme which has supported new build purchasers is being significantly tapered in April 2021. This is all in the context of Sunderland being one of the lowest value residential markets in the UK, with paragraph 4.12 of the report setting out that only 11 areas across England and Wales have a lower average house price.

Against the context of the above paragraph the viability report proposes that developer profit should be reduced to 17.5%. Despite the significantly increased risks presented by the current economic climate which point towards a need for a higher developer profit, the report provides no justification to support the change. Developer profit must be at a level where the substantial risks associated with housebuilding, which have increased significantly in recent months, are balanced against sufficient rewards. The proposed reduction in developer profit against that underpinning the adopted CSDP does not comply with the NPPF or PPG and threatens the deliverability of the A&DP.

⁷⁶ Dominic Smith for Barratts



⁷⁴ Savills for Gentoo.

⁷⁵ Adam Mc Vickers for Persimmon.

e. A housebuilder⁷⁷ commented that:

For developer's return, there is no justification as to why this has been reduced from the previously accepted 20% within the 2017 assessment. 20% is considered reasonable to reflect the current risk profile

7.38 In light of the comments made, we have undertaken sensitivity testing around this assumption.

Phasing and timetable

- 7.39 A pre-construction period of six months is assumed for all the sites. Each dwelling is assumed to be built over a nine-month period. 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.
- 7.40 It is assumed a <u>maximum</u>, per outlet, delivery rate of 40 units per year. This is a cautious approach, the Council has seen rates at about twice this level. On the smaller sites much slower rates are assumed to reflect the nature of the developer that is likely to be bringing smaller sites forward.
- 7.41 Through the summer 2020 consultation a Housing Association⁷⁸ commented that 'a rate of around 30 35 units per annum would be more appropriate and reflective of the current market conditions'.

Site Acquisition and Disposal Costs

Site holding costs and receipts

7.42 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

- 7.43 An allowance 1.5% assumed for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates.
- 7.44 Whilst this assumption has been carried forward, unchanged, from the 2017 Viability Assessment, a housebuilder⁷⁹ commented that this was less than the assumption suggested in the Harman Guidance and therefore unjustified.

⁷⁹ Adam Mc Vickers for Persimmon.



⁷⁷ Chris Haggon for Taylor Wimpey.

⁷⁸ Savills for Gentoo.

Disposal costs

- 7.45 For the market and the affordable housing, sales and promotion and legal fees are assumed to amount to some 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.
- 7.46 This assumption has been carried forward, unchanged, from the 2017 Viability Assessment. A housebuilder⁸⁰ commented that this was less than the assumption suggested in the Harman Guidance and that given the relative weakness of the market a 3% to 5% should be used.



80 Adam Mc Vickers for Persimmon.

8. Local Plan Policy Requirements

- 8.1 The specific purpose of this study is to consider the deliverability of the sites in the emerging Allocations and Designations Plan. The A&D Plan does not introduce new general plan wide Development Management policies, rather it is allocating further development sites. The general policy requirements are those set out in the adopted Core Strategy and Development Plan, it is therefore necessary to test the potential allocations in the context of the CSDP policies.
- 8.2 The policies that impact directly on the costs of development were tested in detail in the 2017 Viability Assessment and are now summarised below.
- 8.3 At a national level there are several emerging areas of policy that are also considered.

Core Strategy and Development Plan

8.4 The CSDP policies are summarised below.

Table 8.1 Core Strategy and Development Plan Policy Requirements										
SP1 Development strategy										
A policy that includes requirements in relation to sustainable development, the provision of infrastructure and climate change.	Requirements elaborated on in specific policies.									
SP7 Healthy and safe communities										
A broad policy that includes requirements in relation to infrastructure, mitigation and the impact on health.	It themselves the requirements of this policy does not add to the cost of development, other than where elaborated on in specific policies.									
H1 Housing mix										
This policy seeks a mix of housing informed by the Council's SHMA and by the schemes location.	The modelling is informed by the mix set out in the table below. The requirement for M4(2) is modelled as set out below.									
From 1 April 2021, 10% of dwellings on developments of 10 or more must meet building regulations M4 (2) Category 2 – accessible and adaptable dwellings.										
H2 Affordable homes										
This policy seeks that all developments of 10 dwellings or more, or on sites of 0.5ha or more, should provide at least 15% affordable housing.	This is reflected in the modelling.									
BH1 Design quality										
This policy includes several requirements. Specifically, these require compliance with National Described Space Standards from April 2021.	The modelling is in line with these space standards. See Table below.									



BH2 Sustainable design and construction	
This is a general policy that seeks sustainable construction (and biodiversity) but does not specifically seek standards over and above current Building Regulations.	This is an area of change in national policy that is tested separately (see below). Measures to reduce the use of water, in line with the enhanced building regulations, are not a requirement. Having said this the costs are very modest and likely to be less than £9/dwelling. The cost of doing so is included in the modelling.
NE1 Green and blue infrastructure	
This policy makes a number of requirements.	A range of developer contributions are tested.
NE2 Biodiversity and geodiversity	
This policy makes a number of requirements.	This is an area of change in national policy that is tested separately (see below). There are also implications regarding HRA for the sites in the Sunderland City area. An Interim HRA Mitigation strategy is currently being prepared which suggests payments of about £600 per unit for HRA mitigation in Sunderland North, Central and South subareas.
NE4 Greenspace	
The policy seeks a minimum of 0.9ha per 1,000 bedspaces of useable greenspace of site.	This requirement is built into the modelling assuming: 1 bedroom - 2 bedspaces 2 bedroom - 3 bedspaces 3 bedroom - 4 bedspaces 4+ bedrooms 1 additional bedspace per bedroom
WWE3 Water management	
Schemes must incorporate a Sustainable Drainage System (SuDS) to manage surface water drainage	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 SuDS are covered in the additional 10% of construction costs on brownfield sites. On the larger greenfield sites it is assumed that SuDS will be incorporated into the green spaces and be delivered through soft landscaping within the wider site costs.
SP10 Connectivity and transport network	
There are several policies under this heading. The requirements will vary from site to site.	A range of developer contributions are tested.
ID1 Delivering infrastructure	
Development is expected to mitigate its impact on infrastructure.	A range of developer contributions are tested.
	Z- CSDB

Source: CSDP

7.47 The above assumptions are carried forward from the 2017 Viability Assessment.



- 7.48 A housebuilder⁸¹ commented that it 'is not clear why 10% increase in build costs is allowed for to deliver SuDs on brownfield sites but on larger greenfield it is considered they will simply be delivered through soft landscaping. The work and infrastructure required to install SuDs basins even on large greenfield sites (Puddle Clay, Inlet/outlet, discharge control) are additional costs which are not covered by any other "wider site costs" as alluded to'.
- 7.49 This relates to several assumptions, site costs and abnormal costs. In the pre-consultation draft of this assessment, two separate adjustments are made. The first is an adjustment for site costs (5% to 15%), and the second is an adjustment for abnormals on brownfield sites. The assumption for abnormals is assumed to include a sufficient allowance for SuDS and the like.

Housing Mix

8.5 H1 Housing Mix seeks to deliver housing that meets local requirements. The modelling in this report is informed by the Sunderland Strategic Housing Market Assessment Update 2020. The following housing mix is recommended:

Analysis concludes there is an ongoing need for all types and sizes of dwelling with strongest need for 3-bedroom houses, continued need for 4 or more-bedroom houses and smaller 1- and 2-bedroom houses. There is also a need for bungalows/level access accommodation and flats/apartments.

Regarding affordable need, the SHMA recommends that a 15% target is maintained but there is a slight change in emphasis towards intermediate tenure, with a tenure split of 75% affordable rented and 25% intermediate tenure. Across Sunderland it is recommended that 22.3% of new affordable dwellings have one-bedroom, 45.7% two-bedrooms, 26.0% three-bedrooms, 5.8% four-bedrooms and 0.2%% five or more-bedrooms.

- 8.6 This is a change since the pre-consultation draft of this update. The modelling has been updated in this regard.
- 8.7 Through the summer 2020 consultation a Housing Association⁸² noted that the mix did not include any 5 bed units, however few such units have been seen over the last 24 months. They observed that there had been a distinct shift in delivery towards a greater proportion of 3 bedroom units.

Nationally Described Space Standard

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

⁸² Savills for Gentoo.



⁸¹ Adam Mc Vickers for Persimmon.

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.

8.9 The following unit sizes are set out⁸³:

Table 8.2 National Space Standards. Minimum Gross Internal Floor Areas and Storage (m²)												
number of bedrooms	number of bed spaces	1 storey dwellings	3 storey dwellings	built-in storage								
1b	1p	39 (37)*			1							
	2p	50	58		1.5							
2b	3р	70		2								
	4p	70	79									
3b	4p	74	2.5									
	5p	86	93	99								
	6р	95	102	108								
4b	5p	90	97	103	3							
	6р	99	106									
	7p	108	108 115 121									
	8p	117	130									
5b	6р	103	110	116	3.5							
	7p	112	119	125								
	8p	121	128	134								
6b	7p	116	123	129	4							
	8p	125	125 132 138									

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

8.10 The Council is seeking Nationally Described Space Standards (NDSS). In this study all the units are assumed to be at least as large as the requirements set out in the NDSS, and the larger market units are assumed to be in excess of this size. An analysis of the sizes of units currently for sale in the SCC area (see **Appendix 6**) indicates that most units are currently above these sizes.



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

8.11 Through the summer 2020 consultation a Housing Association⁸⁴ confirmed this approach.

Accessible and Adaptable Homes

- 8.12 Policy H1 seeks that from 1 April 2021, at least 10% of dwellings on developments of 10 or more will be required to meet building regulations M4(2) Category 2 accessible and adaptable dwellings.
- 8.13 The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4⁸⁵) 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)⁸⁶, reflect accessibility as follows:
 - Category 1 Dwellings which provide reasonable accessibility
 - Category 2 Dwellings which provide enhanced accessibility and adaptability
 - Category 3 Dwellings which are accessible and adaptable for occupants who
 use a wheelchair.
- 8.14 The cost of a wheelchair adaptable dwelling based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £10,111 per dwelling⁸⁷. The cost of Category 2 is taken to be £521⁸⁸ (this compares with the £1,097 cost for the Lifetime Homes Standard).
- 8.15 In the base analysis we have assessed what the impact would be of requiring 10% new homes to be designed to be accessible and adaptable dwellings.

Planning Obligations SPD

8.16 Several of the CSDP policies seek developer contributions. Further detail is provided in the *SCC Planning Obligations SPD (June 2020)*. This sets out which schemes are expected to make contributions:

⁸⁸ Paragraph 157 Housing Standards Review - Final Implementation Impact Assessment (DCLG, March 2015).



⁸⁴ Savills for Gentoo.

⁸⁵ https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

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

⁸⁷ Paragraph 153 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

Tak	Table 8.3 Thresholds for Developer Contributions										
Infrastructure type	Residential	Student accommodation	Non-residential								
Affordable Housing	10 dwellings or 0.5ha. or more	Not required	Not required								
Education	Case by case basis	Not required	Not required								
Equipped Play Space	10 dwellings or more	Not required	Not required								
Ecology	Case by case basis	Case by case basis	Case by case basis								
Open Space (Amenity Greenspace)	10 dwellings or more	10 units or floor space of more than 0.1ha	Not required								
Sport and Recreation	Case by case basis	Case by case basis	Case by case basis								
Allotments	10 dwellings or more	Not required	Not required								
Highways	Case by case basis	Case by case basis	Case by case basis								
Public Transport	Case by case basis	Case by case basis	Case by case basis								
Other Site-specific	Case by case basis	Case by case basis	Case by case basis								

Source: Figure 2, SCC Planning Obligations SPD (June 2020)

8.17 Where contributions are required these are calculated as follows.

Education

8.18 The following rates are used for Primary and Secondary school places to calculate the overall cost of new places:

Nursery places £13,115

• Primary places £13,115

• Secondary places £17,050

8.19 Pupil yield is calculated based on average number of school places required using the following factors:

Table 8.4 Pupil Yield per Private Dwelling											
1 or 2 Bedroom 3 Bedroom 4+ Bedroom											
Nursery	0.022	0.094	0.114								
Primary	0.057	0.24	0.29								
Secondary	0.029	0.12	0.15								

Source: Figure 3, SCC Planning Obligations SPD (June 2020)

Open space

8.20 The policy seeks a minimum of 0.9ha per 1,000 bedspaces of useable greenspace on site. This requirement is built into the modelling (unless stated otherwise) assuming:



- 1 bedroom 2 bedspaces
- 2 bedroom 3 bedspaces
- 3 bedroom 4 bedspaces.
- 4+ bedrooms 1 additional bedspace per bedroom
- 8.21 Contributions towards the improvement, enhancement or maintenance of existing areas of open space will be calculated as follows:
 - Typical cost of improving 1ha of open space and maintenance over a 5 year period = £75,833.50 = £7.58 per square metre
 - 0.9ha divided by 1,000 bed spaces = 9 square metres per bed space
 - 9 x £7.58 = Developer contribution of £68.22 per bed space.
- 8.22 There is a requirement for allotment provision of 15 plots per 1,000 households, with an average size of between 250 and 300 square metres. However, where contributions in lieu are proposed, a contribution of £85.50 per dwelling will be applied.
- 8.23 In this assessment a range of infrastructure costs have been tested ranging from £0 to £30,000 per unit. It is assumed that open space will be provided on site.

Emerging National Policy Requirements and Recent Changes

8.24 As set out in Chapter 2 above, there are several areas of emerging policy requirements that are tested.

Biodiversity Net Gain

- 8.25 In March 2019, the Government announced that new developments must deliver an overall increase in biodiversity. Following a consultation, the Chancellor confirmed in the Spring Statement that the Government will use the forthcoming Environment Bill to mandate 'biodiversity net gain'. The Environment Bill has been delayed due to the coronavirus pandemic. Within the current iteration of the Bill, it is anticipated that all consented developments (with a few exceptions), will be mandated to deliver a biodiversity net gain of 10% as against the measured baseline position using the evolving Defra metric.
- 8.26 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.
- 8.27 Green improvements on site would be encouraged, but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.



- 8.28 The costs of this type of intervention are relatively modest and will be achieved through the use of more mixed planting plans, using more locally appropriate native plants. 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. On a small site this is likely to be a few thousand pounds, but on a large complex site this could be more.
- 8.29 The Government's Impact Assessment⁸⁹ suggests an average cost of about £21,000/ha (including fees). This additional cost has been incorporated into the appraisals (through an adjustment to the site costs).

Climate Change

- 8.30 In December 2019, the Government launched a consultation on 'The Future Homes Standard'90. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. Having declared a Climate Change Emergency, the Council is exploring the policy options in this regard.
- 8.31 At this stage, a policy has not been drafted. There are a wide range of ways of lowering the greenhouse gas emissions on a scheme, although these do alter depending on the nature of the specific project. These can include simple measures around the orientation of the building, and measures to enable natural ventilation, through to altering the fundamental design and construction, as well as requirements for on-site power generation, such as through the Merton Rule. The extent of the costs will depend on the specific changes made and are considered in Chapter 3 of the Government Consultation⁹¹:
 - 3.9. Following discussion with our technical working group and assessment of the modelling analysis, two options for the 2020 CO₂ and primary energy targets are proposed for consultation. The options below are presented in terms of CO₂ reduction to aid comparison with current standards. We plan to use either option 1 or option 2 as the basis of the new primary energy and CO₂ targets for new dwellings, with option 2 as the government's preferred option:
 - a. **Option 1 'Future Homes Fabric'.** This would be a 20% reduction in CO₂ from new dwellings, compared to the current standards. This performance standard is based on the energy and carbon performance of a home with:
 - i. Very high fabric standards to minimise heat loss from windows, walls, floors and roofs (typically with triple glazing). This would be the same fabric requirement as we currently anticipate for the Future Homes Standard

⁹¹ 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)



•

⁸⁹ https://www.gov.uk/government/consultations/biodiversity-net-gain-updating-planning-requirements

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

- ii. A gas boiler
- iii. A waste water heat recovery system

This would add £2557 to the build-cost of a new home and would save households £59 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.

- b. **Option 2 'Fabric plus technology'**. This would be a 31% reduction in CO2 from new dwellings, compared to the current standards. This option is likely to encourage the use of low-carbon heating and/or renewables. The performance standard is based on the energy and carbon performance of a home with:
 - i. an increase in fabric standards (but not as high an increase as in Option 1, likely to have double rather than triple glazing)
 - ii. a gas boiler
 - iii. a waste water heat recovery system.
 - iv. iv. Photovoltaic panels

Meeting the same specification would add £4847 to the build-cost of a new home and would save households £257 a year on energy bills. The estimated impact on housebuilding is discussed in the impact assessment.

- 3.10. The option 2 specification would give a CO2 saving of only 22% for flats due to the standard including solar panels and flats having a smaller roof area per home. The additional cost per flat is also less at £2256.
- 3.11. In practice, we expect that some developers would choose less costly ways of meeting the option 2 standard, such as putting in low-carbon heating now. This would cost less than the full specification, at £3134 for a semi-detached house.
- 8.32 Option 1 would add about 2.5% to the base cost of construction, and Option 2 would add about 3.1% to the base cost of construction. In addition to the above, it may (depending on the outcome of the consultation) be necessary for all new homes to be heated off the gas grid. Both Option 1 and Option 2 are tested.
- 8.33 In addition to the above, a 'Merton' requirement, where 10% of on-site energy needs to be generated on site from renewable energy resources is tested. This is estimated to add about 0.75% to the cost of construction⁹².
- 8.34 Through the summer 2020 consultation Housing Association⁹³ commented:

Homes England's current approach is to apply a rate of £4,847 per dwelling. It is our view that £4,847 per unit should be included as a minimum allowance in the viability appraisal assessments. It should be further noted that HDH's FHS allowance on affordable dwellings is even lower due to smaller size. We are of the view that HDH methodology should adopt the same approach as Homes England (and official government guidance) and adopt a rate of at least £4,800 per dwelling.

⁹³ Savills for Gentoo.



⁹² Figure 4.10. Centre for Sustainable Energy Cost of carbon reduction in new buildings December 2018

- 8.35 We understand that this cost relates to Option 2. It is unclear which 'official government guidance' is being referred to as the 2.5% and 3.1% assumptions are taken from the Governments 2019 publication *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).
- 8.36 It is timely to note that, building to higher standards that result in lower running costs, does result in higher values⁹⁴.

⁹⁴ 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)



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 study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of SCC's policies on the sites to be included in the emerging Allocations and Designations Plan, in terms of 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 A&D Plan. The list of sites for allocation in the A&D Plan is still subject to change and is currently a list of 67 sites as set out in **Appendix 8**. The nature of the sites has been considered.



	Co	unt	Un	its	Area (ha)				
Coalfield	Alca	(114)							
Brownfield	<u> </u>					0.05%			
Greenfield	11	16.42%	486	6.90%	0.1 13.39	6.14%			
Mixed	5	7.46%	852	12.10%	31.44	14.42%			
······································	17	25.37%	1,346	19.11%	44.93	20.61%			
Sunderland North			1,010	1011170					
Brownfield	7	10.45%	292	4.15%	6.82	3.13%			
Greenfield	6	8.96%	204	2.90%	4.82	2.21%			
Mixed	5	7.46%	342	4.86%	9.05	4.15%			
	18	26.87%	838	11.90%	20.69	9.49%			
Sunderland South		L	L		L				
Brownfield	8	11.94%	645	9.16%	16.78	7.70%			
Greenfield	7	10.45%	368	14.527	6.66%				
Mixed	1	1.49%	720	10.22%	23.4	10.74%			
	16	23.88%	1,733	24.61%	54.707	25.10%			
Urban Core		- 1	- 1	•	- 1				
Brownfield	7	10.45%	980	13.92%	10.17	4.67%			
Greenfield	0	0.00%		0.00%		0.00%			
Mixed	3	4.48%	290	4.12%	4.51	2.07%			
	10	14.93%	1,270	18.03%	14.68	6.73%			
Washington									
Brownfield	1	1.49%	56	0.80%	1.42	0.65%			
Greenfield	5	7.46%	1,799	25.55%	81.54	37.41%			
Mixed	0	0.00%		0.00%		0.00%			
	6	8.96%	1,855	26.34%	82.96	38.06%			
SCC Area									
BF	24	35.82%	1,981	28.13%	35.29	16.19%			
GF	29	43.28%	2,857	40.57%	114.277	52.43%			
Mixed	14	20.90%	2,204	31.30%	68.4	31.38%			
	67	100.00%	7,042	100.00%	217.967	100.00%			

Source: SCC (July 2020)



			Т	ab	le 9	9.2	D	ist	rib	uti	on	of	Po	ote	ntia	al A	Allo	oca	atic	ns	by	/ P	lar	nii	ng	St	atu	IS			
	Capacity		8	486	852	1,346		292	204	342	838		645	368	720	1,733		086		290	1,270		26	1,799		1,855		1,981	2,857	2,204	7,042
AII	Count		1	11	5	17		7	9	5	18		∞	7	1	16		7	0	3	10		1	5	0	9		24	50	14	29
truction	Capacity C												200			200												200			200
Under construction			0	0	0	0		0	0	0	0		1	0	0	1		0	0	0	0		0	0	0	0		1	0	0	1
	Capacity Count																							1,500		1,500			1,500		1,500
Safeguarded	Count		0	0	0	0	th	0	0	0	0	th	0	0	0	0		0	0	0	0		0	1	0	1		0	1	0	1
itted	Capacity	Coalfield	8	231		239	Sunderland North	258	26	237	551	Sunderland South	44	250		294	Urban Core	55		40	95	Washington	26			26	SCC Area	421	537	277	1,235
Permitted	Count	O	1	7	0	8	Sunde	5	1	1	7	Sunde	4	1	0	2	U	2	0	1	3	W	1	0	0	1	S	13	6	2	24
ling	Capacity			141	812	953			71	37	108				720	720								46		46			258	1,569	1,827
Pending	Count		0	1	4	2		0	1	1	2		0	0	1	1		0	0	0	0		0	1	0	1		0	3	9	6
Je	Capacity			114	40			34	77	89	179		101	118		219		925		250	1,175			253		253		1,060	295	358	1,980
None	Count		0	3	1	4		2	4	3	6		С	9	0	6		5	0	2	7		0	3	0	3		10	16	9	32
)		Brownfield	Greenfield	Mixed			Brownfield	Greenfield	Mixed			Brownfield	Greenfield	Mixed			Brownfield	Greenfield	Mixed			Brownfield	Greenfield	Mixed			Brownfield	Greenfield	Mixed	

Source: SCC (July 2020)

9.3 In the 2017 Viability Assessment the modelling was consistent with the approach taken in the Council's SHLAA. This was a relatively detailed process in which development densities were applied to each site based on its location and context. The following illustrates the open space assumptions that have been used:



Table 9.3 – Residential Net Developable Areas									
up to 0.4ha	100%								
0.4ha – 2ha	75%-90%								
2ha and larger	50%-75%								

Source: Paragraph 2.7 SCC SHLAA - Draft for Consultation (May 2016)

- 9.4 These are used in this update, although allowance is also made for the open space requirements set out in Chapter 8 above. The density assumptions are based on the sites' characteristics but are typically in the range of 20 to 40 units/ha on greenfield sites, with greater densities in the central areas.
- 9.5 To inform the modelling the characteristics of the sites were considered in terms of location, size and suggested use as set out in the tables above and a set of typologies developed.
- 9.6 In discussion with the Council it has been decided not to model the former Vaux Brewery site. The former Vaux Brewery site is a proposal for an office-led mixed-use development on the north-western edge of the city centre. The site is being delivered by Siglion which is a development vehicle owned and operated by Sunderland City Council. It is proposed that the allocation in the Plan would be consistent with the approved planning application. The site has been allocated through the CSDP and there is therefore no requirement to consider the deliverability of this site.
- 9.7 The following sites have been modelled:
 - a. 7 larger and medium greenfield sites representative of those larger sites in the Plan. 2 of these are modelled at lower density with an element of bungalows.
 - b. 4 larger and medium brownfield sites representative of those in the main urban areas.
 - c. A range of small sites of 10 or fewer units.
 - d. 2 sites of urban flats of the type that may come forward in the Urban Core.
- 9.8 It is acknowledged that modelling is never totally representative, however the aim of this work is to broadly test development viability of sites likely to come forward over the plan-period. 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). 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 planning authority will have to 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 the additional development sites in the study area that are likely to come forward during the plan-period.
- 9.9 The set of typologies developed responds to the variety of development situations and densities typical in the SCC area, and this is used to inform development assumptions for



sites. The typology enables a view about floorspace density, based on the amount of development, measured in net floorspace per hectare, to be accommodated upon the site. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).

- 9.10 The 'normal' expected density in the current market is used as a base or benchmark typical of post-PPG3/PPS3 built form which would provide development at between 3,000m²/ha to 3,550m²/ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be between 30 and 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.
- 9.11 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher, with development densities of 6,900m²/ha and dwelling densities of 100units/ha upwards; and schemes of lower density, in the rural edge situations.
- 9.12 The main characteristics of the modelled sites are set out in the table below. It is important to note that these are typologies and not actual sites. The modelling incorporates two sites (7 and 10, marked LD) that are modelled with 10% of the units as bungalows. On these sites, the density has been reduced to reflect the greater land requirements.



						Та	ble	9.	4 N	/loc	dell	ed	Туј	ool	ogi	es							
Density	m2/ha	3,199	3,217	2,726	3,206	3,251	2,794	3,152	3,200	3,667	3,165	3,699	3,152	3,026	2,725	2,600	3,127	4,371	3,180	3,600	8,858	4,114	
its/ha	Net	35.00	35.00	30.00	35.00	35.00	30.00	35.00	32.00	40.00	35.00	40.00	35.00	30.00	25.00	20.00	40.00	20.00	40.00	30.00	150.00	75.00	
Density Units/ha	Gross	26.25	26.25	22.50	26.25	29.75	27.00	31.50	29.83	33.36	29.89	33.28	29.93	30.00	25.00	20.00	40.00	20.00	40.00	30.00	97.04	60.07	
На	Net	10.00	2.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27	
Area Ha	Gross	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.76	4.50	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33	
Units		320	175	175	92	32	32	15	009	120	09	25	15	2	7	l	11	2	7	l	92	20	
Current Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	
		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	
		Large Green 350	Large Green 175	Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20	
		1	2	3	4	2	9	7	∞ ∞	6	10	11	12	13	14	15	16	17	18	19	20	21	

Source: HDH (July 2020)



9.13 Through the Summer 2020 consultation it was suggested⁹⁵ that a 100% affordable housing scheme should be modelled. Whilst such schemes are an important element of the Council's tools for delivering affordable housing, the Plan does not specifically allocate sites for 100% affordable housing or include policies that require 100% affordable housing. It is clear from the 2017 Viability Assessment that such development is unlikely to be viable so only likely to come forward with external funding (i.e. grant).

⁹⁵ Savills for Gentoo





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 policy. The results of this study are one of a number of factors that SCC will consider, including the track record in delivering affordable housing and collecting payments under s106.
- 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 the developer's 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 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, including the affordable housing requirement and developer contributions. Development appraisals are sensitive to changes in price, so appraisals have been run with various changes in the cost of construction and an increase and decrease in prices.
- 10.4 The results are set out and presented for each site, per gross hectare to allow comparison between typologies. 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 landowner's premium).
 - b. **Amber Marginal** where the Residual Value per hectare exceeds the EUV but not the BLV per hectare. 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 It is important to note, that a report of this type applies relatively simple assumptions that are broadly reflective of an area, to make an assessment of viability as required by the 2019 NPPF and updated PPG. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground.

Base Appraisals – full policy requirements

- 10.6 These appraisals are based on the following assumptions.
 - a. Affordable Housing 15% (75% to Rent, 25% Intermediate)
 - b. Design NDSS, 10% Accessible and Adaptable, enhanced water standard. 10% Biodiversity net gain.



- c. Developer Contributions s106 £1,600/unit.
- 10.7 The base appraisals are included in **Appendix 9**. Initially the results for all the typologies are presented. Not all the typologies are likely to come forward in all the areas.

Table 10.1a	Re	esi	de	nti	al	De	ve	lop	m	ent	t –	Re	sidu	al V	/alu	es		
		Site	-336,244	-544,150	-270,558	-132,574	14,960	14,918	46,914	26,908	-11,699	-2,730,611	-355,152					
	Residual Value (£)	Net ha	-23,537	-145,107	-157,826	-212,119	34,907	54,247	335,102	269,077	-350,979	-5,461,223	-1,331,822					
	Res	Gross ha	-20,028	-120,725	-134,515	-176,478	29,694	54,247	335,102	269,077	-350,979	-3,533,171	-1,066,631					
; ;	Units		200	150	09	25	15	11	2	4	1	75	20					
	Area (ha)	Net	14.29	3.75	1.71	69.0	0.43	0.28	0.14	0.10	6.03	09.0	0.27					
	Area	Gross	16.79	4.51	2.01	0.75	0.50	0.28	0.14	0.10	0.03	0.77	0.33					
			Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial					
			Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown					
			Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S					
			Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20					
			Site 8	Site 9	Site 10	Site 11	Site 12	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21					



Source: HDH (October 2020)

7	Гаь	le '	10.	1b	R	esi	ide	nti	al	De	ve	lop	m	en	t –	Re	sic	dua	al \	/al	ue	s	
	Site	3,920,000	1,517,006	2,987,830	1,789,387	858,797	809,183	448,077	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-1,689,594	-101,218	
Residual Value (£)	Net ha	392,000	303,401	512,199	835,047	858,797	693,586	1,045,513	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,379,188	-379,567	
88	Gross ha	294,000	227,551	384,150	626,286	729,978	624,227	940,962	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-2,186,186	-303,988	
Units	?	350	175	175	75	32	35	15	200	150	09	25	15	7	4	1	11	7	4	1	75	20	
(ha)	Net	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27	
Area	Gross	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33	
		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	
		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	
		North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	
		Large Green 350		Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20	
		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 21	

Source: HDH (October 2020)



1	Гab	le	10.	1c	R	esi	ide	nti	al	De	ve	lop	m	ent	t –	Re	sic	dua	al \	/al	ue	S
	Site	10,471,686	5,042,220	4,728,256	2,586,816	1,248,632	1,200,175	614,132	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-2,879,328	-391,496
Residual Value (£)	Net ha	1,047,169	1,008,444	810,558	1,207,181	1,248,632	1,028,722	1,432,974	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-5,758,656	-1,468,108
, and a second	Gross ha	785,376	756,333	607,919	905,386	1,061,337	925,849	1,289,676	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,725,598	-1,175,780
Units	2	350	175	175	75	32	35	15	200	150	90	25	15	7	4	1	11	7	4	1	75	70
(ha)	Net	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27
Area	Gross	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	09.0	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
		South Sunderland	South Sunderland	South Sunderland	South Sunderland		South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland		South Sunderland		South Sunderland	South Sunderland		South Sunderland				
		Large Green 350		Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
		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 21

Source: HDH (October 2020)



1	Гаь	le '	10.	1d	R	esi	ide	nti	al	De	ve	lop	m	en	t –	Re	sie	dua	al \	/al	ue	S	
	Site	8,446,880	3,940,591	3,640,490	2,088,423	1,004,985	955,805	510,348	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-1,689,594	-101,218	
Residual Value (£)	Net ha	844,688	788,118	624,084	974,597	1,004,985	819,262	1,190,811	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,379,188	-379,567	
ä	Gross ha	633,516	591,089	468,063	730,948	854,238	737,336	1,071,730	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-2,186,186	-303,988	
Units		350	175	175	75	35	35	15	200	150	90	25	15	7	4	1	11	7	4	1	75	20	
(ha)	Net	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27	
Area (ha)	Gross	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33	
		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	
		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	
		Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	
		Large Green 350	Large Green 175	Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20	
		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 21	



7	Гаь	le	10.	1e	R	esi	de	nti	al	De	ve	lop	m	ent	t —	Re	sic	dua	al \	/al	ue	s
	Site	6,724,766	3,015,222	2,726,766	1,669,773	800,322	750,535	423,169	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-1,689,594	-101,218
Residual Value (£)	Net ha	672,477	603,044	467,446	779,227	800,322	643,315	987,394	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,379,188	-379,567
28	Gross ha	504,357	452,283	350,584	584,421	680,274	578,984	888,655	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-2,186,186	-303,988
Units		350	175	175	75	35	32	15	200	150	09	25	15	7	4	1	11	7	4	-	75	20
(ha)	Net	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27
Area (ha)	Gross	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
		Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield
		Large Green 350	Large Green 175	Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
		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 21

10.8 The results vary across the modelled sites, although this is largely due to the different assumptions around the nature of each typology and the price area in which the typology is located. The additional costs associated with brownfield sites also result in lower values.



- 10.9 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.
- 10.10 In the following tables the Residual Value is compared with the BLV. The BLV being an amount over the Existing Use Value that is sufficient to provide the landowner with a premium, and induce them to sell the land for development, as set out in Chapter 6 above.

	Table 10.2a Residential Development – Residual Values v BLV									
			Existing Use Value	Benchmark Land Value	Residual Value					
Site 8	Large Brown 500	Central S	400,000	480,000	-20,028					
Site 9	Large Brown 150	Central S	400,000	480,000	-120,725					
Site 10	Large Brown 60	Central S	400,000	480,000	-134,515					
Site 11	Medium Brown 25	Central S	400,000	480,000	-176,478					
Site 12	Medium Brown 15	Central S	400,000	480,000	29,694					
Site 16	Small Brown 11	Central S	400,000	480,000	54,247					
Site 17	Small Brown 7	Central S	400,000	480,000	335,102					
Site 18	Small Brown 4	Central S	400,000	480,000	269,077					
Site 19	Brown Plot	Central S	400,000	480,000	-350,979					
Site 20	Urban Flats 75	Central S	400,000	480,000	-3,533,171					
Site 21	Urban Flats 20	Central S	400,000	480,000	-1,066,631					



	Table 10.2b Residential Development – Residual Values v BLV									
			Existing Use Value	Benchmark Land Value	Residual Value					
Site 1	Large Green 350	North Sunderland	20,000	374,000	294,000					
Site 2	Large Green 175	North Sunderland	20,000	374,000	227,551					
Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	384,150					
Site 4	Large Green 75	North Sunderland	20,000	374,000	626,286					
Site 5	Medium Green 35	North Sunderland	20,000	374,000	729,978					
Site 6	Medium Green 35 LD	North Sunderland	20,000	374,000	624,227					
Site 7	Medium Green 15	North Sunderland	50,000	410,000	940,962					
Site 8	Large Brown 500	North Sunderland	400,000	480,000	-20,028					
Site 9	Large Brown 150	North Sunderland	400,000	480,000	-120,725					
Site 10	Large Brown 60	North Sunderland	400,000	480,000	-134,515					
Site 11	Medium Brown 25	North Sunderland	400,000	480,000	-176,478					
Site 12	Medium Brown 15	North Sunderland	400,000	480,000	29,694					
Site 13	Small Green 7	North Sunderland	50,000	410,000	1,669,397					
Site 14	Small Green 4	North Sunderland	50,000	410,000	1,464,998					
Site 15	Green Plot	North Sunderland	50,000	410,000	1,247,205					
Site 16	Small Brown 11	North Sunderland	400,000	480,000	54,247					
Site 17	Small Brown 7	North Sunderland	400,000	480,000	335,102					
Site 18	Small Brown 4	North Sunderland	400,000	480,000	269,077					
Site 19	Brown Plot	North Sunderland	400,000	480,000	-350,979					
Site 20	Urban Flats 75	North Sunderland	400,000	480,000	-2,186,186					
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-303,988					



	Table 10.2c Residential Development – Residual Values v BLV									
			Existing Use Value	Benchmark Land Value	Residual Value					
Site 1	Large Green 350	South Sunderland	20,000	374,000	785,376					
Site 2	Large Green 175	South Sunderland	20,000	374,000	756,333					
Site 3	Large Green 175 LD	South Sunderland	20,000	374,000	607,919					
Site 4	Large Green 75	South Sunderland	20,000	374,000	905,386					
Site 5	Medium Green 35	South Sunderland	20,000	374,000	1,061,337					
Site 6	Medium Green 35 LD	South Sunderland	20,000	374,000	925,849					
Site 7	Medium Green 15	South Sunderland	50,000	410,000	1,289,676					
Site 8	Large Brown 500	South Sunderland	400,000	480,000	-20,028					
Site 9	Large Brown 150	South Sunderland	400,000	480,000	-120,725					
Site 10	Large Brown 60	South Sunderland	400,000	480,000	-134,515					
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Site 18	Small Brown 4	South Sunderland	400,000	480,000	269,077					
Site 19	Brown Plot	South Sunderland	400,000	480,000	-350,979					
Site 20	Urban Flats 75	South Sunderland	400,000	480,000	-3,725,598					
Site 21	Urban Flats 20	South Sunderland	400,000	480,000	-1,175,780					



	Table 10.2d Residential Development – Residual Values v BLV									
			Existing Use Value	Benchmark Land Value	Residual Value					
Site 1	Large Green 350	Washington	20,000	374,000	633,516					
Site 2	Large Green 175	Washington	20,000	374,000	591,089					
Site 3	Large Green 175 LD	Washington	20,000	374,000	468,063					
Site 4	Large Green 75	Washington	20,000	374,000	730,948					
Site 5	Medium Green 35	Washington	20,000	374,000	854,238					
Site 6	Medium Green 35 LD	Washington	20,000	374,000	737,336					
Site 7	Medium Green 15	Washington	50,000	410,000	1,071,730					
Site 8	Large Brown 500	Washington	400,000	480,000	-20,028					
Site 9	Large Brown 150	Washington	400,000	480,000	-120,725					
Site 10	Large Brown 60	Washington	400,000	480,000	-134,515					
Site 11	Medium Brown 25	Washington	400,000	480,000	-176,478					
Site 12	Medium Brown 15	Washington	400,000	480,000	29,694					
Site 13	Small Green 7	Washington	50,000	410,000	1,669,397					
Site 14	Small Green 4	Washington	50,000	410,000	1,464,998					
Site 15	Green Plot	Washington	50,000	410,000	1,247,205					
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Site 17	Small Brown 7	Washington	400,000	480,000	335,102					
Site 18	Small Brown 4	Washington	400,000	480,000	269,077					
Site 19	Brown Plot	Washington	400,000	480,000	-350,979					
Site 20	Urban Flats 75	Washington	400,000	480,000	-2,186,186					
Site 21	Urban Flats 20	Washington	400,000	480,000	-303,988					



	Table 10.2e Resider	ntial Development -	- Residual Va	alues v BLV	
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 350	Coalfield	20,000	374,000	504,357
Site 2	Large Green 175	Coalfield	20,000	374,000	452,283
Site 3	Large Green 175 LD	Coalfield	20,000	374,000	350,584
Site 4	Large Green 75	Coalfield	20,000	374,000	584,421
Site 5	Medium Green 35	Coalfield	20,000	374,000	680,274
Site 6	Medium Green 35 LD	Coalfield	20,000	374,000	578,984
Site 7	Medium Green 15	Coalfield	50,000	410,000	888,655
Site 8	Large Brown 500	Coalfield	400,000	480,000	-20,028
Site 9	Large Brown 150	Coalfield	400,000	480,000	-120,725
Site 10	Large Brown 60	Coalfield	400,000	480,000	-134,515
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Site 12	Medium Brown 15	Coalfield	400,000	480,000	29,694
Site 13	Small Green 7	Coalfield	50,000	410,000	1,669,397
Site 14	Small Green 4	Coalfield	50,000	410,000	1,464,998
Site 15	Green Plot	Coalfield	50,000	410,000	1,247,205
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Site 17	Small Brown 7	Coalfield	400,000	480,000	335,102
Site 18	Small Brown 4	Coalfield	400,000	480,000	269,077
Site 19	Brown Plot	Coalfield	400,000	480,000	-350,979
Site 20	Urban Flats 75	Coalfield	400,000	480,000	-2,186,186
Site 21	Urban Flats 20	Coalfield	400,000	480,000	-303,988

10.11 The above appraisals are based on the adopted policies plus the enhanced water standard and the requirements of 10% Biodiversity Net Gain. Generally, the greenfield sites produce a Residual Value that is in excess of the Benchmark Land Value indicating that such sites are likely to be viable. The results are consistent with those set out in the *Whole Plan Viability Assessment, with CIL scoping* (HDH, August 2017) and indicate that the typologies representing the brownfield development are unable to bear the 15% affordable housing, however the other sites are mostly shown as viable.



Alternative Benchmark Land Value

10.12 As set out towards the end of Chapter 6 above, in 2017 it was assumed that the Benchmark Land Value⁹⁶ (being the amount that the Residual Value must exceed for a site to be viable) of the EUV plus a 20% uplift on brownfield sites is sufficient in all areas. A further £350,000/ha was added on greenfield sites. In addition, in recognition of the consultation (in 2017) responses, a second test was applied in relation to greenfield sites where, rather than the 20% plus £350,000/ha, the following BLVs were also used.

a.	Central Sunderland	No greenfie
b.	North Sunderland	£500,000
c.	South Sunderland	£900,000
d.	Washington Area	£900,000
e.	Coalfield area	£500,000.

10.13 These assumptions are tested below.

	Table 10.3a Residential Development – Residual Values v BLV									
		Alternative BLV								
			Existing Use Value	Benchmark Land Value	Residual Value					
Site 8	Large Brown 500	Central S	400,000	480,000	-20,028					
Site 9	Large Brown 150	Central S	400,000	480,000	-120,725					
Site 10	Large Brown 60	Central S	400,000	480,000	-134,515					
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Site 19	Brown Plot	Central S	400,000	480,000	-350,979					
Site 20	Urban Flats 75	Central S	400,000	480,000	-3,533,171					
Site 21	Urban Flats 20	Central S	400,000	480,000	-1,066,631					

Source: HDH (October 2020)

⁹⁶ The Benchmark Land Value was referred to as the Viability Threshold in the 2017 Viability Assessment.



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	Table 10.3b Residential Development – Residual Values v BLV								
		Alternative BLV							
			Existing Use Value	Benchmark Land Value	Residual Value				
Site 1	Large Green 350	North Sunderland	20,000	500,000	294,000				
Site 2	Large Green 175	North Sunderland	20,000	500,000	227,551				
Site 3	Large Green 175 LD	North Sunderland	20,000	500,000	384,150				
Site 4	Large Green 75	North Sunderland	20,000	500,000	626,286				
Site 5	Medium Green 35	North Sunderland	20,000	500,000	729,978				
Site 6	Medium Green 35 LD	North Sunderland	20,000	500,000	624,227				
Site 7	Medium Green 15	North Sunderland	50,000	500,000	940,962				
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Site 20	Urban Flats 75	North Sunderland	400,000	480,000	-2,186,186				
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-303,988				



	Table 10.3c Residential Development – Residual Values v BLV									
		Alternative BLV								
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Site 1	Large Green 350	South Sunderland	20,000	900,000	785,376					
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Site 21	Urban Flats 20	South Sunderland	400,000	480,000	-1,175,780					



	Table 10.3d Residential Development – Residual Values v BLV								
		Alternative BLV							
			Existing Use Value	Benchmark Land Value	Residual Value				
Site 1	Large Green 350	Washington	20,000	900,000	633,516				
Site 2	Large Green 175	Washington	20,000	900,000	591,089				
Site 3	Large Green 175 LD	Washington	20,000	900,000	468,063				
Site 4	Large Green 75	Washington	20,000	900,000	730,948				
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Site 18	Small Brown 4	Washington	400,000	480,000	269,077				
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Site 21	Urban Flats 20	Washington	400,000	480,000	-303,988				



	Table 10.3e Resider	ntial Development -	- Residual Va	alues v BLV	
		Alternative BLV			
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 350	Coalfield	20,000	500,000	504,357
Site 2	Large Green 175	Coalfield	20,000	500,000	452,283
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Site 7	Medium Green 15	Coalfield	50,000	500,000	888,655
Site 8	Large Brown 500	Coalfield	400,000	480,000	-20,028
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Site 11	Medium Brown 25	Coalfield	400,000	480,000	-176,478
Site 12	Medium Brown 15	Coalfield	400,000	480,000	29,694
Site 13	Small Green 7	Coalfield	50,000	500,000	1,669,397
Site 14	Small Green 4	Coalfield	50,000	500,000	1,464,998
Site 15	Green Plot	Coalfield	50,000	500,000	1,247,205
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Site 17	Small Brown 7	Coalfield	400,000	480,000	335,102
Site 18	Small Brown 4	Coalfield	400,000	480,000	269,077
Site 19	Brown Plot	Coalfield	400,000	480,000	-350,979
Site 20	Urban Flats 75	Coalfield	400,000	480,000	-2,186,186
Site 21	Urban Flats 20	Coalfield	400,000	480,000	-303,988

10.14 In terms of the Residual Value exceeding the BLV, the results are broadly similar regardless of which BLV assumption is used. The exception is in relation to development in the Washington area where rather than most greenfield sites being viable, most greenfield sites are shown as being unviable. Bearing in mind that the appraisals are based on assumptions that align with the adopted Local Plan, except with regard to the Water Standard (that is costed at £9/unit) and biodiversity net gain (which is costed at about £20,000/ha) this does not accord with the Council's experience as policy compliant development is coming forward in this area.

Varied Developer's Return

10.15 Through the consultation process a range of views were expressed as to the appropriate developer's return. In this iteration of this study a 17.5% assumption is used across the tenures, although, as set out in Chapter 7 above, this is an area where there was not a consensus. A range of assumptions have been tested. The results set out in **Appendix 10**



- show the results for the appraisals run on the same basis as the base appraisals above, with only the developer's return assumption being altered.
- 10.16 In the initial (pre-consultation) iteration of this assessment, developer's return was taken as 17.5% of the value market housing and 17.5% of the value of affordable housing.
- 10.17 Some consultees suggested that an assumption of 20% of GDV should be used, being at the top of the 15% to 20% range suggested in the PPG. When the appraisals are run with this assumption, the Residual Value is about £125,000/ha less than where a 17.5% assumption is used. This is a substantial difference. However, when the typologies that are shown as viable at 17.5% are compared with those that are viable at 20%, a broadly similar proportion of the greenfield typologies are shown as viable.
- 10.18 It is necessary to consider risk in the context of the coronavirus pandemic. At the time of this report there is no evidence of falls in property values or changes in construction costs. As set out at the start of this report, there are real material uncertainties around the values of property and the costs of construction that are a direct result of the Covid 19 pandemic.
- 10.19 To inform the development of policy a range of policy requirements have been tested.

Varied Developer Contributions

10.20 Following analysis sets out the effect of different levels of developer contributions. This analysis is based on the full policy assumptions used in the base appraisals, including 15% affordable housing. In the base appraisals an assumption of £1,600/unit is used, although this is somewhat less than the historic figure.



Table 10.4a Residential Development - Residual Values

Varied Developer Contributions

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Table 10.4b Residential Development – Residual Values Varied Developer Contributions £25,000 £22,500 £20,000 £17,500 £15,000 £12,500

10.21 The analysis shows that the Residual Value decreases by about £120,000/ha on greenfield sites, and about £145,000/ha on brownfield sites, for each additional £5,000/unit sought in developer contributions. The consequence is that for each additional £5,000/unit that the Council seeks, the maximum that a developer can pay a landowner falls about £120,000/ha on greenfield sites, and £146,000/ha on brownfield sites.



10.22 The Council should have confidence that the development on greenfield sites has capacity to bear higher levels of developer contributions, although this is limited, particularly in the North Sunderland area.

Standardised Infrastructure Tariff

10.23 As set out in Chapter 2 above, as this report was being concluded the Government published *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. The key proposals are:

<u>Proposal 19</u>: 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.

<u>Proposal 21</u>: The reformed Infrastructure Levy should deliver affordable housing provision.

10.24 Two further sets of appraisals have been run, based on the same assumptions as used in the base appraisals, both with and without affordable housing. The developer contributions are calculated as a proportion of the Gross Development Value (GDV).



Table 10.5a Residential Development – Residual Values

Standardised Infrastructure Tariff (% GDV) - With 15% Affordable Housing

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	Site 9	Large Brown 150	Central S	400,000	480,000	-72,909	-174,114	-278,408	-382,741	-488,100	-594,094	-728,481	-863,087	-999,674	-1,136,458	-1,424,774	-1,721,052
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Straid Bown 7 Central S 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000	Site 16	Small Brown 11	Central S	400,000	480,000	116,729	4,424	-107,881	-221,350	-337,186	-453,022	-599,117	-746,011	-892,905	-1,040,199	-1,337,835	-1,635,471
State Brown 1 Central S Decret S Central	Site 17	Small Brown 7	Central S	400,000	480,000	414,374	254,103	93,832	-66,439	-226,710	-391,162	-597,804	-804,445	-1,013,642	-1,223,228	-1,642,401	-2,061,704
Plane Table Control S	Site 18		Central S	400,000	480,000	333,644	214,942	96,240	-22,462	-141,164	-262,187	-415,236	-568,285	-721,334	-874,383	-1,180,480	-1,488,676
Table Tabl	Site 19	\neg	Central S	400,000	480,000	-300,657	-440,300	-579,943	-719,586	-859,229	-998,871	-1,173,425	-1,347,978	-1,522,532	-1,697,085	-2,046,193	-2,395,300
The page Control 50 Control	Site 20	\neg	Central S	400,000	480,000	-3,370,655	-3,562,852	-3,755,049	246	-4,139,443	-4,331,794	-4,574,426	-4,817,057	029	-5,302,320	-5,787,583	-6,272,846
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Lugg Genen 175 Morth Stundeland 20.000 274.000 645.320 F 272.270 645.020 88.44 2.466 6 26.00 146.050 2.466.00	Site 1	Large Green 350	North Sunderland	20,000	374,000	326,543	253,940	179,900	105,861	29,417	-50,788	-155,767	-266,715	-388,522	-511,942	-758,784	-1,005,625
Lugge Gener 75 De Morth Stunderland 20.000 374.000 64.477 341.14 67.05.00 38.44.00 130.100 130.00 134.000 64.277 134.100 65.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.00.00 134.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64.000 64	Site 2	Large Green 175	North Sunderland	20,000	374,000	263,276	183,860	104,443	24,665	-58,621	-141,976	-249,399	-356,937	-465,927	-576,320	-798,977	-1,036,383
Lugo Genera 75 United Standard 20.000 974 200 664 230 972 273 442 204 98 444 9 1 275 1 246 274 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1 247 1	Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	414,771	341,138	267,506	193,873	120,240	46,608	-49,001	-146,051	-245,650	-345,573	-549,191	-755,965
Medium Green 15 North Sunderland 20 000 37 000 77 400 65 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00 46 50 00	Site 4	Large Green 75	North Sunderland	20.000	374.000	664.339	572.273	480.206	388.140	296.074	204.007	88.924	-31.068	-151.820	-276.249	-527.031	-781.144
Widelum Green 35 LD Nerm Sunderland 20 000 37 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68 000 68	Site 5	Medium Green 35	North Sunderland	20,000	374,000	774.096	665.044	555,993	446,941	337.890	228.838	88.289	-54,740	-198,248	-345,774	-641,323	-940.568
Notes Notes Surptiented 550 000 411,0 000 988,0 000 173,0 14 278,0 17 278,2 17 278,0 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18 478,2 18	Site 6	Medium Green 35 LD		20.000	374.000	664.267	565.015	465.763	366.512	267.260	167.288	38.127	-92.049	-223,990	-358.258	-627.868	-900.223
Large Brown 500 North Sunderland 400,000 480,000 19,106 64,888 112,2340 246,770 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,00	Site 7	Medium Green 15		50.000	410.000	989.064	872,717	756.370	640.023	523.638	403.919	253.073	100 475	-52,123	-205,229	-520.031	-834 833
Fig. 85 Early Struckers South Surveinand 400,000 480,000 472,200 477,229 487,179 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 487,779 488,250 488,250 488,250 487,779 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250 488,250	Site	Large Brown 500	North Sunderland	400.000	480,000	19.160	-64 888	-152.847	-245,720	-347 220	-453.897	-587.242	-720.588	-853.933	-987, 279	-1 253 969	-1.520,660
Brown Flow Nearly Survierland 400,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 48	Site 9	Large Brown 150	North Sunderland	400.000	480.000	-72.909	-174.114	-278.408	-382.741	-488.100	-594.094	-728.481	-863.087	-999.674	-1.136.458	-1.424.774	-1.721.052
Medium Brown 15 North Surveilerand 400,000 480,000 123,889 282,804 487,779 568,986 688,88 688,88 688,88 688,88 688,38 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 881,28 982,20 482,600 482,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000	Site 10		North Sunderland	400.000	480.000	-88,584	-185.185	-283.867	-382,550	-482,035	-582,150	-707.293	-833,754	-960,584	-1.087.414	-1.341.073	-1.597.377
Medium Brown 15 North Surderland 400,000 480,000 187,796 42,228 4121,381 422,817 428,452 428,452 428,671 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281 428,281	Site 11		North Sunderland	400,000	480,000	-123,933	-237,429	-352,604	-467,779	-582,954	-698,363	-844,339	-990,315	-1,136,292	-1,282,268	-1,575,008	-1,870,437
Small Brown 1 North Sunderland 400 000 480 000 480 000 480 000 480 000 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 440 00 <td>Site 12</td> <td></td> <td>North Sunderland</td> <td>400,000</td> <td>480,000</td> <td>76,705</td> <td>-22,328</td> <td>-121,361</td> <td>-222,375</td> <td>-324,523</td> <td>-426,671</td> <td>-554,355</td> <td>-683,122</td> <td>-812,587</td> <td>-942,052</td> <td>-1,200,982</td> <td>-1,461,369</td>	Site 12		North Sunderland	400,000	480,000	76,705	-22,328	-121,361	-222,375	-324,523	-426,671	-554,355	-683,122	-812,587	-942,052	-1,200,982	-1,461,369
Small Brown 1 North Sunderland 400 000 484 37-2 254 10 98 82 66 429 226 71 391 165 690 44 1018 age	Site 16		North Sunderland	400,000	480,000	116,729	4,424	-107,881	-221,350	-337,186	-453,022	-599,117	-746,011	-892,905	-1,040,199	-1,337,835	-1,635,471
Storable Brown 4 North Sunderland 400,000 489,000 338,644 214,942 56,246 -141164 266,187 -1173,425 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 -11,347,345 <td>Site 17</td> <td></td> <td>North Sunderland</td> <td>400,000</td> <td>480,000</td> <td>414,374</td> <td>254,103</td> <td>93,832</td> <td>-66,439</td> <td>-226,710</td> <td>-391,162</td> <td>-597,804</td> <td>-804,445</td> <td>-1,013,642</td> <td>-1,223,228</td> <td>-1,642,401</td> <td>-2,061,704</td>	Site 17		North Sunderland	400,000	480,000	414,374	254,103	93,832	-66,439	-226,710	-391,162	-597,804	-804,445	-1,013,642	-1,223,228	-1,642,401	-2,061,704
Brown Piet North Sunderland 400,000 480,000 20,036,607 2,144,307 2,145,606 2,115,702 2,946,409 3,147,157 3,465,529 3,147,157 3,465,529 3,147,157 3,465,529 3,147,157 3,465,529 3,147,157 3,465,529 3,147,157 3,465,529 3,147,157 3,465,529 3,147,157 3,465,529 3,147,157 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409 3,145,409	Site 18		North Sunderland	400,000	480,000	333,644	214,942	96,240	-22,462	-141,164	-262,187	-415,236	-568,285	-721,334	-874,383	-1,180,480	-1,488,676
Urban Flats 75 North Sunderland 400,000 480,000 203,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 204,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000	Site 19		North Sunderland	400,000	480,000	-300,657	-440,300	-579,943	-719,586	-859,229	-998,871	-1,173,425	-1,347,978	-1,522,532	-1,697,085	-2,046,193	-2,395,300
Urban Flast 20 North Sunderland 400,000 204,099 335,622 467,288 659,88 730,591 462,244 1,191,376 1,135,367 1,191,376 1,135,367 1,191,376 1,135,367 1,191,376 1,135,362 1,191,376 1,135,362 1,191,376 1,135,362 1,191,376 1,135,362 1,191,376 1,135,362 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,376 1,191,371 1,191,371 3,191,377 1,191,371 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,377 3,191,371 3,191,377 3,191,377 3,191,377 3,191,371 3	Site 20		North Sunderland	400,000	480,000	-2,023,670	-2,254,367	-2,485,065	-2,715,762	-2,946,459	-3,177,157	-3,465,529	-3,753,900	-4,042,272	-4,330,644	-4,907,387	-5,487,210
righted EUV BLV 0.0% 2.0% 4.0% 6.0% 8.0% 10.0% 12.5% 15.0% 17.5% Large Green 350 South Sunderland 20,000 374,000 817,175 733,889 660,024 664,903 479,371 393,838 285,588 175,648 65,056 Large Green 75 South Sunderland 20,000 374,000 638,549 665,024 56,493 318,565 201,571 884,788 665,024 479,371 318,568 201,571 884,788 66,004 470,371 318,565 286,588 175,648 66,004 470,371 318,565 286,568 68,878 884,346 473,373 643,338 443,273 318,561 21,571 884,788 66,004 440,370 318,406 473,373 643,338 443,273 318,561 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562 318,562	Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-204,099	-335,632	-467,285	-598,938	-730,591	-862,244	-1,026,810	-1,191,376	-1,355,942	-1,521,697	-1,854,929	-2,188,160
rightle EUV BLV Cop* 2 p/s 4 p/s 6 p/s 8 p/s 10 p/s 15 p/s 15 p/s 17 p/s Large Green 750 South Sunderland 20,000 374,000 817,175 733,599 650,024 564,903 479,371 398,833 201,558 175,489 650,024 564,903 479,171 398,833 201,558 175,489 650,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 <td></td> <td></td> <td></td> <td>i</td> <td></td>				i													
Infrastructure Tariff 10.0% 2.0% 4.0% 6.0% 8.0% 10.0% 12.5% 15.0% 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% 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% 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% 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% 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% 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% 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% 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% 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% 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% 17.5% 17.5% 17.5% 17.5% 17.5%	15% At	fordable		EUV	BLV												
Large Green 750 South Sunderland 20,000 374,000 688,540 680,024 664,903 479,371 388,888 225,558 475,459 65,500 1			Infrastructure Tariff			%0.0	2.0%	4.0%	%0.9	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Large Green 17 E. South Sunderland 20,000 374,000 688,540 686354 9103,102 98.8647 183,102 183,105 183,000 38,402 183,400 174,000 943,409 184,340 175,137 183,300 138,400 138,400 1374,000 374,000 945,439 186,300 1374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374	Site 1	Large Green 350	South Sunderland	20,000	374,000	817,175	733,599	650,024	564,903	479,371	393,838	285,588	175,489	63,506	-54,075	-310,351	-601,716
Large Steen 75 LO South Sunderland 20,000 374,000 943,439 843,465 940,237 943,239 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,269 943,	Site 2		\neg	20,000	374,000	792,058	697,580	479 507	508,624	414,146	319,668	179,571	83,473	-37,882	161,797	-417,281	-678,183
Medlum Green 35 South Sunderland 20,000 374,000 1,105,455 986,929 886,402 749,875 631,338 512,822 344,664 216,556 62,321 Medlum Green 35 D. South Sunderland 20,000 374,000 410,000 1,337,779 1,218,779 422,289 564,382 426,566 231,664 155,778 15,779 Large Brown 150 South Sunderland 400,000 480,000 19,160 472,240 462,770 437,200 477,239 483,897 482,387 482,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 483,897 443,888 483,8	Site 2			20,000	374 000	043 430	843 406	743 373	543 339	543.306	443 273	318 231	193 190	67 587	-63.347	-330,667	-603 607
Medium Green 15 South Sunderland 20,000 374,000 965,889 88,013 750,136 642,259 534,322 428,506 231,660 155,778 15,114.23 1,085,067 968,711 852,336 706,000 548,055 386,200 21,876 Large Brown 150 South Sunderland 400,000 480,000 72,906 410,400 420,000 471,41 278,447 426,100 596,144 728,489 480,100 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000	Site 5	Medium Green 35	South Sunderland	20.000	374.000	1.105.455	986.929	868.402	749.875	631.349	512.822	364.664	216.505	62.921	-92.536	-409.933	-731.663
Medium Green 15 South Sunderland 50,000 410,000 1,337,779 1,211,423 1,085,067 968,711 823,356 706,000 548,055 386,200 221,878 Large Brown 150 South Sunderland 400,000 480,000 19,160 64,888 122,847 245,720 347,220 452,329 70,528 453,939 887,422 720,688 853,933 Large Brown 150 South Sunderland 400,000 480,000 123,803 232,741 428,100 594,094 722,888 463,689 480,000 480,000 123,803 232,742 488,100 594,094 772,289 644,289 480,000 480,000 1174,114 278,469 482,100 707,283 833,742 480,000 1174,114 278,469 482,100 707,283 107,283 480,000 1174,114 278,469 482,389 483,128 68,483 11,186,282 486,128 68,483 11,186,282 486,128 68,418 11,186,282 486,128 68,418 11,186,282 68,418 11,186,282	Site 6	Medium Green 35 LD		20,000	374,000	965,889	858,013	750,136	642,259	534,382	426,506	291,660	155,769	15,070		-416,624	-710,065
Large Brown 500 South Sunderland 400,000 480,000 19,160 64,888 152,847 245,720 347,220 453,897 4587,242 7720,588 853,938 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Site 7	Medium Green 15		50,000	410,000	1,337,779	1,211,423	1,085,067	958,711	832,356	706,000	548,055	386,200	221,878	56,153	-277,556	-619,438
Large Brown 150 South Surreland 400,000 480,000 772,909 174,114 278,406 382,714 488,110 594,094 7728,481 883,087 999,674 1 Large Brown 50 South Surreland 400,000 480,000 123,835 1 Large Brown 15 South Surreland 400,000 480,000 123,835 1 Large Brown 15 South Surreland 400,000 123,835 1 Large Brown 15 South Surreland 50,000 140,000 140,000 15,947 116,739 1 Large Brown 17 South Surreland 50,000 140,000 1,504,727 1,373,91 1,402,72 1,103,25 1,103,25 1,103,25 1 Large Brown 17 South Surreland 50,000 140,000 1,504,727 1,137,291 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,103,29 1 1,	Site 8	Large Brown 500	South Sunderland	400,000	480,000	19,160	-64,888	-152,847	-245,720	-347,220	-453,897	-587,242	-720,588	-853,933	-987,279	-1,253,969	-1,520,660
Medium Brown E0 South Surderland 400,000 480,000 173,833 185,185 283,867 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,056 482,058 482,056 482,056 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,058 482,05	Site 9	Large Brown 150	South Sunderland	400,000	480,000	-72,909	-174,114	-278,408	-382,741	-488,100	-594,094	-728,481	-863,087	-999,674	-1,136,458	-1,424,774	-1,721,052
Medlum Brown 15 South Surderland 400,000 480,000 123,832 237,429 352,644 467,779 462,954 468,779 462,264 467,779 462,954 468,779 462,264 467,779 452,954 468,779 462,264 467,779 462,856 468,339 490,331 1,128,327 462,873 462,873 463,873 463,785 463,785 463,287 463,287 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,787 463,	Site 10	Large Brown 60	South Sunderland	400,000	480,000	-88,584	-185,185	-283,867	-382,550	-482,035	-582,150	-707,293	-833,754	-960,584	-1,087,414	-1,341,073	-1,597,377
Medium Brown 15 South Sunderland 400,000 480,000 76,705 522,338 121,387 1163,385 1077297 858,312 812,587 814,674 818,888 121,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1076,387 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,289 1168,2	Site 11	Medium Brown 25	South Sunderland	400,000	480,000	-123,933	-237,429	-352,604	-467,779	-582,954	-698,363	-844,339	-990,315	-1,136,292	-1,282,268	-1,575,008	-1,870,437
Small Green 7 South Sunderland 50,000 410,000 1,715,112 1,573,910 1,281,50F 1,150,305 1,007,22F 825,579 644,061 458,888 Small Creen 7 South Sunderland 50,000 410,000 1,507,24 1,207,789 1,203,786 1,403,289 1,403,289 1,403,289 1,403,289 1,403,289 1,403,289 1,403,289 1,403,289 1,403,289 1,403,249 1,403,289 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1,403,249 1	Site 12		South Sunderland	400,000	480,000	76,705	-22,328	-121,361	-222,375	-324,523	-426,671	-554,355	-683,122	-812,587	-942,052	-1,200,982	-1,461,369
Small Green 4 South Sunderland 50,000 410,000 1,564,572 1,322,488 1,403,258 1718,258 976,155 842,209 673,825 565,441 337,056 Green Plot South Sunderland 50,000 410,000 1,564,572 1,502,769 881,275 761,791 881,275 337,186 480,702 380,556 146,740 382,305 480,701 480,701 480,701 482,905 382,462 107,881 221,380 337,186 483,022 599,117 746,017 482,905 382,064 221,380 337,186 483,102 599,117 746,017 482,905 383,644 214,922 96,246 721,387 440,387 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642 1013,642	Site 13		South Sunderland	50,000	410,000	1,715,112	1,573,910	1,432,708	1,291,507	1,150,305	1,007,297	825,679	644,061	458,888	273,692	-96,702	-474,701
Green Plot South Sunderland 50,000 410,000 4,287,28 1,160,244 1,020,760 891,275 761,791 622,307 470,451 308,556 146,740 146,740 116,724 1,020,760 891,275 761,791 622,307 470,451 308,556 146,740 146,740 116,724 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,742 1,020,	Site 14		South Sunderland	50,000	410,000	1,504,572	1,372,468	1,240,363	1,108,259	976,155	842,209	673,825	505,441	337,056	168,672	-168,096	-514,402
Small Brown South Sunderland 400,000 480,000 4424 -107,881 -221,350 -337,186 -459,117 -746,011 -802,005 Small Brown 4 South Sunderland 400,000 480,000 440,000 33,847 254,180 38,832 66,439 226,110 391,162 -599,117 -746,011 492,005 Small Brown 4 South Sunderland 400,000 480,000 480,000 333,644 214,942 98,240 -22,462 -141,164 -262,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -582,187 415,236 -1,173,425 -1,133,429 -1,132,439 -1,132,439 -1,132,439 -1,132,439 -1,132,439 -1,132,439 -1,132,439 -1,132,439 -1,132,253 -1,132,439 -1,132,439	Site 15		South Sunderland	20,000	410,000	1,279,728	1,150,244	1,020,760	891,275	761,791	632,307	470,451	308,596	146,740	-15,115	-343,492	-677,398
South Sunderland 400,000 480,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000 380,000	Site 16		South Sunderland	400,000	480,000	116,729	4,424	-107,881	-221,350	-337,186	-453,022	-599,117	-746,011	-892,905	-1,040,199	-1,337,835	-1,635,471
Brown Plot South Sunderland 400,000 480,000 335,638 40,300 579,943 719,588 882,229 888,71 41,73,425 11,347,978 1,522,532 Urban Flats 75 South Sunderland 400,000 480,000 3563,081 3,749,778 3,396,475 4,123,172 4,395,74 4,735,23 4,4735,29 15,250,639	Site 17	\neg	South Sunderland	400,000	480,000	414,374	254,103	93,832	-00,439	01.7°27-	-391,162	-597,804	-804,445	-1,013,042	-1,223,228	1,642,401	4 400 676
Drown Flore South Sunderland 40,000 49,000 3,500,000 49,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000 4,000	Site 18		South Sunderland	400,000	480,000	333,644	214,942	96,240	740 606	950 220	787,187	4 472 425	4 247 070	4 500 500	1 607 005	-1,180,480	2 206 200
	Site 20		South Sunderland	400,000	480,000	-3,563,081	-3.749.778	-3,936,475	-4,123,172	-4.311,024	-4.499.574	-4,735,263	-4.970.951	-5,206,639	-1,097,063	-5,913,703	-6,385,080
Urban Flats 20 South Sunderland 400,000 480,000 -1,075,570 -1,182,492 -1,398,426 -1,506,392 -1,614,359 -1,749,318 -1,84,277 -2,019,235	Site 21		South Sunderland	400.000	480.000	-1.075,570	-1.182.492	-1.290.459	-1.398.426	-1,506,392	-1.614.359	-1.749.318	-1.884.277	-2.019,235	-2.154.194	-2.424.111	-2.694.028



Table 10.5b Residential Development – Residual Values

Standardised Infrastructure Tariff (% GDV) - With 15% Affordable Housing

15% Aff	15% Affordable		EUV	BLV												
		Infrastructure Tariff			0.0%			%0.9	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 1	Large Green 350	Washington	20,000	374,000	665,314	585,555	504,282	423,010	341,738	258,841	154,226	47,373	-65,607	-184,653	-448,918	-727,938
Site 2	Large Green 175		20,000	374,000	626,814		447,271	357,500	267,729	177,957	65,743	-50,312	-168,346	-289,775	-534,662	-784,683
Site 3	Large Green 175 LD	Washington	20,000	374,000	498,685	422,662	346,639	270,616	194,593	118,570	23,293	-76,338	-177,350	-280,182	-488,544	-700,775
Site 4	Large Green 75	Washington	20,000	374,000	769,002	673,948	578,894	483,840	388,786	293,732	174,914	55,187	-69,431	-195,164	-452,776	-713,889
Site 5	Medium Green 35	Washington	20,000	374,000			673,146	560,542	447,937	335,332	194,057	47,679	-100,011	-249,576	-554,241	-862,229
Site 6	Medium Green 35 LD) Washington	20,000	374,000	777,375	674,889	572,403	469,917	367,431	264,944	135,213	1,179	-133,240	-270,693	-547,981	-828,913
Site 7	Medium Green 15	Washington	50,000	410,000	1,119,832	999,732	879,632	759,531	639,431	519,166	364,690	208,148	50,627	-106,893	-429,103	-754,060
Site 8	Large Brown 500	Washington	400,000	480,000	19,160	-64,888	-152,847	-245,720	-347,220	-453,897	-587,242	-720,588	-853,933	-987,279	-1,253,969	-1,520,660
Site 9	Large Brown 150	Washington	400,000	480,000	-72,909	-174,114	-278,408	-382,741	-488,100	-594,094	-728,481	-863,087	-999,674	-1,136,458	-1,424,774	-1,721,052
Site 10	Site 10 Large Brown 60	Washington	400,000	480,000	-88,584	-185,185	-283,867	-382,550	-482,035	-582,150	-707,293	-833,754	-960,584	-1,087,414	-1,341,073	-1,597,377
Site 11	Medium Brown 25	Washington	400,000	480,000	-123,933	-237,429	-352,604	-467,779	-582,954	-698,363	-844,339	-990,315	-1,136,292	-1,282,268	-1,575,008	-1,870,437
Site 12	Site 12 Medium Brown 15	Washington	400,000	480,000	76,705	-22,328	-121,361	-222,375	-324,523	-426,671	-554,355	-683,122	-812,587	-942,052	-1,200,982	-1,461,369
Site 13	Small Green 7	Washington	50,000	410,000	1,715,112	1,573,910	1,432,708	1,291,507	1,150,305	1,007,297	825,679	644,061	458,888	273,692	-96,702	474,701
Site 14	Small Green 4	Washington	50,000	410,000	1,504,572	1,372,468	1,240,363	1,108,259	976,155	842,209	673,825	505,441	337,056	168,672	-168,096	-514,402
Site 15	Green Plot	Washington	50,000	410,000	1,279,728	1,150,244	1,020,760	891,275	761,791	632,307	470,451	308,596	146,740	-15,115	-343,492	-677,398
Site 16	Small Brown 11	Washington	400,000	480,000	116,729	4,424	-107,881	-221,350	-337,186	-453,022	-599,117	-746,011	-892,905	-1,040,199	-1,337,835	-1,635,471
Site 17	Small Brown 7	Washington	400,000	480,000	414,374	254,103	93,832	-66,439	-226,710	-391,162	-597,804	-804,445	-1,013,642	-1,223,228	-1,642,401	-2,061,704
Site 18	Small Brown 4	Washington	400,000	480,000	333,644	214,942	96,240	-22,462	-141,164	-262,187	-415,236	-568,285	-721,334	-874,383	-1,180,480	-1,488,676
Site 19	Site 19 Brown Plot	Washington	400,000	480,000	-300,657	-440,300	-579,943	-719,586	-859,229	-998,871	-1,173,425	-1,347,978	-1,522,532	-1,697,085	-2,046,193	-2,395,300
Site 20	Urban Flats 75	Washington	400,000	480,000	-2,023,670	-2,254,367	-2,485,065	-2,715,762	-2,946,459	-3,177,157	-3,465,529	-3,753,900	-4,042,272	-4,330,644	-4,907,387	-5,487,210
Site 21	Urban Flats 20	Washington	400,000	480,000	-204,099	-335,632	-467,285	-598,938	-730,591	-862,244	-1,026,810	-1,191,376	-1,355,942	-1,521,697	-1,854,929	-2,188,160
15% Aff.	5% Affordable		EUV	BLV												
		Infrastructure Tariff			%0.0	2.0%	4.0%	%0'9	8.0%	10.0%	12.5%	15.0%	17.5%	20.0%	25.0%	30.0%
Site 1	Large Green 350	Coalfield	20,000	374,000	536,900		381,513	303,820	223,897	143,891	41,619	-66,759	-180,753	-301,426	-567,230	-833,964
Site 2	Large Green 175	-	20,000	374,000	488,009	402,191	316,373	230,556	144,738	58,920	-52,285	-165,244	-281,325	-397,711	-634,952	-875,832
Site 3	Large Green 175 LD		20,000	374,000	381,206	308,529	235,853	163,176	90,499	17,371	-77,950	-174,664	-272,971	-372,040	-573,449	-778,579
Site 4	Large Green 75	Coalfield	20,000	374,000	622,474	531,603	440,732	349,860	258,989	168,117	53,572	-65,591	-185,755	-308,683	-556,733	-808,046
Site 5	Medium Green 35	Coalfield	20,000	374,000	724,392	616,762	509,132	401,501	293,871	185,480	45,457	-95,708	-238,651	-384,253	-676,559	-971,904
Site 6	Medium Green 35 LD	Coalfield	20,000	374,000	619,024	521,066	423,108	325,149	227,191	127,389	-861	-129,340	-260,766	-393,284	-659,942	-928,746
Site 7	Medium Green 15	Coalfield	50,000	410,000	936,757	821,912	707,066	592,220	475,994	357,819	208,034	57,405	-93,223	-245,663	-556,403	-867,143
Site 8	Large Brown 500	Coalfield	400,000	480,000	19,160	-64,888	-152,847	-245,720	-347,220	-453,897	-587,242	-720,588	-853,933	-987,279	-1,253,969	-1,520,660
Site 9	Large Brown 150	Coalfield	400,000		-72,909	-174,114	-278,408	-382,741	-488,100	-594,094	-728,481	-863,087	-999,674	-1,136,458	-1,424,774	-1,721,052
Site 10		Coalfield	400,000	Ì	-88,584	-185,185	-283,867	-382,550	-482,035	-582,150	-707,293	-833,754	-960,584	-1,087,414	-1,341,073	-1,597,377
Site 11	Medium Brown 25	Coalfield	400,000	Ì	-123,933	-237,429	-352,604	-467,779	-582,954	-698,363	-844,339	-990,315	-1,136,292	-1,282,268	-1,575,008	-1,870,437
Site 12	Medium Brown 15	Coalfield	400,000		76,705	-22,328	-121,361	-222,375	-324,523	-426,671	-554,355	-683,122	-812,587	-942,052	-1,200,982	-1,461,369
Site 13		Coalfield	20,000	410,000	1,715,112	1,573,910	1,432,708	1,291,507	1,150,305	1,007,297	825,679	644,061	458,888	273,692	-96,702	-474,701
Site 14	Small Green 4	Coalfield	20,000	410,000	1,504,572	1,372,468	1,240,363	1,108,259	976,155	842,209	673,825	505,441	337,056	168,672	-168,096	-514,402
Site 15	Green Plot	Coalfield	50,000		1,279,728	1,150,244	1,020,760	891,275	761,791	632,307	470,451	308,596	146,740	-15,115	-343,492	-677,398
Site 16	Small Brown 11	Coalfield	400,000	480,000	116,729	4,424	-107,881	-221,350	-337,186	-453,022	-599,117	-746,011	-892,905	-1,040,199	-1,337,835	-1,635,471
Site 17	Site 17 Small Brown 7	Coalfield	400,000	480,000	414,374	254,103	93,832	-66,439	-226,710	-391,162	-597,804	-804,445	-1,013,642	-1,223,228	-1,642,401	-2,061,704
Site 18	Small Brown 4	Coalfield	400,000	480,000	333,644	214,942	96,240	-22,462	-141,164	-262,187	-415,236	-568,285	-721,334	-874,383	-1,180,480	-1,488,676
Site 19	Site 19 Brown Plot	Coalfield	400,000	480,000	-300,657	-440,300	-579,943	-719,586	-859,229	-998,871	-1,173,425	-1,347,978	-1,522,532	-1,697,085	-2,046,193	-2,395,300
Site 20	Site 20 Urban Flats 75	Coalfield	400,000	480,000	-2,023,670	-2,254,367	-2,485,065	-2,715,762	-2,946,459	-3,177,157	-3,465,529	-3,753,900	-4,042,272	-4,330,644	-4,907,387	-5,487,210
Site 21	Site 21 Urban Flats 20	Coalfield	400,000	480,000	-204,099	-335,632	-467,285	-598,938	-730,591	-862,244	-1,026,810	-1,191,376	-1,355,942	-1,521,697	-1,854,929	-2,188,160



Table 10.6a Residential Development – Residual Values

Standardised Infrastructure Tariff (% GDV) - Without Affordable Housing

	0% Aff	0% Affordable		EUV	BLV												
18. 1. 1. 1. 1. 1. 1. 1.			Infrastructure Tariff			0.0%	2.0%	4.0%	%0.9	8.0%	10.0%	12.5%	15.0%	17.5%			30.0%
The control of the	Site 8	Large Brown 500	Central S	400,000	480,000	137,486	53,534	-35,045	-129,359	-228,487	-335,075	-479,784	-625,095	-770,407	-915,718	-1,206,341	-1,496,964
The control of the	Site 9		Central S	400,000	480,000	76,707		-141,554	-253,486	-366,800		-624,452	-770,162	-916,409	-1,064,476	-1,364,760	-1,685,120
No. 1 No. 1 No. 2 No.	Site 10		Central S	400,000	480,000	49,258	-54,908	-159,074	-266,247	-373,686	-481,393	-617,641	-753,889	-891,368	-1,029,452	-1,305,619	-1,582,860
	Site 11	Medium Brown 25	Central S	400,000	480,000	23,953	-98,344	-221,517	-347,661	-473,804	-599,948	-757,805	-917,684	-1,077,562	-1,237,440	-1,557,196	-1,879,651
See	Site 12	Medium Brown 15	Central S	400,000	480,000	242,352	135,684	29,017	-77,651	-184,817	-294,840	-432,369	-569,898	-708,227	-847,673	-1,126,566	-1,405,459
The continent of	Site 16	Small Brown 11	Central S	400,000	480,000	237,815	112,269	-13,276	-138,822	-266,309	-395,802	-557,668	-721,761	-885,973	-1,050,186	-1,381,918	-1,714,645
The control of the	Site 17	Small Brown 7	Central S	400,000	480,000	414,374	254,103	93,832	-66,439	-226,710	-391,162	-597,804	-804,445	-1,013,642	-1,223,228	-1,642,401	-2,061,704
Fig. 12 Hotel Fig. 35 Cornel 3 2	Site 18		Central S	400,000	480,000	333,644	214,942	96,240	-22,462	-141,164	-262,187	-415,236	-568,285	-721,334	-874,383	-1,180,480	-1,488,676
See 2 University 2 Control 5 Contr	Site 15	_	Central S	400,000	480,000	-300,657	-440,300	-579,943	-719,586	-859,229	-998,871	-1,173,425	-1,347,978	-1,522,532	-1,697,085	-2,046,193	-2,395,300
Fig. 2 Value Tests 20. Control State C	Site 20		Central S	400,000	480,000	-3,366,859	-3,576,353	-3,785,847	-3,995,341	4,204,835	-4,414,329	-4,676,197	-4,940,413	-5,204,880	-5,469,347	-5,998,282	-6,527,217
Part	Site 21		Central S	400,000	480,000	-890,990	-1,009,899	-1,128,807	-1,247,715	-1,367,581	-1,487,970	-1,638,456	-1,788,943	-1,939,429	-2,089,915	-2,390,888	-2,691,861
Sept. Capacitation Capacitatio	0% Aff	ordable		EUV	BLV												
Separar Page Content 750 New Rachement 20,000 274,000 480,000 31,000 420,000 420,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000			Infrastructure Tariff			0.0%	2.0%	4.0%	%0.9	8.0%	10.0%	12.5%	15.0%	17.5%		25.0%	30.0%
State 2 Juny Genery TY, 10 New Boundard 20,000 34,000 94,000 94,000 96,000 94,000 96,000 94,000 94,000 94,000 96,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000 94,000	Site 1	Large Green 350	North Sunderland	20,000	374,000	460,038	381,550	303,031	222,207	141,384	58,862	-49,028	-163,627	-284,088		-686,118	-955,578
State Lange Decent TS, 10 North Standarder 20,000 37,000 85,000 85,001 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000 85,000	Site 2	Large Green 175	North Sunderland	20,000	374,000	401,629	314,912	228,194	141,477	54,759	-35,085	-148,821	-265,972	-383,312	-502,322	-743,468	-991,880
	Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	565.122	484.411	403.700	322,989	242.278	161.567	60.678	-43.521	-149,597	-258.771	-478.920	-703.665
	Site 4	Large Green 75	North Sunderland	20,000	374.000	858 991	758.120	657,249	556.378	455.508	354 637	228 549	102 460	-28.413	-160 712	-433.345	-710.028
	2 0	Modium Groon 26	North Sunderland	000,02	274,000	007 645	077 422	757 224	010,000	E16 046	200,000	246,442	02,100	DI 10	200,000	540,000	077 244
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	Site o	Medium Green 35 LD	_	20,000	3/4,000	205,302	068,667	040,477	937,000	427,053	318,240	181,145	38,931	-104,571	-250,156	-540,184	-845,562
	Site 7	Medium Green 15	North Sunderland	50,000	410,000	1,246,537	1,120,157	993,777	867,397	741,017	614,637	454,682	291,677	125,920	-39,837	-376,631	-718,579
Size of Limps Brown 150 North Exchanged 440,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 <	Site 8	Large Brown 500	North Sunderland	400,000	480,000	137,486		-35,045	-129,359	-228,487	-335,075	-479,784	-625,095	-770,407	-915,718	-1,206,341	-1,496,964
State Lange Brown 25 Worth Superinduct 40,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,000 48,	Site 9	Large Brown 150	North Sunderland	400,000	480,000	76,707	-31,682	-141,554	-253,486	-366,800	-480,540	-624,452	-770,162	-916,409	-1,064,476	-1,364,760	-1,685,120
Modelin Brown St. Dermitter and 480,000 242,256 943,246 127,157 3470 3470 1287 1288 1288 127,158 1288 1288 1288 1288 1288 1288 1288 1	Site 10	Large Brown 60	North Sunderland	400,000	480,000	49,258	-54,908	-159,074	-266,247	-373,686	-481,393	-617,641	-753,889	-891,368	-1,029,452	-1,305,619	-1,582,860
Small Gener 7 North Structerined 60.000 (1755.12 St. 57.40) (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.200 (125.2	Site 11	T	North Sunderland	400,000	480,000	23,963	-98,344	-221,517	-347,661	-473,804	-599,948	-757,805	-917,684	-1.077,562	-1,237,440	-1,557,196	-1.879,651
Small Genery 1 Merins Eurotelized 50,000 410,000 1778,728 1, 1722,246 1, 120,270 1 175,000 1778,728 1, 150,244 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175,000 1 175	Site 12	1	North Sunderland	400,000	480,000	242,352	135,684	29.017	-77,651	-184,817	-294,840	-432,369	-569,898	-708,227	-847,673	-1,126,566	-1,405,459
Second Creen North Structured Scott Structure	Site 13	Small Green 7	North Sunderland	50,000	410 000	1715112	1 573 910	1 432 708	1 291 507	1 150 305	1 007 297	825 679	644 061	458 888	273 692	-96 702	-474 701
Since Standal Brown New Part Survivination Standard St	Oito 1		North Sunderland	20000	410,000	1 504 572	1 372 469	1 240 363	1 100 250	076 155	000 000	673 825	505 441	337 056	169 672	-169 006	-514 402
Small Brown 1 North Sunderland 40,000 480,000 141,374 112,375 141,176 36,000 450,000 450,000 41,371 20 112,270 141,176 36,000 450,000 450,000 41,371 324 112,371 324 112,371 324 112,371 324 112,371 324 113,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,371 31,	Site in		North Sunderland	20,000	410,000		1 150 244	1,240,363	1,100,233	761 701	632,203	470 454	308 508	146 740	-15 115	-343 403	204,410
Small Brown 1 Nurth Sunderland 400,000 440,000 540,000 440,000 540,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000 440,000	allo o	Green Pion	North Surderland	000,000	410,000		1,130,244	1,020,700	091,273	167,107	932,307	470,431	300,330	146,740	-13,113	-343,492	4 744 645
Statistics North Sunderland 400,000 480,000 333,644 419,300 273,649 419,450 426,240 426,240 426,240 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 426,440 42	one ic		North Sunderland	400,000	480,000	120,762	112,269	-13,276	-136,622	606,302-	200,400	900'/66-	-721,761	-965,973	1,000,186	-1,361,916	-1,714,645
December North Sunderland 400,000 480,000 300,657 440,390 278,342 378,342 378,342 378,342 378,342 378,342 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,343 378,344 388,344 388,344 378,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,344 388,	olle I.		North Sunderland	400,000	480,000	414,374	254,103	93,632	-00,439	01,702-	-391,162	-597,804	-804,445	-1,013,642	-1,223,228	-1,642,401	-2,061,704
Brown Float North Sunderland 400,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 480,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 410,000 4	Site 18	Small Brown 4	North Sunderland	400,000	480,000	333,644	214,942	96,240	-22,462	-141,164	-262,187	-415,236	-568,285	-721,334	-874,383	-1,180,480	-1,488,676
Site 2 Urban Filas 75 North Survierland 400,000 480,000 18,624 2,093,086 2,575,282 2,257,280 3,081,782 3,399,207 16,68,69 7,727,72 3,99,207 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,47 1,453,	Site 15	Brown Plot	North Sunderland	400,000	480,000	-300,657	-440,300	-579,943	-719,586	-859,229		-1,173,425	-1,347,978	-1,522,532	-1,697,085	-2,046,193	-2,395,300
Site 2 Utean Filats 20 North Sunderland 400,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000		Urban Flats 75	North Sunderland	400,000	480,000	Ť	-2,066,063	-2,319,996	-2,573,928		-3,081,792	-3,399,207	716,	-4,034,038	-4,351,453	-4,986,284	-5,621,114
OF Affordable EUV BLV Q.OPA, Affordable C.OPA, Affordable B.D.A. Miscraftable 10.0PA, Affordable B.D.A. Miscraftable 10.0PA, Affordable BLV BLV BLV C.OPA, Affordable B.D.A. Miscraftable 10.0PA, Affordable B.D.A. Miscraftable 10.0PA, Affordable B.D.A. Miscraftable 10.0PA, Affordable B.D.A. Miscraftable B.D.A. Misc		Urban Flats 20	North Sunderland	400,000	480,000	-18,624	-158,356	-300,388	-444,520	-588,651	-732,782	-912,946	-1,093,109	-1,273,273		-1,816,956	-2,181,772
Sint Large Green 175 South Sunderland 20,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 374,000 3		- Independent		MI	710												
Impression Forms		ordable		EUV	BLV	,000	200	,00	700 0	ò	700 07	, c.	20	ì			,00
Large Green T75 Dourh Sunderland 20,000 374,000 1,010,236 89,835 746,23 69,340 89,337 746,23 69,340 80,340 89,340 74,23 69,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 80,340 8			Intrastructure laritt				2.0%	4.0%	6.0%	8.0%	10.0%	12.5%	15.0%	17.5%			30.0%
Large Green 17 D. South Sunderland 20,000 374,000 1180,242 1,070,201 960,160 850,313 194,282 31 944,284 172,421 180,000 82,430 174,000 1180,242 1,070,201 960,160 850,118 174,000 822,733 174,000 1180,242 1,070,201 960,160 850,118 174,000 822,441 180,242 174,000 1213,480 174,000 1213,480 174,000 1213,480 174,000 1213,480 174,000 1213,480 174,000 1213,480 174,000 1213,480 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 174,180 17	Site 1	Large Green 350	South Sunderland	20,000	374,000		930,286	838,257	746,227	653,200	559,015	441,284	322,298	201,062	78,021	-188,146	-490,511
Large Green 77 D. South Sunderland 20,000 374,000 1180,241 100.201 1960,100 83.451 86.252 82.461 850,280 42.477 85.146 85.250 45.152 100.201 1180,242 1177.483 866.374 855.265 724.137 560,288 396.344 75.176 85.050 74.000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,000 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,400 13.74,	Site 2	Large Green 175	\neg	20,000	374,000		906,465	802,404	698,343	594,282	490,221	360,145	230,069	99,992	-33,117	-309,939	-593,442
Large Green 75 South Sunderland 20,000 1374,000 1,379,731 1,248,612 1107,439 986,374 665,058 365,340 374,000 1,379,731 1,248,612 1105,330 986,374 665,058 365,340 374,000 1,374,000 1,374,730 1,371,089 1,323,731 1,248,612 1,055,320 1,374,429 1,055,320 1,375,411 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,429 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,439 1,374,	Site 3	Large Green 175 LD	\neg	20,000	374,000	822,723	734,675	646,626	558,578	470,530	382,481	272,421	162,360	52,300	-61,936	-297,221	-537,777
Medium Green 35 South Sunderland 20,000 1,213,146 1,093,787 194,428 865,099 124,317 195,418 185,256 45,153 17,854 185,256 17,851 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,329 1,055,3	Site 4	Large Green 75	South Sunderland	20,000	374,000	1,180,242	1,070,201	960,160	850,119	740,079	630,038	492,487	354,936	217,385	79,612	-209,275	-507,281
Medium Green 15 South Surveiland 50,000 1,646,829 1,508,957 1,371,89 1,233,219 1,056,350 957,481 785,145 612,809 438,022 299,020 1,003,422 685,039 1,508,957 1,371,89 1,233,219 1,056,350 957,481 785,145 612,809 1,371,89 1,233,219 1,056,350 957,481 785,145 612,809 1,371,89 1,203,319 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89 1,371,89	Site 5	Medium Green 35		20,000	3/4,000	1,379,731	1,248,612	1,117,493	986,374	855,256	724,137	560,238	396,340	232,441	63,126	-282,833	-637,590
Medium Brown 150 South Sunderland 400,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,000 197,0	o le o	Medium Green 30 LD		20,000	374,000	1,213,140	1,093,707	974,420	000,000	117,007	010,332	407,133	406,716	100,001	12,340	-303,004	-020,744
Large Brown 150 South Surderland 400,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,000 480,0	allo	CI LIBBIO ILIDIDAM	South Suridenaria	000,000	410,000	1,040,020	1,000,000,1	1,371,000	1,233,219	000,300	937,401	7 03, 143	012,000	430,022	239,020	102,031	4 400 004
Large Brown 60 South Surderland 400,000 480,000 23,932 -94,906 1-99,000 480,000 23,932 -94,906 1-99,000 480,000 23,932 -94,906 1-99,000 480,000 23,932 -94,906 1-90,000 480,000 17,15112 1,573,810 1,295,810 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1,007,310 1	Site 8	Large Brown 500	South Sunderland	400,000	480,000	137,486	53,534	-35,045	-129,359	-228,487	-335,075	-479,784	-625,095	-170,407	-915,718	-1,206,341	-1,496,964
Large Brown South Sunderland 400,000 480,000 22,856 47,861 481,389 67,661 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,886 477,876 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877 470,877	Site 9	Large Brown 150	South Sunderland	400,000	480,000	76,707	-31,682	-141,554	-253,486	-366,800	-480,540	-624,452	-770,162	-916,409	-1,064,476	-1,364,760	-1,685,120
1.5 South Sunderland 400,000 480,000 22,382 135,884 29,017 37,656 473,884 22,385 36,884 32,385 36,884 32,385 36,884 32,385 36,884 32,385 36,884 32,385 36,481 32,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 38,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 38,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 38,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,885 37,88	Site 10	Large Brown 60	South Sunderland	400,000	480,000	49,258	-54,908	-159,074	-266,247	-373,686	-481,393	-617,641	-753,889	-891,368	-1,029,452	-1,305,619	-1,582,860
South Sunderland	Site 1.	Medium Brown 25	South Sunderland	400,000	480,000	23,963	-98,344	-221,517	-347,661	-473,804	-599,948	-757,805	-917,684	-1,077,562	-1,237,440	-1,557,196	-1,879,651
South Sunderland 50,000 410,000 1,574,628 1,432,708 1,281,501 1,108,238 1,107,139 1,783,238 1,432,708 1,281,602 1,783,230 1,432,708 1,576,244 1,708,238 1,782,238 1,782,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,239 1,783,249 1,783,249 1,783,249 1,783,249 1,783,249 1,783,249 1,783,249 1,783,249 1,783,249 1,783,249 1,783,289	Site 12		South Sunderland	400,000	480,000	ď	135,684	29,017	-77,651	-184,817	-294,840	-432,369	-569,898	-708,227	-847,	-1,126,566	-1,405,459
South Sunderland 50,000 410,000 1,278,728 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,248 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,150,448 1,15	Site 1		South Sunderland	90,000	410,000	-	1,573,910	1,432,708	1,291,507	1,150,305	1,007,297	825,679	644,061	458,888	273,692	-96,702	-474,701
South Sunderland	Site 14		South Sunderland	20,000	410,000	1,504,572	1,372,468	1,240,363	1,108,259	976,155	842,209	673,825	505,441	337,056	168,672	960,891-	-514,402
South Sunderland	Site 1:		South Sunderland	20,000	410,000	1,279,728	1,150,244	1,020,760	891,275	167,197	632,307	470,451	308,596	146,740	611,61-	-343,492	-677,398
South Sunderland 400,000 480,000 33.644 214,92 96,240 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,82 376,	Site 16	Small Brown 11	South Sunderland	400,000	480,000	237,815	112,269	-13,276	-138,822	-266,309	-395,802	-557,668	-721,761	-885,973	-1,050,186	-1,381,918	-1,714,645
Institution of South Sunderland at 0,000 480,000 480,000 3,586,863 3,792,109 5,943 4,198,662 89229 998,877 1,732,45 1,522,582 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,677,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085 1,777,085	Site 1,	Small Brown 7	South Sunderland	400,000	480,000	414,374	254,103	93,832	-66,439	-226,710	-391,162	-597,804	-804,445	-1,013,642	-1,223,228	-1,642,401	-2,061,704
Brown Plot South Sunderland 400,000 480,000 30,0587 440,300 3.386,324 4.186,400 4.406,518 4.606,135 4.861,588 5.118,041 5.374,494 5.639,947 6.138,384 Urban Flats 20 South Sunderland 400,000 480,000 4.00,000 4.1016,542 1.131,847 1.132 1.134,840 1.136,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360,383 1.1360	Site 18		South Sunderland	400,000	480,000	333,644	214,942	96,240	-22,462	-141,164	-262,187	-415,236	-568,285	-721,334	-874,383	-1,180,480	-1,488,676
Urban Flats 20 South Sunderland 400,000 480,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000 400,00	Site 18	Brown Plot	South Sunderland	400,000	480,000	759,005-	-440,300	-5/9,943	4 400 400	-859,229	-998,871	4 964 500	-1,347,978	-1,522,532	-1,697,085	-2,046,193	-2,395,300
Urban Frank 20 South Sunderland 400,000 400,000 1,131,647 1,131,647 1,130,003 1,303,033 1,400,300 1,307,000	Site Z	Urban Flats 75	South Sunderland	400,000	480,000	4,588,953	4 424 647	-3,995,254	4,198,400	4,401,546	4,605,135	4 740 047	-5,118,041	-5,374,494	-5,630,947	-6,143,854	-6,656,760
	7 2110	_	South survenance	400,000	400,000	210,010,1-	1,101,01,	-1,247,102	-1,000,000	000,004,1-	1,20,150,1-	1,140,241	-1,000,1-	-2,000,100	-2,101,020	-2,412,010	-2,104,101



Table 10.6b Residential Development – Residual Values Standardised Infrastructure Tariff (% GDV) - Without Affordable Housing 20,000 20,000 20,000 50,000 400,000 50,000 50,000 50,000

Brown 500 Brown 150 Brown 60

10.25 The above analysis should be given limited weight as the outcome of the Government's consultation is not yet known. Having said this, the appraisals indicate that the greenfield sites in the South Sunderland, Washington and Coalfields value areas may be able to bear, with 15% affordable housing, a contribution of 4% of GDV, but elsewhere it would be less. Without affordable housing the greenfield in the South Sunderland, Washington and Coalfields value

Brown 150 Brown 60

Brown 500



areas may be able to bear, a contribution of 6% to 10% of GDV, but elsewhere it would be less.

Varied Affordable Housing Tenures

- 10.26 The base appraisals assume the Council's preferred tenure mix of 25% Intermediate Housing and 75% Affordable Rent. Not only may this change over time (as the Housing Market Assessment is updated), but this is an area of changing national policy with current requirements for 10% Affordable Ownership (where the 10% is of all the housing) and 25% First Homes (where the 25% is of the affordable housing only).
- 10.27 Further sets of appraisals have been run with a range of tenure mixes.



Table 10.7a Residential Development – Residual Values v BLV

Varied Affordable Tenure Mixes - Affordable Rent v Intermediate Housing

			EUV	BLV											
		O	EUV	BLV	450/	450/	450/	450/	450/	450/	450/	450/	450/	450/	15%
_		Overall Affordable Intermediate Housing			15% 0%	15%	15% 20%	15% 30%	15% 40%	15% 50%	15% 60%	15% 70%	15% 80%	15% 90%	100%
		Affordable Rent			100%	90%	20% 80%	70%	60%	50%	40%	30%	20%	10%	
		Social Rent			100%	90%	00%	70%	00%	30%	40%	30%	20%	10%	0%
011-0	L 500		400.000	400.000	05.050	00.507	04.404	40.000	40 500	44.407	44.005	0.500	7.000	4.000	0.505
Site 8 Site 9	Large Brown 500	Central S Central S	400,000	480,000 480,000	-25,859 -127,908	-23,527 -125,035	-21,194 -122,162	-18,862 -119,288	-16,530 -116,415	-14,197 -113,542	-11,865 -110,669	-9,533 -107,796	-7,200 -104,923	-4,868 -102,050	-2,535 -99.177
	Large Brown 150		,	,			,	,=00	,		,	1011100	,	,	00,
	Large Brown 60 Medium Brown 25	Central S Central S	400,000 400,000	480,000 480,000	-141,094 -183,783	-138,462 -180,850	-135,831 -177,917	-133,199 -175.058	-130,568 -172,218	-127,936 -169,378	-125,304 -166,538	-122,673 -163,698	-120,041 -160,858	-117,410 -158,018	-114,778 -155,178
								-,					-		
Site 12	Medium Brown 15	Central S	400,000 400,000	480,000	21,992 50,458	25,073 51,974	28,154 53,489	31,235 55,005	34,316 56,521	37,397 58.037	40,478 59,552	43,559	46,640 62,584	49,721 64,100	52,802 65,615
Site 16	Small Brown 11 Small Brown 7	Central S Central S	400,000	480,000 480,000	335,102	335.102	335,102	335,102	335.102	335,102	335,102	61,068 335,102	335,102	335,102	335,102
Site 17			,	,	269,077	269.077	269,077	269.077	269.077	269,077	269,077	269,077	269.077	269.077	269,077
Site 18	Small Brown 4	Central S	400,000	480,000											
Site 19 Site 20	Brown Plot Urban Flats 75	Central S Central S	400,000 400,000	480,000 480,000	-350,979 -3,528,494	-350,979 -3,530,365	-350,979 -3,532,236	-350,979 -3,534,107	-350,979 -3,535,978	-350,979 -3,537,849	-350,979 -3,539,720	-350,979 -3,541,591	-350,979 -3,543,462	-350,979 -3,545,333	-350,979 -3,547,204
	Urban Flats 20	Central S	400,000	480,000	-1,063,764	-1,064,911	-1,066,057	-1,067,204	-1,068,351	-1,069,497	-1,070,644	-1,071,791	-1,072,937	-1,074,084	-1,075,231
Site 21	Urban Flats 20	Central S	400,000	480,000	-1,063,764	-1,064,911	-1,066,057	-1,067,204	-1,068,351	-1,069,497	-1,070,644	-1,0/1,/91	-1,072,937	-1,074,084	-1,075,231
			EUV	BLV											
		Overall Affordable	LOV	DLV	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
					15% 0%	10%	20%	30%	15% 40%	15% 50%	60%	70%	15% 80%	90%	100%
_		Intermediate Housing Affordable Rent			100%	90%	20% 80%	70%	40% 60%	50%	40%	30%	20%	10%	100%
					100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	0%
Cite 4	Large Cres - 050	Social Rent	20.000	374.000	286.470	289 482	292 494	295 506	298 518	301 530	304 542	307 554	310.566	313.577	316 589
Site 1	Large Green 350	North Sunderland	20,000	. ,		289,482	292,494	295,506 229,154	298,518	301,530	304,542 238 770	001,001	310,566 245,181	313,577 248.387	316,589 251,593
Site 2	Large Green 175	North Sunderland	20,000	374,000	219,537	222,743	220,010		232,359	235,565	200,770	241,976	0,	= .0,00.	-0.,000
Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	372,472	377,143	381,814	386,485	391,156	395,827	400,498	405,169	409,840	414,511	419,182
Site 4	Large Green 75	North Sunderland	20,000	374,000	611,625	617,489 720,417	623,354	629,218	635,082 739,538	640,946 745,912	646,810	652,674	658,538	664,402	670,266
Site 5	Medium Green 35	North Sunderland	20,000	374,000	714,044		726,791	733,165	739,538 632,904	745,912 638,688	752,285 644,473	758,659 650,257	765,032 656,041	771,406	777,780
Site 6			20,000	374,000	609,766	615,551	621,335	627,119	00-,00	000,000	411,114	000,00	000,011	661,826	667,610
	Medium Green 15	North Sunderland	50,000	410,000	920,395	928,622	936,849	945,075	953,302	961,529	969,755	977,982	986,209	994,436	1,002,662
Site 8	Large Brown 500	North Sunderland	400,000	480,000	-25,859	-23,527	-21,194	-18,862	-16,530	-14,197	-11,865	-9,533	-7,200	-4,868	-2,535
Site 9	Large Brown 150	North Sunderland	400,000	480,000	-127,908	-125,035 -138,462	-122,162 -135,831	-119,288 -133,199	-116,415 -130,568	-113,542	-110,669 -125,304	-107,796 -122,673	-104,923 -120,041	-102,050 -117,410	-99,177
Site 10	Large Brown 60	North Sunderland	400,000	480,000	-141,094	, -	,			-127,936	-1	7	-77		-114,778
Site 11	Medium Brown 25	North Sunderland	400,000	480,000	-183,783	-180,850	-177,917	-175,058	-172,218	-169,378	-166,538	-163,698	-160,858	-158,018	-155,178
Site 12	Medium Brown 15	North Sunderland	400,000	480,000	21,992	25,073	28,154	31,235	34,316	37,397	40,478	43,559	46,640	49,721	52,802
Site 13	Small Green 7	North Sunderland	50,000	410,000	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397
Site 14	Small Green 4	North Sunderland	50,000	410,000	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998
Site 15	Green Plot	North Sunderland	50,000	410,000	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205
Site 16	Small Brown 11	North Sunderland	400,000	480,000	50,458	51,974	53,489	55,005	56,521	58,037	59,552	61,068	62,584	64,100	65,615
Site 17	Small Brown 7	North Sunderland	400,000	480,000	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102
Site 18	Small Brown 4	North Sunderland	400,000	480,000	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077
Site 19	Brown Plot	North Sunderland	400,000	480,000	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979
Site 20	Urban Flats 75	North Sunderland	400,000	480,000	-2,206,975	-2,198,660	-2,190,344 -306.537	-2,182,029	-2,173,713	-2,165,397	-2,157,082	-2,148,766	-2,140,451	-2,132,135	-2,123,820
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-316,729	-311,633	-306,537	-301,440	-296,344	-291,247	-286,151	-281,055	-275,958	-270,862	-265,765
			EUV	BLV											
_			EUV	DLV											
		Overall Affordable			4.504	1801	4804	4504		480/	4804	4.004	450/	4804	450/
		to to one or distant literature beauty			15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
		Intermediate Housing			0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
		Affordable Rent													
Cite 1	Large Ores - 050	Affordable Rent Social Rent	20.000	274.000	0% 100%	10% 90%	20% 80%	30% 70%	40% 60%	50% 50%	60% 40%	70% 30%	80% 20%	90% 10%	100%
	Large Green 350	Affordable Rent Social Rent South Sunderland	20,000	374,000	0% 100% 767,634	10% 90% 774,731	20% 80% 781,828	30% 70% 788,925	40% 60% 796,022	50% 50% 803,119	60% 40% 810,216	70% 30% 817,313	80% 20% 824,410	90% 10% 831,507	100% 0% 838,604
Site 2	Large Green 175	Affordable Rent Social Rent South Sunderland South Sunderland	20,000	374,000	0% 100% 767,634 737,100	10% 90% 774,731 744,793	20% 80% 781,828 752,486	30% 70% 788,925 760,180	40% 60% 796,022 767,873	50% 50% 803,119 775,566	60% 40% 810,216 783,260	70% 30% 817,313 790,953	80% 20% 824,410 798,646	90% 10% 831,507 806,340	100% 0% 838,604 814,033
Site 2 Site 3	Large Green 175 Large Green 175 LD	Affordable Rent Social Rent South Sunderland South Sunderland South Sunderland	20,000 20,000	374,000 374,000	0% 100% 767,634 737,100 591,433	10% 90% 774,731 744,793 598,027	20% 80% 781,828 752,486 604,622	30% 70% 788,925 760,180 611,216	40% 60% 796,022 767,873 617,810	50% 50% 803,119 775,566 624,404	60% 40% 810,216 783,260 630,999	70% 30% 817,313 790,953 637,593	80% 20% 824,410 798,646 644,187	90% 10% 831,507 806,340 650,782	100% 0% 838,604 814,033 657,376
Site 2 Site 3 Site 4	Large Green 175 Large Green 175 LD Large Green 75	Affordable Rent Social Rent South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000	374,000 374,000 374,000	0% 100% 767,634 737,100 591,433 884,689	10% 90% 774,731 744,793 598,027 892,968	20% 80% 781,828 752,486 604,622 901,246	30% 70% 788,925 760,180 611,216 909,525	40% 60% 796,022 767,873 617,810 917,804	50% 50% 803,119 775,566 624,404 926,082	60% 40% 810,216 783,260 630,999 934,361	70% 30% 817,313 790,953 637,593 942,640	80% 20% 824,410 798,646 644,187 950,918	90% 10% 831,507 806,340 650,782 959,197	100% 0% 838,604 814,033 657,376 967,476
Site 2 Site 3 Site 4 Site 5	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842	10% 90% 774,731 744,793 598,027 892,968 1,047,840	20% 80% 781,828 752,486 604,622 901,246 1,056,838	30% 70% 788,925 760,180 611,216 909,525 1,065,836	40% 60% 796,022 767,873 617,810 917,804 1,074,834	50% 50% 803,119 775,566 624,404 926,082 1,083,832	60% 40% 810,216 783,260 630,999 934,361 1,092,830	70% 30% 817,313 790,953 637,593 942,640 1,101,828	80% 20% 824,410 798,646 644,187 950,918 1,110,826	90% 10% 831,507 806,340 650,782 959,197 1,119,824	100% 0% 838,604 814,033 657,376 967,476 1,128,822
Site 2 Site 3 Site 4 Site 5 Site 6	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,766	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000	374,000 374,000 374,000 374,000 410,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434 1,260,641	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,255	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,766 1,283,869	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,483	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099 1,307,098	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265 1,318,712	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096 1,376,783
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 410,000 480,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434 1,260,641 -25,859	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,255 -23,527	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,766 1,283,869 -21,194	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,483 -18,862	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099 1,307,098	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265 1,318,712 -14,197	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -11,865	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940 -9,533	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 -7,200	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096 1,376,783
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434 1,260,641 -25,859 -127,908	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,255 -23,527 -125,035	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,766 1,283,869 -21,194 -122,162	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,483 -18,862 -119,288	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099 1,307,098 -16,530 -116,415	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265 1,318,712 -14,197 -113,542	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -11,865 -110,669	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940 -9,533 -107,796	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 -7,200 -104,923	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169 -4,868 -102,050	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096 1,376,783 -2,535 -99,177
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60	Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000	374,000 374,000 374,000 374,000 410,000 480,000 480,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434 1,260,641 -25,859 -127,908 -141,094	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,255 -23,527 -125,035 -138,462	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,766 1,283,869 -21,194 -122,162 -135,831	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,483 -18,862 -119,288 -133,199	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099 1,307,098 -16,530 -116,415 -130,568	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265 1,318,712 -14,197 -113,542 -127,936	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -11,865 -110,669	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940 -9,533 -107,796 -122,673	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,553,554 -7,200 -104,923 -120,041	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169 -4,868 -102,050 -117,410	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096 1,376,783 -2,535 -99,177 -114,778
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25	Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434 1,260,641 -25,859 -127,908 -141,094 -183,783	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,255 -23,527 -125,035 -138,462 -180,850	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,766 1,283,869 -21,194 -122,162 -135,831 -177,917	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,483 -18,862 -119,288 -133,199 -175,058	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099 1,307,098 -16,530 -116,415 -130,568 -172,218	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265 1,318,712 -14,197 -113,542 -127,936 -169,378	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -11,865 -110,669 -125,304 -166,538	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940 -9,533 -107,796 -122,673 -163,698	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 -7,200 -104,923 -120,041 -160,858	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169 -4,868 -102,050 -117,410 -158,018	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096 1,376,783 -99,177 -114,778 -155,178
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 Medium Green 15 Large Brown 500 Large Brown 60 Medium Brown 25 Medium Brown 15	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434 1,260,641 -25,859 -127,094 -141,094 -183,783 21,992	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,255 -23,527 -125,035 -138,452 -180,850 25,073	20% 80% 781,828 752,486 60,4622 901,246 1,056,838 921,766 1,283,869 -21,194 -125,162 -135,831 -177,917 28,154	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,483 -18,862 -133,199 -175,058 31,235	40% 60% 796,022 767,873 617,804 1,074,834 938,099 1,307,088 -16,530 -116,415 -130,558 -172,218 34,316	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265 1,318,712 -14,197 -127,936 -169,378 37,397	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -111,865 -125,630 -166,538 40,478	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940 -9,533 -107,796 -122,673 -163,698 43,559	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 -7,200 -104,923 -120,041 -160,858 46,640	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169 4,868 1-127,410 -158,018 49,721	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096 1,376,783 -2,535 -99,177 -114,778 -155,178
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13	Large Green 175 L Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Medium Brown 25 Medium Brown 25 Medium Brown 25 Medium Green 7	Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 400,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 480,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 9,056,444 -25,859 -127,908 -141,094 -183,783 21,992 1,669,397	10% 90% 774,731 744,793 598,027 892,968 1,047,840 91,272,255 -23,527 -125,035 -138,462 -180,850 25,073 1,669,397	20% 80% 781,828 604,622 901,246 1,056,838 921,766 1,283,869 -21,194 -122,162 -135,831 -177,917 28,154 1,669,397	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,433 -18,862 -119,288 -133,199 -175,058 31,235 1,669,397	40% 60% 796,022 767,873 617,810 917,804 1,074,834 91,307,098 1-16,530 1-116,415 1-30,568 1-72,218 34,316 1,669,397	50% 50% 803,119 775,566 624,404 926,082 1,083,832 1,318,765 1-14,197 -113,542 -127,936 -169,378 37,397 1,669,397	60% 40% 810,216 630,999 934,361 1,092,830 91,330,326 -11,865 -110,669 -125,304 40,478 1,669,397	70% 30% 817,313 790,953 637,593 942,640 1,101,828 9,537 -107,796 -122,673 -162,673 1,669,397	80% 20% 824,410 798,646 644,187 950,918 1,110,826 97,764 1,353,554 -7,200 -104,923 -120,041 -160,840 1,669,397	90% 10% 831,507 806,340 650,782 959,197 1,119,824 97,830 4,868 -102,050 -117,410 -158,018 49,721 1,669,397	100% 0% 838,604 814,033 657,376 967,476 1,128,822 93,76,983 -2,535 -99,177 -114,778 -155,78 52,802 1,669,397
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	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 500 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 7	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000	0% 100% 767,634 737,100 591,433 884,889 1,280,641 -25,859 -141,094 -183,783 21,992 1,669,37 1,464,998	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,255 -125,035 -138,462 -180,850 25,073 1,669,397 1,464,998	20% 80% 781,828 752,486 904,622 91,056,83 921,766 1,283,899 -21,21,96 -125,831 177,917 2,69,537 1,464,938	30% 70% 788,925 760,180 611,216 90,95,256 929,933 1,295,483 -18,682 -133,199 -175,058 31,235 1,689,397 1,464,938	40% 60% 796,022 767,873 617,810 91,07,484 938,099 1,307,088 -16,540 -116,540 -12,218 34,316 1,699,397 1,464,998	50% 50% 803,119 775,566 624,404 91,083,832 1,948,265 1,318,712 -141,354 -127,936 1,699,378 37,397 1,464,998	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -111,665 -125,304 -166,538 40,478 1,669,397 1,464,938	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940 -9,533 -107,766 -122,673 -143,688 43,559 1,464,938	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 -7,200 1-104,923 -120,041 1-69,397 1,464,998	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169 -4,868 -102,050 -117,410 -158,018 49,721 1,669,397 1,464,998	100% 0% 838,604 814,033 657,376 967,376 91,728,822 1,376,783 -2,537 -114,778 -52,802 1,689,397 1,464,988
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	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 Medium Green 15 Large Brown 500 Large Brown 500 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000 50,000 50,000	374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 410,000	0% 100% 767,634 737,100 591,433 884,689 1,038,434 1,260,641 -25,859 -141,094 -183,783 21,992 1,669,397 1,464,998	10% 90% 774,731 744,793 598,027 892,968 1,047,8400 1,272,255 -23,527 -138,462 -180,850 25,073 1,669,397 1,464,998	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,769 1,283,869 -21,194 -135,831 -177,917 28,154 1,669,397 1,464,998 1,447,205	30% 70% 788,925 760,180 611,216 999,525 1,065,833 1,295,483 -118,862 -119,288 -133,199 -175,058 31,235 1,669,397 1,464,998 1,447,205	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099 1,307,098 -116,530 -116,415 -130,568 -172,218 34,316 1,669,397 1,464,998 1,447,205	50% 50% 803,119 775,566 624,404 926,082 1,368,325 1,318,712 -141,197 -142,793 -169,378 37,397 1,669,397 1,464,998 1,447,205	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,831 1,330,326 -110,669 -125,304 -166,538 40,478 1,669,397 1,464,988	70% 30% 817,313 790,953 637,593 942,640 1,910,8289 1,341,940 -9,533 -162,639 43,559 1,669,397 1,464,998 1,447,205	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 -7,200 -140,923 -120,041 -160,858 46,640 1,669,397 1,464,998 1,464,205	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,193 1,365,169 -4,868 -4,868 117,450 1158,018 49,721 1,669,397 1,464,998 1,447,205	100% 0% 838,604 814,033 657,376 967,476 1,376,783 -2,535 -9,177 -114,778 52,802 1,669,397 1,464,988 1,247,205
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	Large Green 175 L Large Green 175 LD Large Green 175 LD Large Green 35 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 4 Green Pl0t Small Brown 11	Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000 50,000 50,000	374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000	0% 100% 767,634 737,100 591,433 884,689 1,038,842 905,434 1,260,641 -25,859 -127,908 -141,094 -183,783 21,992 1,669,397 1,464,998 1,247,205 50,458	10% 90% 774,731 744,793 598,027 892,968 1,047,840 913,600 1,272,25 -125,035 -138,462 -180,850 25,073 1,669,397 1,464,998 1,247,205 51,974	20% 80% 781,828 752,486 604,622 901,246 1,056,838 921,766 1,283,869 -122,162 -135,831 -177,917 41,669,397 1,464,998 1,247,205 53,489	30% 70% 788,925 760,180 611,216 909,525 1,065,836 929,933 1,295,483 1-119,288 -133,199 -175,058 31,235 1,669,397 1,464,938 1,247,205 55,005	40% 60% 796,022 767,873 617,810 917,804 1,074,834 938,099 1,307,658 -116,415 -130,568 -172,218 34,316 1,669,397 1,464,998 1,424,205 56,521	50% 50% 803,119 775,566 624,404 926,082 1,083,832 946,265 1,318,712 -14,197 -113,542 -127,936 -169,378 37,397 1,669,397 1,464,998 1,247,205 58,037	60% 40% 810,216 783,260 630,999 394,381 1,392,830 954,431 1,330,326 -110,669 -125,304 -166,538 40,478 1,669,397 1,464,988 1,247,205 59,552	70% 30% 817,313 790,953 637,593 942,640 1,101,828 962,597 1,341,940 -107,796 -122,673 -163,638 1,669,397 1,464,998 1,424,205 61,068	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 7,200 -104,923 -120,041 -166,540 1,669,397 1,464,998 1,247,205 62,584	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169 4,868 -102,050 -117,410 -158,018 49,721 1,669,397 1,464,998 1,247,205 64,100	100% 0% 838,604 814,033 657,376 967,476 1,128,822 987,096 1,376,783 -2,535 -99,177 -114,778 -155,178 52,802 1,669,397 1,464,988 1,247,205 65,615
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	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 500 Large Brown 500 Medium Brown 150 Medium Brown 15 Small Green 7 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 480,000	0% 100% 100% 100% 100% 100% 100% 100% 1	10% 90% 774,731 744,793 588,027 882,968 1,047,840 913,600 1,272,255 -125,035 -138,462 -180,850 25,073 1,669,397 1,669,397 1,464,988 1,247,205	20% 80% 781,828 752,486 901,624 91,056,838 1,283,869 -21,194 -125,631 -177,917 1,686,397 1,464,998 1,247,205 33,489	30% 70% 788,925 760,180 691,256 1,085,836 1,295,433 1,295,433 1,285 1,15,058 31,693,397 1,464,998 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,395 1,649,39	40% 60% 796,022 767,873 617,810 197,830 1,074,830 1,16,530 116,530 111,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,415 1,4	50% 50% 50% 803,119 775,566 624,404 926,082 1,083,822 1,083,825 1,141,197 -113,542 -169,378 37,397 1,464,988 1,247,205 580,373 33,5102	60% 40% 810,216 783,260 630,999 334,361 1,932,830 954,431 1,330,326 -111,665 -1125,304 -166,538 40,478 1,669,397 1,464,938 1,247,205 59,552 335,102	70% 30% 817,313 790,953 634,2630 41,216,267 1,341,993 1,27,673 1,63,638 1,68,939 1,464,998 1,241,205 631,5102	80% 20% 20% 824,410 798,646 644,187 950,918 1,110,826 1,20,764 1,353,554 1,20,041 1-160,858 4,66,40 1,464,938 1,247,205 62,584 335,102	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,169 4,868 -102,050 -117,410 -158,018 49,721 1,669,397 1,464,938 1,247,205	100% 0% 838,604 814,033 657,376 91,28,82 987,096 1,376,783 -99,177 -114,778 -155,178 52,802 1,669,397 1,464,988 1,247,205
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	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 Medium Green 15 Large Brown 500 Large Brown 500 Large Brown 500 Large Brown 50 Medium Brown 15 Small Green 7 Small Brown 11 Small Brown 11 Small Brown 17 Small Brown 4	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000 480,000 410,000 480,000	0% 100% 767,634 737,100 591,433 84,689 1,038,842 905,434 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,464,498 1,464,498 1,464,988 1,247,205 30,548 30,548 30,548 30,548 30,548 30,548 30,548	10% 90% 774,731 744,793 582,027 81,047,840 91,272,620 -23,527 -125,035 -180,462 -25,073 1,669,397 1,464,988 1,247,205 51,974 335,102 269,077	20% 80% 781,828 752,486 901,624 901,638 921,786 1,287,869 1-21,194 1-175,817 1,178,917 28,154 1,649,398 1,247,205 53,489 335,102 269,077	30% 70% 788,925 760,180 911,216 911,25 1,065,836 929,933 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,247,205 55,005 335,102 269,077	40% 60% 796,022 767,873 917,810 10,74,834 938,099 1-16,530 1-16,456 1-12,288 1,307,089 1,12,47,205 56,521 335,102 269,077	50% 50% 50% 803,119 775,566 926,092 1,083,832 946,265 1,318,712 -14,197 -113,739 1,69,378 37,397 1,669,398 1,447,205 58,037 335,102 269,077	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -110,669 110,669 4,478 1,669,397 1,464,988 1,247,205 59,552 335,102 269,077	70% 30% 817,313 790,953 942,693 942,619 1,101,828 942,619 1,247,267 1,256,73 1,256,73 1,256,73 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1,267 1	80% 20% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 1,7,200 -104,923 1,66,937 1,66,939 1,247,205 62,584 335,102 269,077	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,189 1-12,050 1-158,018 49,721 1,669,397 1,447,205 64,100 335,102 269,077	100% 0% 838.604 814.033 957.376 957.376 957.376 91.778 91.777 91.777 91.777 91.4778 1.68.398 1.247.205 65.615 335.1027
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 16 Site 16 Site 18 Site 19	Large Green 175 L Large Green 175 L Large Green 175 L Large Green 75 Medium Green 35 Medium Green 35 L Medium Green 35 L Large Brown 500 Large Brown 500 Large Brown 50 Medium Brown 25 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7 Small Brown 7 Small Brown 7 Small Brown 4 Brown 4 Brown 4	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 40,000 50,000 50,000 50,000 400,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 480,000 410,000 480,000 480,000 480,000 480,000 480,000	0% 100% 100% 100% 100% 100% 100% 100% 1	10% 90% 774,731 744,793 588,027 892,968 1,947,840 1,272,255 -23,527 -125,035 -138,462 -180,850 25,073 1,669,397 1,464,938 1,247,205 51,974 335,102	20% 80% 781,828 752,486 604,622 901,246 1,052,836 1,283,869 -21,194 -121,192 -121,583 1,177,917 28,154 1,669,397 1,444,938 1,53,489 335,102 259,077 -350,977	30% 70% 788,925 760,180 611,216 909,525 1,065,836 1295,483 1,295,483 1,295,483 1,1295,483 1,1295,483 1,1295,483 1,1295,483 1,1295,195 1,669,397 1,464,938 1,247,205 1,257,005 335,102 259,077 -350,979	40% 60% 796,022 767,873 617,810 917,804 1,074,834 91,307,098 1,16,530 116,415 1,307,098 1,407,218 34,316 1,669,397 1,464,998 1,247,205 56,521 335,102 259,077	50% 50% 803,119 775,566 624,404 926,082 1,983,825 1,318,712 -141,542 -127,936 1,669,378 37,397 1,669,397 1,669,397 1,669,397	60% 40% 810,216 783,280 630,999 934,361 1,092,830 954,431 1,330,326 -111,669 -125,304 1,669,397 1,464,938 1,247,205 2,355,5102 2,355,5102	70% 30% 817,313 790,953 637,593 942,640 1,962,640 1,962,597 1,341,940 -1,07,796 1,669,397 1,669,397 1,464,998 1,247,068 335,102 356,077	80% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 -7,200 -14,203 -120,041 -160,858 46,640 1,669,397 1,464,998 1,247,205 62,584 335,102 259,077 -350,979	90% 10% 831,507 806,340 650,782 959,197 1,119,8,240 1,365,169 4,868 -117,410 -158,018 49,721 1,669,397 1,464,998 1,247,205 64,100 335,102 259,077	100% 0% 838,604 814,033 657,376 967,476 1,288,036 1,376,783 -2,535 -29,177 -114,778 -155,178 52,802 1,669,337 1,464,938 1,247,635 65,615 335,102 359,077
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 16 Site 17 Site 18 Site 19 Site 19 Site 19	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 Medium Green 15 Large Brown 500 Large Brown 500 Large Brown 500 Large Brown 50 Medium Brown 15 Small Green 7 Small Brown 11 Small Brown 11 Small Brown 17 Small Brown 4	Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000 480,000 410,000 480,000	0% 100% 767,634 737,100 591,433 84,689 1,038,842 905,434 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,260,641 1,464,498 1,464,498 1,464,988 1,247,205 30,548 30,548 30,548 30,548 30,548 30,548 30,548	10% 90% 774,731 744,793 582,027 81,047,840 91,272,620 -23,527 -125,035 -180,462 -25,073 1,669,397 1,464,988 1,247,205 51,974 335,102 269,077	20% 80% 781,828 752,486 901,624 901,638 921,786 1,287,869 1-21,194 1-175,817 1,178,917 28,154 1,649,398 1,247,205 53,489 335,102 269,077	30% 70% 788,925 760,180 911,216 911,25 1,065,836 929,933 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,295,483 1,247,205 55,005 335,102 269,077	40% 60% 796,022 767,873 917,810 10,74,834 938,099 1-16,530 1-16,456 1-12,288 1,307,089 1,12,47,205 56,521 335,102 269,077	50% 50% 50% 803,119 775,566 926,092 1,083,832 946,265 1,318,712 -14,197 -113,739 1,69,378 37,397 1,669,398 1,447,205 58,037 335,102 269,077	60% 40% 810,216 783,260 630,999 934,361 1,092,830 954,431 1,330,326 -110,669 110,669 4,478 1,669,397 1,464,988 1,247,205 59,552 335,102 269,077	70% 30% 817,313 790,953 942,693 942,619 1,101,828 1,247,297 1,256,733 1,256,733 1,256,733 1,256,733 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,267 1,267,	80% 20% 20% 824,410 798,646 644,187 950,918 1,110,826 970,764 1,353,554 1,7,200 -104,923 1,66,937 1,66,939 1,247,205 62,584 335,102 269,077	90% 10% 831,507 806,340 650,782 959,197 1,119,824 978,930 1,365,189 1-12,050 1-158,018 49,721 1,669,397 1,447,205 64,100 335,102 269,077	100% 0% 838,604 814,033 657,376 957,376 91,178,822 937,096 1,2535 -91,177 -155,78 1,52,802 1,683,938 1,247,205 65,615 335,102 269,077



Table 10.7b Residential Development - Residual Values v BLV

Varied Affordable Tenure Mixes – Affordable Rent v Intermediate Housing

1			EUV	BLV											
		Overall Affordable			15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
		Intermediate Housing			0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
		Affordable Rent			100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	0%
		Social Rent													
Site 1	Large Green 350	Washington	20,000	374,000	619,008	624,811	630,614	636,418	642,221	648,024	653,828	659,631	665,434	671,238	677,041
Site 2	Large Green 175	Washington	20,000	374,000	575,361	581,652	587,943	594,234	600,525	606,816	613,107	619,398	625,689	631,980	638,270
Site 3	Large Green 175 LD	Washington	20,000	374,000	454,582	459,975	465,367	470,759	476,151	481,543	486,936	492,328	497,720	503,112	508,505
Site 4	Large Green 75	Washington	20,000	374,000	714,024	720,794	727,563	734,333	741,102	747,872	754,641	761,411	768,181	774,950	781,720
Site 5	Medium Green 35	Washington	20,000	374,000	835,843	843,201	850,559	857,916	865,274	872,632	879,990	887,347	894,705	902,063	909,421
Site 6	Medium Green 35 LD	Washington	20,000	374,000	720,642	727,319	733,997	740,674	747,352	754,030	760,707	767,385	774,062	780,740	787,418
Site 7	Medium Green 15	Washington	50,000	410,000	1,047,987	1,057,484	1,066,981	1,076,478	1,085,975	1,095,472	1,104,969	1,114,466	1,123,963	1,133,460	1,142,957
Site 8	Large Brown 500	Washington	400,000	480,000	-25,859	-23,527	-21,194	-18,862	-16,530	-14,197	-11,865	-9,533	-7,200	-4,868	-2,535
Site 9	Large Brown 150	Washington	400,000	480,000	-127,908	-125,035	-122,162	-119,288	-116,415	-113,542	-110,669	-107,796	-104,923	-102,050	-99,177
Site 10	Large Brown 60	Washington	400,000	480,000	-141,094	-138,462	-135,831	-133,199	-130,568	-127,936	-125,304	-122,673	-120,041	-117,410	-114,778
Site 11	Medium Brown 25	Washington	400,000	480,000	-183,783	-180,850	-177,917	-175,058	-172,218	-169,378	-166,538	-163,698	-160,858	-158,018	-155,178
Site 12	Medium Brown 15	Washington	400,000	480,000	21,992	25,073	28,154	31,235	34,316	37,397	40,478	43,559	46,640	49,721	52,802
Site 13	Small Green 7	Washington	50,000	410,000	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397
Site 14	Small Green 4	Washington	50,000	410,000	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998
Site 15	Green Plot	Washington	50,000	410,000	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205
Site 16	Small Brown 11	Washington	400,000	480,000	50,458	51,974	53,489	55,005	56,521	58,037	59,552	61,068	62,584	64,100	65,615
Site 17	Small Brown 7	Washington	400,000	480,000	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102
Site 18	Small Brown 4	Washington	400,000	480,000	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077
Site 19	Brown Plot	Washington	400,000	480,000	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979
Site 20	Urban Flats 75	Washington	400,000	480,000	-2,206,975	-2,198,660	-2,190,344	-2,182,029	-2,173,713	-2,165,397	-2,157,082	-2,148,766	-2,140,451	-2,132,135	-2,123,820
	Urban Flats 20	Washington	400,000	480,000	-316,729	-311,633	-306,537	-301,440	-296,344	-291,247	-286,151	-281,055	-275,958	-270,862	-265,765
Site 21	Urban Flats 20	Washington	400,000	480,000	-316,729	-311,633	-306,537	-301,440	-296,344	-291,247	-286,151	-281,055	-275,958	-270,862	-265,765
	Urban Flats 20	Washington	400,000 EUV	480,000 BLV	-316,729	-311,633	-306,537	-301,440	-296,344	-291,247	-286,151	-281,055	-275,958	-270,862	-265,765
	Urban Flats 20	Washington Overall Affordable			-316,729 15%	-311,633 15%	-306,537 15%	-301,440 15%	-296,344 15%	-291,247 15%	-286,151 15%	-281,055 15%	-275,958 15%	-270,862 15%	-265,765 15%
	Urban Flats 20														
	Urban Flats 20	Overall Affordable			15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
	Urban Flats 20	Overall Affordable Intermediate Housing			15%	15%	15% 20%	15% 30%	15% 40%	15% 50%	15%	15% 70%	15% 80%	15% 90%	15% 100%
	Urban Flats 20 Large Green 350	Overall Affordable Intermediate Housing Affordable Rent			15%	15%	15% 20%	15% 30%	15% 40%	15% 50%	15%	15% 70%	15% 80%	15% 90%	15% 100%
Site 21		Overall Affordable Intermediate Housing Affordable Rent Social Rent	EUV	BLV	15% 0% 100%	15% 10% 90%	15% 20% 80%	15% 30% 70%	15% 40% 60%	15% 50% 50%	15% 60% 40%	15% 70% 30%	15% 80% 20%	15% 90% 10%	15% 100% 0%
Site 21	Large Green 350	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	EUV 20,000	BLV 374,000	15% 0% 100% 492,347	15% 10% 90% 497,151	15% 20% 80% 501,955	15% 30% 70% 506,759	15% 40% 60% 511,563	15% 50% 50% 516,367	15% 60% 40% 521,171	15% 70% 30% 525,975	15% 80% 20% 530,779	15% 90% 10% 535,583	15% 100% 0% 540,387
Site 21 Site 1 Site 2	Large Green 350 Large Green 175	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield	20,000 20,000	374,000 374,000	15% 0% 100% 492,347 439,501	15% 10% 90% 497,151 444,614	15% 20% 80% 501,955 449,727	15% 30% 70% 506,759 454,840	15% 40% 60% 511,563 459,953	15% 50% 50% 516,367 465,065	15% 60% 40% 521,171 470,178	15% 70% 30% 525,975 475,291	15% 80% 20% 530,779 480,404	15% 90% 10% 535,583 485,517	15% 100% 0% 540,387 490,630
Site 21 Site 1 Site 2 Site 3	Large Green 350 Large Green 175 Large Green 175 LD	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield	20,000 20,000 20,000	374,000 374,000 374,000	15% 0% 100% 492,347 439,501 339,628	15% 10% 90% 497,151 444,614 344,011	15% 20% 80% 501,955 449,727 348,393 581,670 677,284	15% 30% 70% 506,759 454,840 352,775	15% 40% 60% 511,563 459,953 357,158	15% 50% 50% 516,367 465,065 361,540 598,175 695,224	15% 60% 40% 521,171 470,178 365,923	15% 70% 30% 525,975 475,291 370,305	15% 80% 20% 530,779 480,404 374,688	15% 90% 10% 535,583 485,517 379,070	15% 100% 0% 540,387 490,630 383,453
Site 21 Site 1 Site 2 Site 3 Site 4	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield	20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000	15% 0% 100% 492,347 439,501 339,628 570,666	15% 10% 90% 497,151 444,614 344,011 576,168	15% 20% 80% 501,955 449,727 348,393 581,670	15% 30% 70% 506,759 454,840 352,775 587,172	15% 40% 60% 511,563 459,953 357,158 592,673	15% 50% 50% 516,367 465,065 361,540 598,175	15% 60% 40% 521,171 470,178 365,923 603,677	15% 70% 30% 525,975 475,291 370,305 609,179	15% 80% 20% 530,779 480,404 374,688 614,681	15% 90% 10% 535,583 485,517 379,070 620,183	15% 100% 0% 540,387 490,630 383,453 625,685
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield Coalfield	20,000 20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000	15% 0% 100% 492,347 439,501 339,628 570,666 665,324	15% 10% 90% 497,151 444,614 344,011 576,168 671,304	15% 20% 80% 501,955 449,727 348,393 581,670 677,284	15% 30% 70% 506,759 454,840 352,775 587,172 683,264	15% 40% 60% 511,563 459,953 357,158 592,673 689,244	15% 50% 50% 516,367 465,065 361,540 598,175 695,224	15% 60% 40% 521,171 470,178 365,923 603,677 701,204	15% 70% 30% 525,975 475,291 370,305 609,179 707,183	15% 80% 20% 530,779 480,404 374,688 614,681 713,163	15% 90% 10% 535,583 485,517 379,070 620,183 719,143	15% 100% 0% 540,387 490,630 383,453 625,685 725,123
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield	20,000 20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000 374,000	15% 0% 100% 492,347 439,501 339,628 570,666 665,324 565,416	15% 10% 90% 497,151 444,614 344,011 576,168 671,304 570,843	15% 20% 80% 501,955 449,727 348,393 581,670 677,284 576,270	15% 30% 70% 506,759 454,840 352,775 587,172 683,264 581,697	15% 40% 60% 511,563 459,953 357,158 592,673 689,244 587,125	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979	15% 70% 30% 525,975 475,291 370,305 609,179 707,183 603,406	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260	15% 100% 0% 540,387 490,630 383,453 625,685 725,123 619,687
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000	15% 0% 100% 492,347 439,501 339,628 570,666 665,324 565,416 869,358	15% 10% 90% 497,151 444,614 344,011 576,168 671,304 570,843 877,077	15% 20% 80% 501,955 449,727 348,393 581,670 677,284 576,270 884,795	15% 30% 70% 506,759 454,840 352,775 587,172 683,264 581,697 892,514	15% 40% 60% 511,563 459,953 357,158 592,673 689,244 587,125 900,233	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,670	15% 70% 30% 525,975 475,291 370,305 609,179 707,183 603,406 923,388	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260 938,826	15% 100% 0% 540,387 490,630 383,453 625,685 725,123 619,687 946,544
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalifield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000	15% 0% 100% 492,347 439,501 339,628 570,666 665,324 565,416 869,358 -25,859	15% 10% 90% 497,151 444,614 344,011 576,168 671,304 570,843 877,077 -23,527	15% 20% 80% 501,955 449,727 348,393 581,670 677,284 576,270 884,795	15% 30% 70% 506,759 454,840 352,775 587,172 683,264 581,697 892,514 -18,862	15% 40% 60% 511,563 459,953 357,158 592,673 689,244 587,125 900,233 -16,530	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951 -14,197	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,670 -11,865	15% 70% 30% 525,975 475,291 370,305 609,179 707,183 603,406 923,388 -9,533	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107 -7,200	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260 938,826 -4,868	15% 100% 0% 540,387 490,630 383,453 625,685 725,123 619,687 946,544 -2,535
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Large Green 350 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000	15% 0% 100% 492,347 439,501 339,628 570,666 665,324 565,416 869,338 -25,859 -127,908	15% 10% 90% 497,151 444,614 344,011 576,168 671,304 570,843 877,077 -23,527 -125,035	15% 20% 80% 501,955 449,727 348,393 581,670 677,284 576,270 842,795 -21,194	15% 30% 70% 506,759 454,840 352,775 587,172 683,264 581,697 892,514 -18,862 -119,288	15% 40% 60% 511,563 459,953 357,158 592,673 689,244 587,125 900,233 -16,530	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951 -14,197 -113,542	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,679 -111,865	15% 70% 30% 525,975 475,291 370,305 609,179 707,183 603,406 92,30,368 -9,533 -107,796	15% 80% 20% 530,749 480,404 374,688 614,681 713,163 608,833 931,107 -7,200 -104,923	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,262 4,868 -102,050	15% 100% 0% 540,387 490,630 383,453 625,685 725,123 619,687 946,543 -99,177
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Large Brown 60	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000	15% 0% 100% 492,347 439,501 339,628 670,668 665,324 565,416 869,358 -25,859 -127,908 -141,094	15% 10% 90% 497,151 444,614 344,018 671,304 570,843 877,077 -23,527 -125,035 -138,462	15% 20% 80% 501,955 449,727 348,393 581,670 677,284 576,270 884,795 -21,194 -122,162 -135,831	15% 30% 70% 506,759 454,840 352,775 683,264 581,697 892,514 -18,862 -119,288 -133,199	15% 40% 60% 511,563 459,953 357,158 592,658 689,244 587,125 900,233 -116,415 -130,568	15% 50% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951 -14,197 -113,542 -127,936	15% 60% 40% 521,171 470,178 363,677 701,204 597,979 915,670 -11,669 -125,304	15% 70% 30% 525,975 475,291 309,179 707,183 603,406 923,388 9,533 -107,796	15% 80% 20% 530,779 480,404 374,688 14,681 713,163 608,833 931,107 7-2,200 -104,923 -120,041	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260 938,826 4,868 -102,050	15% 100% 0% 540,387 490,630 38,5685 725,123 619,687 946,544 -2,535 -99,177 -114,778
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000	15% 0% 100% 100% 492,347 439,501 339,628 570,686 665,244 689,358 -25,859 -127,908 -141,094 -141,094	15% 10% 90% 497,151 444,614 344,011 576,188 671,304 570,843 877,077 -23,527 -125,035 -138,462 -180,850	15% 20% 80% 501,955 449,527 348,393 581,670 677,284 576,270 884,795 -21,194 -122,162 -135,831 -177,917	15% 30% 70% 506,759 454,840 352,775 687,122 683,264 581,697 892,514 -118,862 -119,288 -133,199 -175,058	15% 40% 60% 511,563 357,158 592,673 689,244 587,125 900,233 -116,415 -130,568 -172,218	15% 50% 50% 516,367 465,065 361,540 598,75 695,224 592,552 907,951 -14,197 -113,542 -127,936 -169,378	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,670 -118,689 -125,304 -166,538 40,478 1,669,397	15% 70% 30% 525,975 475,291 370,305 609,179 707,183 603,406 923,388 93,388 1-107,796 1-122,673 1-123,638	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107 -7,200 -104,923 -120,041 -160,858 46,640 1,669,397	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260 938,826 4,868 -102,050 -117,4410	15% 100% 0% 540,387 490,630 383,453 625,685 725,123 619,687 946,544 -2,93,77 -114,778 -155,782 1,669,397
Site 21 Site 1 Site 2 Site 3 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 Large Brown 50 Large Brown 50 Large Brown 60 Medium Brown 25 Medium Brown 15	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000	15% 0% 100% 100% 492,347 439,501 339,628 570,666 665,324 565,416 869,358 -25,859 -127,908 1-41,908 1-183,783 21,992	15% 10% 90% 497,151 444,614 344,011 576,168 671,304 570,843 877,077 -23,527 -125,035 -138,462 -180,830 25,073	15% 20% 80% 501,955 449,727 348,393 581,670 677,284 576,270 884,795 -21,194 -122,162 -135,831 -177,917 28,154	15% 30%, 70% 506,759 454,840 352,775 587,172 683,264 581,697 892,514 -18,862 -119,288 -133,199 -175,058 31,235	15% 40% 60% 511,563 357,158 592,673 689,244 587,125 900,233 -16,530 -116,415 -130,568 -172,218 34,316	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951 -14,197 -113,542 -127,936 169,378 37,397	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,670 -111,865 -110,669 -125,304 -166,533 40,478	15% 70% 30% 30% 525,975 475,291 370,305 609,179 707,183 603,406 92,3388 -9,533 -107,796 -122,673 -163,698 43,559	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107 -7,200 -104,923 -120,041 -160,858 46,640	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260 938,826 -4,868 -102,050 -117,410 -158,018 49,721	15% 100% 0% 540,387 490,630 383,453 625,685 725,6123 619,687 946,544 2,535 99,177 -114,778 -155,178 52,802
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 11 Site 11 Site 12 Site 13	Large Green 350 Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 35 LD Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Medium Brown 25 Medium Brown 25 Medium Brown 25 Small Green 7	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalifield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 480,000 480,000 480,000 480,000 410,000	15% 0% 100% 492,347 439,501 339,628 570,666 665,324 565,416 869,358 -25,859 -127,908 -141,094 -183,783 21,992 1,669,397	15% 10% 90% 497,151 444,614 344,011 576,168 671,304 570,843 877,077 -23,527 -125,035 -138,462 -180,650 25,073 1,669,397	15% 20% 80% 501,955 449,727 348,393 581,670 677,284 576,270 884,795 -21,194 -122,162 -135,831 -177,917 28,154 1,669,397	15% 30% 70% 506,759 454,840 352,775 587,172 683,264 581,697 892,514 -18,662 -119,268 -133,199 -175,058 31,235 1,669,397	15% 40% 60% 511,563 459,553 357,158 592,673 689,244 587,125 900,233 -116,415 -130,568 -172,218 34,316 1,669,397	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951 1-14,197 -113,542 127,936 -169,378 37,397 1,669,397	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,670 -118,689 -125,304 -166,538 40,478 1,669,397	15% 70% 30% 525,975 475,291 370,305 609,179 707,183 603,406 923,388 9,533 -107,796 -122,673 -163,698 43,559 1,669,397	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107 -7,200 -104,923 -120,041 -160,858 46,640 1,669,397	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260 938,826 4,868 -102,650 -117,410 -158,018 49,721 1,669,397	15% 100% 0% 540,387 490,630 383,453 625,685 725,123 619,687 946,544 -2,93,77 -114,778 -155,782 1,669,397
Site 21 Site 2 Site 2 Site 3 Site 4 Site 5 Site 6 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 13	Large Green 350 Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalifield	20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000 400,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 480,000 410,000 410,000	15% 0% 100% 492,347 439,501 3570,628 665,324 565,416 869,358 -25,859 -127,908 -141,094 -183,783 21,69,992 1,464,998	15% 10% 90% 497,151 444,614 344,011 570,843 877,077 -23,527 -138,462 -180,850 25,073 1,669,397 1,464,998	15% 20% 80% 501,955 449,727 363,937 577,240 577,270 844,795 -21,194 -122,162 177,917 2,693 1,464,998	15% 30% 70% 506,759 454,840 3527,75 683,264 581,697 892,514 -118,862 -119,288 1,693 1,464,938	15% 40% 60% 511,563 459,953 552,563 689,244 687,125 900,233 -116,530 -113,456 -172,218 3,631,367 1,464,938	15% 50% 50% 516,367 465,065 3618,475 695,224 592,552 907,951 -14,197 -113,542 -169,378 3,69,397 1,494,998	15% 60% 40% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,670 -111,669 -125,304 -166,538 40,478 1,669,397 1,464,998	15% 70% 30% 525,975 475,291 370,315 603,406 923,388 -107,763 -163,698 1,6698 1,6698 1,464,998	15% 80% 20% 530,779 480,404 374,688 614,688 713,163 608,833 931,107 -7,200 -104,923 -120,041 -160,858 46,640 1,464,998	15% 90% 10% 535,583 485,517 379,070 620,183 719,143 614,260 938,826 4,268 4,268 4,126,08 4,721 1,689,397 1,464,998	15% 100% 0% 540,387 490,630 362,583 725,123 619,687 946,544 -2,535 -911,777 -155,178 1,569,802 1,689,802 1,689,802
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 500 Large Brown 60 Medium Brown 15 Samall Green 7 Green 4 Green Plot	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000 400,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 410,000	15% 0% 100% 492,347 439,501 359,628 665,324 565,416 869,358 -127,908 141,094 183,783 21,992 1,669,397 1,669,397 1,669,397	15% 10% 90% 497,151 444,614 344,018 671,304 570,843 877,077 -123,527 -138,462 -180,850 1,669,397 1,669,397 1,669,397	15%, 20% 80% 501,955 449,727 3481,697 284 1,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,758 21,	15% 30% 70% 506,759 454,840 352,775 683,264 581,697 892,514 -119,288 -133,199 -175,058 31,235 1,669,397 1,669,397	15% 40% 60% 511,563 459,553 552,168 568,244 587,125 90,233 116,415 13,368 172,218 1,469,397 1,693,397 1,693,397	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951 113,542 -127,936 -169,378 3,7397 1,669,398 1,464,398	15% 60% 40% 521,171 470,178 363,927 701,204 597,979 915,685 -112,630 40,478 1,665,339 1,665,339 1,684,389	15% 70% 70% 30% 525,975 475,291 360,305 607,183 603,406 923,383 -107,266 1163,693 1,669,397 1,669,397	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107 -7,200 -104,923 -120,041 -160,858 46,640 1,669,398 1,247,205	15% 90% 10% 535,583 485,517 3620,183 719,143 614,260 948,868 -112,059 -117,410 -158,018 49,721 1,689,498 1,247,205	15%, 100% 0%, 100% 0%, 490,630 383,453 65,525,123 619,687 94,543 42,543 52,802 1,569,397 1,669,397 1,669,397 1,669,397 1,469,398 1,247,205
Site 21 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 15 Site 15	Large Green 350 Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 175 LD Large Green 175 LD Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Medium Brown 25 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000	15%, 0% 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%, 100%	15% 10% 90% 497,151 444,614 344,011 576,168 671,843 877,077 -23,527 -125,035 -138,462 -180,850 25,073 1,669,397 1,464,998 1,247,055 51,1974	15% 20% 80% 501,955 449,727 348,333 581,670 677,284 577,284 121,194 -121,194 -121,194 -121,194 121,194 121,194 141,669,537 1,464,938 1,247,205 53,489	15% 30% 70% 70% 506,759 454,840 352,775 587,172 683,264 581,897 892,514 -18,862 -119,288 -133,189 -175,058 31,235 1,669,397 1,464,988 1,247,505	15% 40% 60% 511,563 459,953 357,158 592,673 689,244 587,125 900,233 -16,630 -172,218 34,316 1,669,337 1,669,338 1,464,938	15% 50% 50% 516,367 465,065 361,540 598,175 695,224 592,552 907,951 -14,197 -113,542 -1127,936 -169,378 37,397 1,669,397 1,669,397 1,464,998	15% 60% 40% 521,171 470,178 365,923 603,677 701,204 597,979 915,670 -111,865 -1125,304 1,66,538 40,478 1,669,38 1,247,205	15% 70% 30% 525,975 475,291 370,305 609,179 707,183 69,23,388 49,533 -107,796 1-122,673 1-163,698 14,365,397 1,669,397 1,644,998 1,244,998	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107 7,200 -104,923 -104,933 -146,939 1,469,397 1,464,998	15% 90% 10% 535,583 485,517 379,183 719,143 620,183 719,143 64,868 -102,080 -117,410 -158,018 49,721 1,669,337 1,464,938 1,244,050 64,100	15% 100% 0% 540,387 490,630 383,453 625,685 725,123 619,687 946,544 -2,535 -9,11,778 -155,178 52,802 1,689,397 1,464,938 1,242,055 65,615
Site 21 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 14 Site 15 Site 15	Large Green 350 Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Medium Brown 25 Medium Brown 25 Medium Brown 15 Small Green 4 Green Plot Small Brown 11 Small Brown 7	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalifield	20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 410,000 480,000 480,000	15% 0% 100% 492,347 439,501 339,686 665,324 565,416 869,358 -25,859 -127,908 -141,094 -183,783 21,992 1,464,998 1,247,205 50,458 335,102	15% 10% 90% 497,151 444,614 357,168 671,304 570,843 877,077 -123,527 -123,635 -1,80,850 -1,80,939 1,464,938 1,247,205 51,974 335,102	15% 20% 80% 501,955 449,727 3631,637 677,627 884,795 -21,194 -122,162 -177,917 28,633 1,247,205 53,489 1,247,205	15% 30% 70% 506,759 454,840 3527,775 833,264 581,697 892,514 -18,862 -119,288 31,693 31,235 1,643,938 1,247,205 55,005 335,102	15% 40% 60% 511,563 459,953 551,563 689,244 587,125 900,233 -116,530 -116,415 -118,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416,415 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,416 -1,	15% 50% 50% 516,367 465,065 3618,475 695,224 592,552 907,951 -14,197 -113,542 -127,936 -169,378 3,69,397 1,64,998 1,247,205 58,037 335,102	15% 60% 40% 521,171 470,178 3603,637 701,704 597,979 915,669 -110,669 -116,6538 40,47,89 1,464,938 1,247,205 335,502	15% 70% 30% 525,975 475,291 370,315 603,406 923,388 -1,27,676 -1,68,698 1,464,998 1,247,205 61,088 335,102	15% 80% 20% 530,779 480,404 374,681 713,163 608,833 931,107 -7,200 -104,923 -120,041 -160,858 4,66,90 1,247,205 62,584 335,102	15% 90% 10% 535,583 485,517 620,183 719,143 614,260 938,826 -102,050 -1158,018 4,97,217 1,664,998 1,247,205 64,100 335,100	15% 100% 0% 540,387 490,630 362,585 725,123 619,687 946,544 -2,535 -9,177 -115,178 -155,178 -1,689,397 1,649,998 1,247,205 65,615 335,102
Site 21 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 16 Site 16 Site 17 Site 18	Large Green 350 Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 500 Large Brown 500 Medium Brown 15 Small Green 7 Green Plot Small Brown 11 Small Brown 17 Small Brown 7 Small Brown 7	Overall Affordable Intermediate Housing Affordable Rent Social Rent Coalifield	20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000 50,000 50,000 50,000 50,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 410,000 410,000 410,000 480,000 480,000 480,000 480,000	15% 0% 100% 492,347 439,501 339,628 570,666 665,324 565,416 889,338 -25,859 -127,908 -141,094 -183,783 21,992 1,669,397 1,464,998 1,247,205 50,458 30,458	15% 10% 10% 90% 497,151 444,614 354,618 671,304 570,843 877,077 -23,527 -125,055 -138,462 -180,850 1,669,397 1,649,398 1,247,205 51,974 335,102 269,077	15%, 20% 80% 501,955 449,727 3481,633 677,284 576,270 84,795 -21,21,54 1,268,397 1,247,205 53,489 335,489 269,077	15% 30% 70% 506,759 454,840 352,775 587,172 683,264 581,697 892,514 -118,862 -119,288 -133,199 -175,058 31,235 1,669,397 1,464,998 1,247,205 55,005 35,002 269,077	15% 40% 60% 511,563 459,953 357,158 559,168 689,244 587,125 90,223 116,453 -116,453 -172,218 1,434,368 1,247,205 56,521 335,102 269,077	15% 50% 50% 516,367 465,085 361,540 598,175 695,224 592,552 907,951 -14,197 -113,542 -127,936 -169,378 1,669,397 1,669,397 1,669,397 1,646,498 1,247,205 58,037 38,037	15% 60% 40% 521,171 470,178 363,927 701,204 597,979 915,670 110,865 -110,504 1,665,304 1,669,397 1,469,498 1,247,205 595,512 206,077	15% 70% 70% 30% 525,975 475,291 309,305 603,406 923,388 4,553 11,276,63 1,686,397 1,447,205 61,688 315,168	15% 80% 20% 530,779 480,404 374,688 614,681 713,163 608,833 931,107 -17,200 -104,923 -120,041 -160,958 46,640 1,669,397 1,464,998 1,247,205 62,584 335,102 269,077	15%, 90% 90% 10% 535,583 485,517 379,0183 719,143 614,260 938,826 9117,410 1,669,397 1,58,018 1,247,205 64,100 335,100 269,077	15%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%, 100% 0%



Table 10.8a Residential Development - Residual Values v BLV

Varied Affordable Tenure Mixes - Social Rent v Intermediate Housing

			EUV	BLV											
		Overall Affordable	207	524	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15
		Intermediate Housing			0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100
		Affordable Rent			0,0	1070	2070	0070	1070	0070	0070	7070	0070	0070	100
		Social Rent			100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	(
Site 8	Large Brown 500	Central S	400,000	480.000	-56.371	-50.855	-45,340	-39.824	-34.309	-28,999	-23.706	-18.413	-13,121	-7.828	-2.5
Site 9	Large Brown 150	Central S	400,000	480,000	-164,374	-157.854	-151.334	-144,815	-138,295	-131,775	-125,256	-118,736	-112,216	-105.697	-99.
Site 10	Large Brown 60	Central S	400,000	480,000	-175,166	-168,999	-162.831	-156,664	-150,608	-144,637	-138,665	-132,693	-126,721	-120,750	-114,
Site 11	Medium Brown 25	Central S	400,000	480,000	-221,010	-214,354	-207,698	-201,043	-194.387	-187,731	-181,076	-174,511	-168,067	-161,622	-155.
Site 12	Medium Brown 15	Central S	400,000	480,000	-17,114	-10,122	-3,130	3,861	10.853	17.844	24.836	31,827	38,819	45.811	52,8
Site 16	Small Brown 11	Central S	400,000	480,000	24,132	28,280	32,428	36,577	40,725	44,873	49,022	53,170	57,319	61,467	65,6
Site 17	Small Brown 7	Central S	400,000	480,000	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,1
Site 18	Small Brown 4	Central S	400,000	480,000	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,0
Site 19	Brown Plot	Central S	400,000	480,000	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,9
Site 20	Urban Flats 75	Central S	400,000	480,000	-3,597,097	-3,592,108	-3,587,119	-3,582,129	-3,577,140	-3,572,151	-3,567,161	-3,562,172	-3,557,183	-3,552,193	-3,547,2
Site 21	Urban Flats 20	Central S	400,000	480,000	-1.105.809	-1,102,751	-1.099.693	-1.096.636	-1.093.578	-1.090.520	-1.087.462	-1.084.404	-1.081.346	-1.078.289	-1.075.2
OILC 21	Orbari i lato 20	Ochillar O	400,000	400,000	-1,100,000	-1,102,701	-1,000,000	-1,030,030	-1,000,070	-1,000,020	-1,007,402	-1,004,404	-1,001,040	-1,070,200	-1,070,2
			EUV	BLV											
		Overall Affordable	201	DLV	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	1
		Intermediate Housing			0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100
		Affordable Rent	-		0 /6	1076	20 /0	30 /6	4076	30 /6	0076	1076	0076	30 /6	101
		Social Rent			1000/	000/	80%	70%	60%	50%	40%	30%	20%	10%	
Cito 1	Lorgo Groon 250		20,000	374,000	100%	90%			202 600		204 602	300.099	20%		
Site 1 Site 2	Large Green 350 Large Green 175	North Sunderland North Sunderland	20,000	374,000	261,231	266,873	272,516	278,112 210.642	283,609	289,106	294,602	234.042	239,892	311,093 245,742	316,
					193,091	198,941	204,791			222,342		- 1-			251,5 419,1
Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	349,804	356,742	363,680 600,587	370,618 609,297	377,555 618,007	384,493	391,431 635,427	398,368	405,306 652,846	412,244	419,1 670,2
Site 4	Large Green 75	North Sunderland	20,000	374,000	583,167	591,877				626,717		644,136		661,556	
Site 5	Medium Green 35	North Sunderland	20,000	374,000	683,113	692,580	702,047	711,513	720,980	730,446	739,913	749,380	758,846	768,313	777,
Site 6	Medium Green 35 LD		20,000	374,000	581,695	590,286	598,878	607,469	616,061 929,348	624,653 941,567	633,244	641,836	650,427	659,019	667,0
Site 7	Medium Green 15	North Sunderland	50,000	410,000	880,471	892,690	904,910	917,129			953,786	966,005	978,224	990,443	1,002,6
Site 8	Large Brown 500	North Sunderland	400,000	480,000	-56,371	-50,855	-45,340	-39,824	-34,309	-28,999	-23,706	-18,413	-13,121	-7,828	-2,5
Site 9	Large Brown 150	North Sunderland	400,000	480,000	-164,374	-157,854	-151,334	-144,815 -156,664	-138,295 -150,608	-131,775	-125,256	-118,736 -132,693	-112,216	-105,697 -120,750	-99,
Site 10	Large Brown 60	North Sunderland	400,000	480,000	-175,166	-168,999	-162,831	100,001	100,000	-144,637	-138,665	102,000	-126,721	120,700	-114,7
Site 11	Medium Brown 25	North Sunderland	400,000	480,000	-221,010	-214,354	-207,698	-201,043	-194,387	-187,731	-181,076	-174,511	-168,067	-161,622	-155,1
Site 12	Medium Brown 15	North Sunderland	400,000	480,000	-17,114	-10,122	-3,130	3,861	10,853	17,844	24,836	31,827	38,819	45,811	52,8
Site 13	Small Green 7	North Sunderland	50,000	410,000	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,3
Site 14	Small Green 4	North Sunderland	50,000	410,000	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,9
Site 15	Green Plot	North Sunderland	50,000	410,000	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,2
Site 16	Small Brown 11	North Sunderland	400,000	480,000	24,132	28,280	32,428	36,577	40,725	44,873	49,022	53,170	57,319	61,467	65,6
Site 17	Small Brown 7	North Sunderland	400,000	480,000	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,1
Site 18	Small Brown 4	North Sunderland	400,000	480,000	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,0
Site 19	Brown Plot	North Sunderland	400,000	480,000	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,9
Site 20	Urban Flats 75	North Sunderland	400,000	480,000	-2,275,579	-2,260,403	-2,245,227	-2,230,051	-2,214,875	-2,199,699	-2,184,523	-2,169,347	-2,154,171	-2,138,996	-2,123,8
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-358,774	-349,474	-340,173	-330,872	-321,571	-312,270	-302,969				
										- 1 1	,	-293,668	-284,367	-275,066	-265,7
												-293,008	-284,367	-275,066	-265,7
			EUV	BLV									. , ,		
		Overall Affordable	EUV	BLV	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	1
		Intermediate Housing	EUV	BLV	15% 0%	15% 10%	15% 20%	15% 30%	15% 40%	15% 50%			. , ,		1
		Intermediate Housing Affordable Rent	EUV	BLV	0%	10%	20%	30%	40%	50%	15% 60%	15% 70%	15% 80%	15% 90%	1
		Intermediate Housing Affordable Rent Social Rent			0% 100%	10% 90%	20% 80%	30% 70%	40%	50% 50%	15% 60% 40%	15% 70% 30%	15% 80% 20%	15% 90% 10%	100
Site 1	Large Green 350	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000	374,000	0% 100% 743,238	10% 90% 752,774	20% 80% 762,311	30% 70% 771,848	40% 60% 781,384	50% 50% 790,921	15% 60% 40% 800,458	15% 70% 30% 809,994	15% 80% 20% 819,531	15% 90% 10% 829,068	10
Site 2	Large Green 175	Intermediate Housing Affordable Rent Social Rent South Sunderland South Sunderland	20,000	374,000 374,000	0% 100% 743,238 710,654	90% 752,774 720,992	20% 80% 762,311 731,330	70% 771,848 741,668	40% 60% 781,384 752,006	50% 50% 790,921 762,343	15% 60% 40% 800,458 772,681	15% 70% 30% 809,994 783,019	15% 80% 20% 819,531 793,357	15% 90% 10% 829,068 803,695	838,6 814,0
Site 2 Site 3	Large Green 175 Large Green 175 LD	Intermediate Housing Affordable Rent Social Rent South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000	374,000 374,000 374,000	100% 743,238 710,654 568,765	90% 752,774 720,992 577,626	80% 762,311 731,330 586,487	70% 771,848 741,668 595,348	40% 60% 781,384 752,006 604,209	50% 50% 790,921 762,343 613,070	15% 60% 40% 800,458 772,681 621,932	15% 70% 30% 809,994 783,019 630,793	15% 80% 20% 819,531 793,357 639,654	15% 90% 10% 829,068 803,695 648,515	838,6 814,0
Site 2 Site 3 Site 4	Large Green 175 Large Green 175 LD Large Green 75	Intermediate Housing Affordable Rent Social Rent South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000	100% 743,238 710,654 568,765 856,231	90% 752,774 720,992 577,626 867,355	80% 762,311 731,330 586,487 878,480	70% 771,848 741,668 595,348 889,604	40% 60% 781,384 752,006 604,209 900,729	50% 50% 790,921 762,343 613,070 911,853	15% 60% 40% 800,458 772,681 621,932 922,978	15% 70% 30% 809,994 783,019 630,793 934,102	15% 80% 20% 819,531 793,357 639,654 945,227	15% 90% 10% 829,068 803,695 648,515 956,351	838,6 814,1 657,3
Site 2 Site 3 Site 4 Site 5	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35	Intermediate Housing Affordable Rent Social Rent South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912	90% 752,774 720,992 577,626 867,355 1,020,003	80% 762,311 731,330 586,487 878,480 1,032,094	70% 771,848 741,668 595,348 889,604 1,044,185	40% 60% 781,384 752,006 604,209 900,729 1,056,276	50% 50% 790,921 762,343 613,070 911,853 1,068,367	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731	838,6 814,0 657,7 967,4
Site 2 Site 3 Site 4 Site 5 Site 6	Large Green 175 Large Green 175 LD Large Green 75	Intermediate Housing Affordable Rent Social Rent South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000 374,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362	90% 752,774 720,992 577,626 867,355 1,020,003 888,336	80% 762,311 731,330 586,487 878,480 1,032,094 899,309	70% 771,848 741,668 595,348 889,604 1,044,185 910,283	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731 976,123	838,4 814,4 657,1 967,1 1,128,9
Site 2 Site 3 Site 4 Site 5	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35	Intermediate Housing Affordable Rent Social Rent South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000	374,000 374,000 374,000 374,000 374,000	100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717	90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324	80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930	70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537	60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731	838,814,4657,7967,1,128,4987,1,376,57
Site 2 Site 3 Site 4 Site 5 Site 6	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000 374,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362	90% 752,774 720,992 577,626 867,355 1,020,003 888,336	80% 762,311 731,330 586,487 878,480 1,032,094 899,309	70% 771,848 741,668 595,348 889,604 1,044,185 910,283	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731 976,123	838,814,4657,7967,1,128,4987,1,376,57
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000	100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717	90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324	80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930	70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537	60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731 976,123 1,361,176	838,1 814,1 657,,1 967,- 1,128,987,1 1,376,5
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371	90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855	80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340	70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750 -28,999	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963 -18,413	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,76,123 1,361,176 -7,828	838,1 814,1 657,,1 967,- 1,128,9 987,1 1,376,- 2,9,- 99,
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374	10% 90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854	80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340 -151,334	30% 70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309 -138,295	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750 -28,999 -131,775	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,630 -18,413 -118,736	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731 976,123 1,361,176 -7,828	838,6 814,6 657,7 967,1 1,128,6 987,1 1,376,- -2,2,- -99,- -114,1
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 60	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166	10% 90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854 -168,999	20% 80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340 -151,334 -162,831	30% 70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815 -156,664	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309 -138,295 -150,608	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750 -28,999 -131,775 -144,637	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706 -125,256 -138,665	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963 -18,736	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731 976,123 1,361,176 -7,828 -105,697	838,4 814,4 657,7 967,- 1,128,9 987,- 1,376,- -2,5 -99,- -114,- -155,-
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Large Green 175 LD Large Green 175 LD Large Green 75 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25	Intermediate Housing Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010	10% 90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854 -168,999 -214,354	80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340 -151,334 -162,831 -207,698	70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815 -156,664 -201,043	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309 -138,295 -150,608 -194,387	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750 -28,999 -131,775 -144,637 -187,731	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706 -125,256 -138,665 -138,665	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963 -118,413 -118,736 -132,693 -174,511	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216 -126,721 -168,067	15% 90% 10% 829,689 648,515 956,351 1,116,731 976,123 1,361,176 -7,828 -105,697 -120,750	838, 814, 657, 967, 1,128, 987, 1,376, -2, -2, -114, -155, 52,
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Medium Brown 500 Medium Brown 50 Medium Brown 50 Medium Brown 55 Small Green 7	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 480,000	100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010 -17,114 1,669,397	90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854 -168,999 -214,354 -10,122 1,669,397	80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340 -151,334 -162,831 -207,638 -3,130 1,669,397	70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815 -156,664 -201,043 3,861 1,669,397	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309 -138,295 -150,608 -194,387 10,853 1,669,397	50% 50% 790,921 762,343 613,070 911,853 1,088,367 932,229 1,298,750 -28,999 -131,775 -144,637 -187,731 17,844 1,669,397	15% 60% 40% 800,458 621,932 922,978 1,080,458 943,203 1,314,356 1,314,356 1-138,665 1,181,076 24,836	15% 70% 30% 809,944 783,0793 934,102 1,092,549 954,176 1,322,963 -18,413 -118,736 -132,693 -174,511 31,827 1,669,397	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216 -126,721 -168,067 38,819 1,669,397	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731 976,123 1,361,176 -7,828 -105,697 -120,750 -161,622 45,811 1,669,397	838, 814, 657, 967, 1,128, 987, 1,376, -2, -99, -114, -1155, 52, 1,669,
Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Large Brown 50 Large Brown 50 Large Brown 60 Medium Brown 25 Medium Brown 15	Intermediate Housing Affordable Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000	0% 100%, 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010	90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854 -168,999 -214,354	20% 80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340 -151,334 -162,831 -207,698	70% 771,848 741,668 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815 156,664 -201,043 3,861	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309 -138,295 -150,608 194,387 10,853	50% 50%, 790,921 762,343 613,070 911,853 1,068,367 932,229 1,288,750 -28,999 -131,775 -144,637 -187,731 17,844	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706 -125,256 -138,665 -181,076 24,836 1,669,397	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963 -18,413 -118,736 -132,693 1,72,511 31,827	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 1,345,570 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,345,670 1,34	15% 90% 10% 829,068 803,695 648,515 956,351 1,116,731 976,123 1,361,176 1,361,176 1,7828 105,697 1-120,750 1-161,622 45,811	838, 814, 657, 967, 1,128, 987, 1,376, -2, -99, -114, -155, 52, 1,669, 1,464,
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	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4	Intermediate Housing Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000	0% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010 -17,114 1,669,397 1,464,998	90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854 -168,999 -214,354 -10,122 1,669,397 1,464,998	20% 80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340 -151,334 -162,831 -207,698 -3,130 1,669,397 1,464,998	30% 70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815 -156,664 -201,043 3,861 1,669,397 1,464,998	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309 -194,387 10,853 1,689,397 1,689,397 1,464,998	50% 790,921 762,343 613,070 911,853 932,229 1,298,750 -28,999 -131,775 -144,637 1,7844 1,669,397 1,464,998	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706 -125,256 -181,076 24,836 1,669,397 1,669,397	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963 -18,413 -118,736 -12,693 -174,511 31,827 1,669,397 1,669,397	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216 -126,721 -168,067 38,819 1,669,397 1,669,397	15% 90% 829,068 803,695 648,515 956,331 1,116,731 976,123 1,361,176 -7,828 -105,697 -120,750 -161,622 45,811 1,669,397 1,464,998	838, 814, 657, 967, 1,128, 987, 1,376, -2, -99, -114, -155, 52, 1,669, 1,464, 1,247,
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 15	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 500 Large Brown 50 Large Brown 50 Sarge Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot	Intermediate Housing Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000 400,000 50,000 50,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 410,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010 -17,114 1,669,397 1,464,998 1,247,205	10% 90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854 -168,999 -214,354 -10,122 1,669,397 1,464,988 1,247,205	20% 80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -45,340 -151,334 -162,831 -207,698 -3,130 1,669,397 1,464,998 1,444,205	30% 70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815 -156,664 -201,043 3,861 1,669,397 1,464,938 1,247,205	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,256 1,283,143 -34,309 -150,608 -194,387 10,853 1,669,397 1,464,998 1,447,205	50% 50% 50% 790,921 762,343 613,070 911,853 1,088,367 932,229 1,298,750 -28,999 -144,637 -187,731 17,844 1,669,397 1,464,998 1,247,205	15% 60% 40% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -125,256 -138,665 -1481,076 24,836 1,669,397 1,464,938 1,464,938	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,633 -18,413 -118,736 -132,693 -174,511 31,827 1,669,397 1,669,397	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216 -126,721 -168,067 38,819 1,669,397 1,464,998 1,464,938	15% 90% 10% 829,088 803,695 648,515 966,351 1,116,731 976,123 1,361,176 17,828 -105,697 -120,750 -161,622 45,811 1,669,397 1,464,998	838,4 814,4 657,, 967,, 1,128,6 987,, 1,376, -2,, -29, -114, -155, 52,4 1,669,9 1,464,4 1,247,, 65,6
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 15 Site 16 Site 17	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 7 Green Plot Small Brown 11 Small Brown 7	Intermediate Housing Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000 410,000 480,000 480,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010 -17,114 1,669,397 1,464,998 1,247,205 24,132 335,102	10% 90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -168,999 -214,354 -10,122 1,669,397 1,464,938 1,247,205 28,280 335,102	20% 80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -451,334 -162,831 -207,698 3,130 1,669,397 1,464,998 1,247,205 32,428 335,102	30% 70% 771,848 741,668 555,348 889,604 1,044,185 910,283 1,267,537 1-39,824 -144,815 -156,664 -201,043 3,861 1,669,397 1,464,998 1,247,205 36,577 335,102	40% 60% 781,384 752,006 604,209 90,0729 1,056,276 921,253,143 -34,309 -138,295 -150,608 -194,387 10,853 1,669,397 1,464,998 1,247,205 40,725 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102	50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750 -28,999 -131,775 -144,637 -187,731 1,784 1,669,397 1,464,988 1,247,263	15% 60% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706 -125,256 -181,076 24,836 1,247,205 1,669,397 1,464,988 1,247,205 49,022 335,102	15% 70% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963 -18,413 -118,736 -132,693 -174,511 31,827 1,669,397 1,464,998 1,247,205	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216 -126,721 -168,067 38,819 1,247,205 57,319 335,102	15% 90% 829,068 803,695 648,515 956,331 1,116,731 976,123 1,361,176 1,78,28 105,697 1,20,790 1,699,397 1,464,998 1,247,205 61,467 335,102	838,8 814,4 657,7 967,- 1,128,8 987,- 1,376,5 -99,- -114,- -155,2 1,669,- 1,464,9 1,247,- 65,6 335,-
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 15 Site 16 Site 17 Site 18	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 500 Large Brown 50 Medium Brown 150 Medium Brown 15 Small Green 7 Green Plot Small Brown 11 Small Brown 1 Small Brown 7 Small Brown 4	Intermediate Housing Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 410,000 410,000 480,000 480,000 480,000 480,000 480,000	0% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010 -17,114 1,669,397 1,464,998 1,247,205 24,132 24,132 269,077	10% 90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -50,855 -157,854 -10,122 1,669,397 1,446,498 1,247,205 28,280 38,580	20% 80% 762,311 731,330 586,487 878,480 1,032,094 889,309 1,251,930 45,340 1,51,334 1,261,930 1,669,397 1,464,998 1,247,205 32,428 335,102 269,077	30% 70% 771,848 741,668 595,348 889,604 1,044,185 910,283 1,267,537 -39,824 -144,815 -156,669 201,043 3,861 1,669,397 1,464,998 1,247,205 36,577 36,577 36,577 269,077	40% 60% 781,384 752,006 604,209 900,729 1,056,276 921,266 1,283,143 -34,309 -138,295 -150,683 1,689,397 10,883 1,699,397 1,484,998 1,247,205 40,725 305,077	50% 50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1-31,775 -144,673 17,844 1,669,397 1,464,998 1,247,205 44,873 335,102 269,077	15% 60% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 1-23,706 125,256 1,36,665 1,669,397 1,464,938 1,247,205 49,022 35,007	15% 70% 30% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,633 -18,413 -118,736 -132,693 -174,511 31,827 1,669,397 1,669,397 1,464,998 1,247,205 53,170 235,90,77	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,750 -13,121 -112,216 -126,721 -168,067 38,819 1,669,397 1,464,998 1,247,205 57,319 35,319	15% 90% 10% 829,088 803,695 648,515 966,351 1,116,731 976,123 1,361,176 7,828 -105,697 -120,750 -141,622 45,811 1,669,397 1,464,988 1,247,205 61,467 335,102 269,077	10 838,6 814,6 657,2 987,7 1,128,8 987,7 1,376,7 -2,5 52,8 1,669,3 1,464,8 1,247,2 65,6 63,335,1
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	Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 35 LD Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 7 Green Plot Small Brown 11 Small Brown 7	Intermediate Housing Affordable Rent Social Rent Social Rent South Sunderland	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000 410,000 480,000 480,000	0% 100% 743,238 710,654 568,765 856,231 1,007,912 877,362 1,220,717 -56,371 -164,374 -175,166 -221,010 -17,114 1,669,397 1,464,998 1,247,205 24,132 335,102	10% 90% 752,774 720,992 577,626 867,355 1,020,003 888,336 1,236,324 -168,999 -214,354 -10,122 1,669,397 1,464,938 1,247,205 28,280 335,102	20% 80% 762,311 731,330 586,487 878,480 1,032,094 899,309 1,251,930 -451,334 -162,831 -207,698 3,130 1,669,397 1,464,998 1,247,205 32,428 335,102	30% 70% 771,848 741,668 555,348 889,604 1,044,185 910,283 1,267,537 1-39,824 -144,815 -156,664 -201,043 3,861 1,669,397 1,464,998 1,247,205 36,577 335,102	40% 60% 781,384 752,006 604,209 90,0729 1,056,276 921,253,143 -34,309 -138,295 -150,608 -194,387 10,853 1,669,397 1,464,998 1,247,205 40,725 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102	50% 790,921 762,343 613,070 911,853 1,068,367 932,229 1,298,750 -28,999 -131,775 -144,637 -187,731 1,784 1,669,397 1,464,988 1,247,263	15% 60% 800,458 772,681 621,932 922,978 1,080,458 943,203 1,314,356 -23,706 -125,256 -181,076 24,836 1,247,205 1,669,397 1,464,988 1,247,205 49,022 335,102	15% 70% 809,994 783,019 630,793 934,102 1,092,549 954,176 1,329,963 -18,413 -118,736 -132,693 -174,511 31,827 1,669,397 1,464,998 1,247,205	15% 80% 20% 819,531 793,357 639,654 945,227 1,104,640 965,149 1,345,570 -13,121 -112,216 -126,721 -168,067 38,819 1,247,205 57,319 335,102	15% 90% 829,068 803,695 648,515 956,331 1,116,731 976,123 1,361,176 1,78,28 105,697 1,20,790 1,699,397 1,464,998 1,247,205 61,467 335,102	1



	Т	able 10.8l	b Re	sider	 ntial Γ)evel	opme	nt – '	Resid	lual V	/alue	s v B	ı v		
							•								
	Va ^r	ried Afford	dable	Tenu	re Mi	xes -	Socia	al Rer	nt v Ir	ıterm€	ediate	Hous	sing		
							 								
'	↓		EUV	BLV	150				L	100					-
'		Overall Affordable			15%	15%		15%						15%	
!		Intermediate Housing	₩		0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	1
'		Affordable Rent	\longrightarrow		1000/	2001	2004	700/	000/	500/	400/		000/	400/	-
		Social Rent	22.000	271 000	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	07
Site 1		Washington	20,000	374,000	594,612	602,855	611,097	619,340	627,583	635,826	644,069	652,312	660,555	668,798	67
Site 2		Washington	20,000	374,000	548,916	557,851	566,787	575,722	584,658	593,593	602,528	611,464	620,399	629,335	63
Site 3		Washington	20,000	374,000	431,915	439,574	447,233	454,892	462,551	470,210	477,869	485,528	493,187	500,846	508
Site 4		Washington	20,000	374,000	685,566	695,182	704,797	714,412	724,028	733,643	743,258	752,874	762,489	772,104	78
Site 5		Washington	20,000	374,000	804,913	815,364	825,814	836,265	846,716		867,617	878,068	888,519	898,970	90
Site 6			20,000	374,000	692,570	702,055	711,540	721,024	730,509	739,994	749,479	758,963	768,448	777,933	78
Site 7		Washington	50,000	410,000	1,008,064	1,021,553	1,035,042	1,048,532	1,062,021	1,075,510	1,089,000	1,102,489	1,115,979	1,129,468	1,14
Site 8		Washington	400,000	480,000	-56,371	-50,855	-45,340	-39,824	-34,309	-28,999	-23,706	-18,413	-13,121	-7,828	-
Site 9		Washington	400,000	480,000	-164,374	-157,854	-151,334	-144,815	-138,295	-131,775	-125,256	-118,736	-112,216	-105,697	-9
Site 10		Washington	400,000	480,000	-175,166	-168,999	-162,831	-156,664	-150,608	-144,637	-138,665	-132,693	-126,721	-120,750	-11
		Washington	400,000	480,000	-221,010	-214,354	-207,698	-201,043	-194,387	-187,731	-181,076	-174,511	-168,067	-161,622	-15
		Washington	400,000	480,000	-17,114	-10,122	-3,130	3,861	10,853	17,844	24,836	31,827	38,819	45,811	5
Site 13	Small Green 7	Washington	50,000	410,000	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,66
Site 14	Small Green 4	Washington	50,000	410,000	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,46
Site 15	Green Plot	Washington	50,000	410,000	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205	1,24
Site 16	Small Brown 11	Washington	400,000	480,000	24,132	28,280	32,428	36,577	40,725	44,873	49,022	53,170	57,319	61,467	6
Site 17	Small Brown 7	Washington	400,000	480,000	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	335,102	33
Site 18	Small Brown 4	Washington	400,000	480,000	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	269,077	26
Site 19		Washington	400,000	480,000	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-350,979	-35
		Washington	400,000	480,000	-2,275,579	-2,260,403	-2,245,227	-2,230,051	-2,214,875	-2,199,699	-2,184,523	-2,169,347	-2,154,171	-2,138,996	-2,12
		Washington	400,000	480,000	-358,774	-349,474	-340,173	-330,872	-321,571	-312,270	-302,969	-293,668	-284,367	-275,066	-26
			EUV	BLV											
'		Overall Affordable			15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	二
·=_'		Intermediate Housing			0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	
'		Affordable Rent													二
		Social Rent			100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	
Site 1	Large Green 350	Coalfield	20,000	374,000	467,499	474,788	482,077	489,366	496,655	503,943	511,232	518,521	525,810	533,099	54
Site 2		Coalfield	20,000	374,000	413,055	420,813	428,570	436,328	444,085	451,843	459,600	467,357	475,115	482,872	49
Site 3		Coalfield	20,000	374,000	316,960	323,609	330,259	336,908	343,557	350,206	356,856	363,505	370,154	376,803	38
Site 4		Coalfield	20,000	374,000	542,208	550,556	558,903	567,251	575,599	583,946	592,294	600,642	608,989	617,337	6:
Site 5		Coalfield	20,000	374,000	634,394	643,467	652,539	661,612	670,685	679,758	688,831	697,904	706,977	716,050	72
Site 6			20,000	374,000	537,345	545,579	553,813	562,047	570,282	578,516	586,750	594,985	603,219	611,453	6
Site 7		Coalfield	50,000	410,000	829,435	841,145	852,856	864,567	876,278	887,989	899,700	911,411	923,122	934,833	9
Site 8		Coalfield	400,000	480,000	-56,371	-50,855	-45,340	-39,824	-34,309	-28,999	-23,706	-18,413	-13,121	-7,828	
Site 9		Coalfield	400,000	480,000	-164,374	-157.854	-151.334	-144.815	-138,295	-131,775	-125,256	-118,736	-112,216	-105.697	-
Site 10		Coalfield	400,000	480,000	-175,166	-168,999	-162,831	-156,664	-150,608	-144,637	-138,665	-132,693	-126,721	-120,750	-1
Site 10		Coalfield	400,000	480,000	-221.010	-100,999	-207,698	-201.043	-194,387	-187,731	-181,076	-132,693	-168.067	-161,622	-1:
		Coalfield	400,000	480,000	-17,114	-214,354	-3,130	3.861	10.853	17.844	24.836	31.827	38.819	45.811	-1
	Medium brown 15			,	-			1,669,397	-,	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397	1,6
	Omell Croop 7	O - 216 21 4													4 1.50
Site 13		Coalfield	50,000	410,000	1,669,397	1,669,397	1,669,397		1,669,397						
Site 13 Site 14	Small Green 4	Coalfield Coalfield Coalfield	50,000 50,000 50,000	410,000 410,000 410,000	1,669,397 1,464,998 1,247,205	1,669,397 1,464,998 1,247,205	1,669,397 1,464,998 1,247,205	1,464,998 1,247,205	1,669,397 1,464,998 1,247,205	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998	1,46

10.28 The balance between intermediate housing and affordable housing for rent is important. With a 15% affordable housing target, on average, a 5% increase in the amount of Affordable Rent, and a 5% reduction in the amount of Intermediate Housing, results in a fall in the Residual Value of about £4,500/ha. The effect is greater where the affordable housing for rent is Social Rent. In this case, with a 15% affordable housing target, on average, a 5% increase in the amount of Social Rent, and a 5% reduction in the amount of Intermediate Housing, results in a fall in the Residual Value of about £7,500/ha.

480,000

480.00

480,000

400,00

400.00

400,000

Coalfield Coalfield

Coalfield

Coalfield

Site 18

Small Brown 4

10.29 The impact of preferring Social Rent to Affordable Rent varies depending on the amount of the intermediate housing in the mix. Where all the affordable housing is affordable housing for rent, provided as Social Rent rather than Affordable Rent, the Residual Value reduced by about £35,000/ha. Where 50% of the affordable housing is intermediate housing and the balance affordable housing for rent, where this element is provided as Social Rent rather than Affordable Rent, the Residual Value reduced by about £17,000/ha.



10% Affordable Home Ownership

10.30 As set out in Chapter 2 above, the 2019 NPPF (paragraph 64) sets out a policy for a minimum of 10% Affordable Home Ownership units on larger sites. This has been tested with a further set of appraisals. In these the first 10% of the housing on the site is assumed to be Intermediate Housing sold at 70% of market value.



Table 10.9a Residential Development – Residual Values v BLV

10% Affordable Home Ownership

Site 9 Large Brown 150 Central S 400,000 480,000 30,374 -12,809 -5 Site 10 Large Brown 60 Central S 400,000 480,000 3,327 -36,041 -7 Site 11 Medium Brown 25 Central S 400,000 480,000 -28,592 -70,787 -11 Site 12 Medium Brown 15 Central S 400,000 480,000 195,342 147,829 10	10% 159 10% 10% 5% 2,854 -10,310 5,993 -108,755 5,409 -123,550 2,982 -164,644 2,335 42,536 2,188 60,565 5,102 335,102	10% 10% -55,362 -161,514 -172,341
Affordable Rent Social Rent	5% 2,854 -10,310 5,993 -108,754 5,409 -123,550 2,982 -164,644 0,315 42,532 2,188 60,563	10% -55,362 -161,514 -172,341
Social Rent Site 8 Large Brown 500 Central S 400,000 480,000 101,161 67,537 3 Site 9 Large Brown 150 Central S 400,000 480,000 30,374 -12,809 -8 Site 10 Large Brown 60 Central S 400,000 480,000 3,327 -36,041 -7 Site 11 Medium Brown 25 Central S 400,000 480,000 -28,592 -70,787 -11 Site 12 Medium Brown 15 Central S 400,000 480,000 195,342 147,829 10	2,854 -10,310 5,993 -108,754 5,409 -123,550 2,982 -164,644 0,315 42,532 2,188 60,563	-55,362 -161,514 -172,341
Site 8 Large Brown 500 Central S 400,000 480,000 101,161 67,537 3 Site 9 Large Brown 150 Central S 400,000 480,000 30,374 -12,809 -8 Site 10 Large Brown 60 Central S 400,000 480,000 3,327 -36,041 -7 Site 11 Medium Brown 25 Central S 400,000 480,000 -28,592 -70,787 -11 Site 12 Medium Brown 15 Central S 400,000 480,000 195,342 147,829 10	5,993 -108,754 5,409 -123,550 2,982 -164,644 0,315 42,532 2,188 60,563	-161,514 -172,341
Site 9 Large Brown 150 Central S 400,000 480,000 30,374 -12,809 -5 Site 10 Large Brown 60 Central S 400,000 480,000 3,327 -36,041 -7 Site 11 Medium Brown 25 Central S 400,000 480,000 -28,592 -70,787 -11 Site 12 Medium Brown 15 Central S 400,000 480,000 195,342 147,829 10	5,993 -108,754 5,409 -123,550 2,982 -164,644 0,315 42,532 2,188 60,563	-161,514 -172,341
Site 10 Large Brown 60 Central S 400,000 480,000 3,327 -36,041 -7 Site 11 Medium Brown 25 Central S 400,000 480,000 -28,592 -70,787 -11 Site 12 Medium Brown 15 Central S 400,000 480,000 195,342 147,829 10	5,409 -123,550 2,982 -164,644 0,315 42,532 2,188 60,563	-172,341
Site 11 Medium Brown 25 Central S 400,000 480,000 -28,592 -70,787 -11 Site 12 Medium Brown 15 Central S 400,000 480,000 195,342 147,829 10	2,982 -164,644 0,315 42,532 2,188 60,563	
Site 12 Medium Brown 15 Central S 400,000 480,000 195,342 147,829 10	0,315 42,532 2,188 60,563	
	,	-15,251
Site 16 Small Brown 11 Central S 400,000 480,000 175,333 138,760 10	335 103	18,938
	000,102	
	9,077 269,077	
	0,979 -350,979	
Site 20 Urban Flats 75 Central S 400,000 480,000 -3,529,375 -3,535,318 -3,544 Site 21 Urban Flats 20 Central S 400,000 480,000 -991,000 -1,019,077 -1,049		
Site 21 Olbari Frais 20 Central 3 400,000 400,000 -991,000 -1,019,077 -1,04	-1,071,400	-1,090,000
EUV BLV		
Overall Affordable 0% 5%	10% 15%	20%
Intermediate Housing 5%	10% 10%	10%
Affordable Rent	5%	10%
Social Rent	2550	
	306,550	
	9,696 240,907 7,621 403,612	192,118 349,602
	0,490 650,719	
- J	6,352 756,534	
	0,161 648,329	
Site 7 Medium Green 15 North Sunderland 50,000 410,000 1,198,434 1,133,177 1,06	7,920 975,240	882,560
Site 8 Large Brown 500 North Sunderland 400,000 480,000 101,161 67,537 3	2,854 -10,310	-55,362
	5,993 -108,754	
	5,409 -123,550	
	2,982 -164,644	
	0,315 42,532 0,397 1,669,397	
	1,998 1,464,998	
	7,205 1,247,205	
Site 16 Small Brown 11 North Sunderland 400,000 480,000 175,333 138,760 10	2,188 60,563	18,938
Site 17 Small Brown 7 North Sunderland 400,000 480,000 335,102 335,102 33	5,102 335,102	335,102
	9,077 269,077	
	0,979 -350,979	
Site 20 Urban Flats 75 North Sunderland 400,000 480,000 -1,974,752 -2,024,372 -2,07 Site 21 Urban Flats 20 North Sunderland 400,000 480,000 -115,581 -165,069 -21	1,096 -2,151,538 1,557 -282,753	-2,228,981 -350,951
One 21 Orban France North Ounderland 400,000 400,000 410,000 410,000 421	-202,730	-550,551
EUV BLV		
Overall Affordable 0% 5%	10% 15%	20%
Intermediate Housing 5%	10% 10%	10%
Affordable Rent	5%	10%
Social Rent Social		
	9,242 814,948	
	7,622 788,389 2,284 635,395	
	2,284 635,395 5,713 939,880	
	7,752 1,098,829	
	9,100 959,875	
	0,763 1,338,069	
	2,854 -10,310	-55,362
	5,993 -108,754	
	5,409 -123,550	
	2,982 -164,644	
	0,315 42,532 0,397 1,669,397	
	1,998 1,464,998	
	7,205 1,247,205	
	2,188 60,563	
	5,102 335,102	
	9,077 269,077	269,077
	,979 -350,979	
Site 20 Urban Flats 75 South Sunderland 400,000 480,000 -3,751,479 -3,751,168 -3,75		
Site 21 Urban Flats 20 South Sunderland 400,000 480,000 -1,116,552 -1,141,324 -1,16	6,096 -1,184,412	-1,202,988



Table 10.9b Residential Development – Residual Values v BLV

10% Affordable Home Ownership

New York 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 1996 199				EUV	BLV					
Site 1 Large Green 350 Washington 20,000 374,000 815,664 768,456 723,249 657,697 552,144			Overall Affordable			0%	5%	10%	15%	20%
Stet Large Green 350 Washington 20,000 374,000 784,521 785,577 687,021 617,301 547,581			Intermediate Housing				5%	10%	10%	10%
Site 1			Affordable Rent						5%	10%
Site 2 Large Green 175 LD Washington 20,000 374,000 784,821 725,777 687,021 617,301 547,581 Site 3 Large Green 75 LD Washington 20,000 374,000 631,101 590,226 548,370 489,531 481,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691 581,691			Social Rent							
Site 3	Site 1	Large Green 350	Washington	20,000	374,000	815,664	769,456	723,249	657,697	592,144
Site 5 Medium Green 35 Washington 20,000 374,000 941,000 888,177 834,948 759,155 683,361 Site 5 Medium Green 35 Washington 20,000 374,000 1,096,750 1,034,334 971,877 884,855 698,805 843,513 765,159 698,805 Site 7 Medium Green 15 Washington 50,000 410,000 1,348,543 1,280,014 1,211,486 1,111,301 1,011,116 167,537 32,284 1,280,014 1,211,486 1,111,301 1,011,116 167,537 32,284 1,280,014 1,211,486 1,111,301 1,011,116 167,537 32,284 1,280,014 1,211,486 1,111,301 1,011,116 167,537 32,284 1,280,014 1,211,486 1,111,301 1,011,116 1,513,532 1,031 1,031 1,011,116 1,011,116 1,031 1,031 1,031 1,011,116 1,011,116 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1,031 1	Site 2	Large Green 175	Washington	20,000	374,000	784,521	735,771	687,021	617,301	547,581
Site 5 Medium Green 35 Washington 20,000 374,000 1,096,790 1,034,334 971,877 884,895 797,912	Site 3	Large Green 175 LD	Washington	20,000	374,000	631,101	590,236	549,370	490,531	431,691
Site 6 Medium Green 35 LD Washington 20,000 374,000 955,704 898,608 843,513 765,159 688,805 Site 7 Medium Green 15 Washington 400,000 480,000 101,161 67,575 32,854 10,310 55,362 Site 8 Large Brown 500 Washington 400,000 480,000 30,374 12,809 55,993 108,754 161,514 Site 10 Large Brown 500 Washington 400,000 480,000 30,374 12,809 55,993 108,754 161,514 Site 10 Large Brown 60 Washington 400,000 480,000 33,327 33,6041 57,540 125,550 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112,555 112	Site 4	Large Green 75	Washington	20,000	374,000	941,406	888,177	834,948	759,155	683,361
Site 7 Medium Green 15 Washington 400,000 440,000 101,616 67,537 32,864 1,011,301 1,011,116 56,868 Large Brown 500 Washington 400,000 480,000 30,374 12,809 1-56,593 1-10,374 161,514 516 101 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116 1,011,116	Site 5	Medium Green 35	Washington	20,000	374,000	1,096,790	1,034,334	971,877	884,895	797,912
Site 8 Large Brown 500 Washington 400,000 480,000 30,374 12,995 30,593 30,854 110,310 55,362	Site 6	Medium Green 35 LD	Washington	20,000	374,000	955,704	899,608	843,513	765,159	686,805
Site 9 Large Brown 150 Washington 400,000 480,000 30,374 -12,809 -55,933 -108,754 -161,514	Site 7	Medium Green 15	Washington	50,000	410,000	1,348,543	1,280,014	1,211,486	1,111,301	1,011,116
Site 10 Large Brown 60 Washington 400,000 480,000 3,327 36,041 -75,409 -123,550 -172,341 Medium Brown 25 Washington 400,000 480,000 28,592 -70,787 -112,982 -164,644 -217,682 Site 12 Medium Brown 15 Washington 400,000 480,000 195,342 147,829 100,315 42,525 Site 13 Small Green 7 Washington 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397	Site 8	Large Brown 500	Washington	400,000	480,000	101,161	67,537	32,854	-10,310	-55,362
Site 11 Medium Brown 25 Washington	Site 9	Large Brown 150	Washington	400,000	480,000	30,374	-12,809	-55,993	-108,754	-161,514
Site 12 Medium Brown 15 Washington	Site 10	Large Brown 60	Washington	400,000	480,000	3,327	-36,041	-75,409	-123,550	-172,341
Site 13 Small Green 7 Washington 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,	Site 11	Medium Brown 25	Washington	400,000	480,000	-28,592	-70,787	-112,982	-164,644	-217,682
Site 14 Small Green 4 Washington 50,000 410,000 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,	Site 12	Medium Brown 15	Washington	400,000	480,000	195,342	147,829	100,315	42,532	-15,251
Site 15 Green Plot Washington 50,000 410,000 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205	Site 13	Small Green 7	Washington	50,000	410,000	1,669,397	1,669,397	1,669,397	1,669,397	1,669,397
Site 16 Small Brown 11 Washington 400,000 480,000 175,333 138,760 102,188 60,563 18,938 Site 17 Small Brown 7 Washington 400,000 480,000 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102	Site 14	Small Green 4	Washington	50,000	410,000	1,464,998	1,464,998	1,464,998	1,464,998	1,464,998
Site 17 Small Brown 7 Washington	Site 15	Green Plot	Washington	50,000	410,000	1,247,205	1,247,205	1,247,205	1,247,205	1,247,205
Site 18	Site 16	Small Brown 11	Washington	400,000	480,000	175,333	138,760	102,188	60,563	18,938
Site 19 Brown Plot Washington 400,000 480,000 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -210,100 -210 <t< td=""><td>Site 17</td><td>Small Brown 7</td><td>Washington</td><td>400,000</td><td>480,000</td><td>335,102</td><td>335,102</td><td>335,102</td><td>335,102</td><td>335,102</td></t<>	Site 17	Small Brown 7	Washington	400,000	480,000	335,102	335,102	335,102	335,102	335,102
Site 20 Urban Flats 75 Washington 400,000 480,000 -1,974,752 -2,024,372 -2,074,096 -2,151,538 -2,228,981 Site 21 Urban Flats 20 Washington 400,000 480,000 -115,581 -165,069 -214,557 -282,753 -350,951 EUV BLV BLV 19,747,752 -2,024,372 -2,074,096 -2,151,538 -2,228,981 Washington 400,000 480,000 -115,581 -165,069 -214,557 -282,753 -350,951 Washington BLV BLV 10,741,567 -282,753 -350,951 Washington BLV BLV 10,741,669 -214,557 -282,753 -350,951 Washington BLV BLV 10,74 -214,575 -282,753 -350,951 Washington BLV BLV -214,575 -282,753	Site 18	Small Brown 4	Washington	400,000	480,000	269,077	269,077	269,077	269,077	269,077
Site 21 Urban Flats 20 Washington 400,000 480,000 -115,581 -165,069 -214,557 -282,753 -350,951	Site 19	Brown Plot	Washington	400,000	480,000	-350,979	-350,979	-350,979	-350,979	-350,979
EUV BLV BLV	Site 20	Urban Flats 75	Washington	400,000	480,000	-1,974,752	-2,024,372	-2,074,096	-2,151,538	-2,228,981
Overall Affordable	Site 21	Urban Flats 20	Washington	400,000	480,000	-115,581	-165,069	-214,557	-282,753	-350,951
Overall Affordable										
Intermediate Housing										
Affordable Rent				EUV	BLV					
Social Rent			Overall Affordable	EUV	BLV	0%				20%
Site 1 Large Green 350 Coalfield 20,000 374,000 668,787 626,300 583,493 524,374 465,255 Site 2 Large Green 175 Coalfield 20,000 374,000 624,685 580,000 535,315 473,587 411,859 Site 3 Large Green 175 LD Coalfield 20,000 374,000 495,861 458,391 420,922 368,844 316,767 Site 4 Large Green 75 Coalfield 20,000 374,000 772,749 723,728 674,706 607,345 539,984 Site 5 Medium Green 35 Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 7 Medium Green 15 Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 7 Medium Green 15 Coalfield 50,000 410,000 1,138,391 1,074,442 1,010,493 920,816 831,138 Site 8 Large Brown 500 Coalfield				EUV	BLV	0%				
Site 2 Large Green 175 Coalfield 20,000 374,000 624,685 580,000 535,315 473,587 411,859 Site 3 Large Green 175 LD Coalfield 20,000 374,000 495,861 458,391 420,922 368,844 316,767 Site 4 Large Green 75 Coalfield 20,000 374,000 772,749 723,728 674,706 607,345 539,984 Site 5 Medium Green 35 Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 6 Medium Green 35 LD Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 7 Medium Green 15 Coalfield 50,000 410,000 1,138,391 1,074,442 1,010,493 920,816 831,138 Site 8 Large Brown 500 Coalfield 400,000 480,000 101,161 67,537 32,854 -10,310 -55,362 Site 10 Large Brown 150 Coalfield 400,00			Intermediate Housing	EUV	BLV	0%			10%	10%
Site 3 Large Green 175 LD Coalfield 20,000 374,000 495,861 458,391 420,922 368,844 316,767 Site 4 Large Green 75 Coalfield 20,000 374,000 772,749 723,728 674,706 607,345 539,984 Site 5 Medium Green 35 Coalfield 20,000 374,000 896,180 839,161 782,142 705,190 628,238 Site 6 Medium Green 35 LD Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 7 Medium Green 15 Coalfield 50,000 410,000 1,138,391 1,074,442 1,010,493 920,816 831,138 Site 8 Large Brown 500 Coalfield 400,000 480,000 101,161 67,537 32,854 -10,310 -55,362 Site 9 Large Brown 60 Coalfield 400,000 480,000 3,327 36,041 -75,409 -123,550 -172,341 Site 11 Medium Brown 15 Coalfield 400,000 <td< td=""><td></td><td></td><td>Intermediate Housing Affordable Rent</td><td>EUV</td><td>BLV</td><td>0%</td><td></td><td></td><td>10%</td><td>10%</td></td<>			Intermediate Housing Affordable Rent	EUV	BLV	0%			10%	10%
Site 4 Large Green 75 Coalfield 20,000 374,000 772,749 723,728 674,706 607,345 539,984 Site 5 Medium Green 35 Coalfield 20,000 374,000 896,180 839,161 782,142 705,190 628,238 Site 6 Medium Green 35 LD Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 7 Medium Green 15 Coalfield 50,000 410,000 1,138,391 1,074,442 1,010,493 920,816 831,138 Site 8 Large Brown 500 Coalfield 400,000 480,000 101,161 67,537 32,854 -10,310 -55,362 Site 9 Large Brown 150 Coalfield 400,000 480,000 30,374 -12,809 -55,993 -108,754 -161,514 Site 10 Large Brown 60 Coalfield 400,000 480,000 -28,592 -70,787 -112,982 -164,644 -217,682 Site 11 Medium Brown 15 Coalfield 400	Site 1	Large Green 350	Intermediate Housing Affordable Rent Social Rent				5%	10%	10% 5%	10% 10%
Site 5 Medium Green 35 Coalfield 20,000 374,000 896,180 839,161 782,142 705,190 628,238 Site 6 Medium Green 35 LD Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 7 Medium Green 15 Coalfield 50,000 410,000 1,138,391 1,074,442 1,010,493 920,816 831,138 Site 8 Large Brown 500 Coalfield 400,000 480,000 101,161 67,537 32,854 -10,310 -55,362 Site 9 Large Brown 150 Coalfield 400,000 480,000 30,374 -12,809 -55,993 -108,754 -161,512 Site 10 Large Brown 60 Coalfield 400,000 480,000 3,327 -36,041 -75,409 -123,550 -172,341 Site 11 Medium Brown 25 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 12 Medium Brown 15 Coalfield		-	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000	374,000	668,787	5% 626,300	10% 583,493	10% 5% 524,374	10% 10% 465,255
Site 6 Medium Green 35 LD Coalfield 20,000 374,000 773,086 721,953 670,820 601,597 532,374 Site 7 Medium Green 15 Coalfield 50,000 410,000 1,138,391 1,074,442 1,010,493 920,816 831,138 Site 8 Large Brown 500 Coalfield 400,000 480,000 101,161 67,537 32,854 -10,310 -55,362 Site 9 Large Brown 150 Coalfield 400,000 480,000 30,374 -12,809 -55,993 -108,754 -161,514 Site 10 Large Brown 60 Coalfield 400,000 480,000 3,327 -36,041 -75,409 -123,550 -172,341 Site 11 Medium Brown 25 Coalfield 400,000 480,000 -98,592 -70,787 -112,982 -164,644 -217,682 Site 12 Medium Brown 15 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 13 Small Green 7 Coalfield </td <td>Site 2</td> <td>Large Green 175</td> <td>Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield</td> <td>20,000</td> <td>374,000 374,000</td> <td>668,787 624,685</td> <td>5% 626,300 580,000</td> <td>583,493 535,315</td> <td>10% 5% 524,374 473,587</td> <td>10% 10% 465,255 411,859</td>	Site 2	Large Green 175	Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield	20,000	374,000 374,000	668,787 624,685	5% 626,300 580,000	583,493 535,315	10% 5% 524,374 473,587	10% 10% 465,255 411,859
Site 7 Medium Green 15 Coalfield 50,000 410,000 1,138,391 1,074,442 1,010,493 920,816 831,138 Site 8 Large Brown 500 Coalfield 400,000 480,000 101,161 67,537 32,854 -10,310 -55,362 Site 9 Large Brown 150 Coalfield 400,000 480,000 30,374 -12,809 -55,993 -108,754 -161,514 Site 10 Large Brown 60 Coalfield 400,000 480,000 3,327 -36,041 -75,409 -123,550 -172,341 Site 11 Medium Brown 25 Coalfield 400,000 480,000 -28,592 -70,787 -112,982 -164,644 -217,682 Site 12 Medium Brown 15 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 13 Small Green 7 Coalfield 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 <td< td=""><td>Site 2 Site 3</td><td>Large Green 175 Large Green 175 LD</td><td>Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield</td><td>20,000 20,000 20,000</td><td>374,000 374,000 374,000</td><td>668,787 624,685 495,861</td><td>5% 626,300 580,000 458,391</td><td>583,493 535,315 420,922 674,706</td><td>10% 5% 524,374 473,587 368,844</td><td>10% 10% 465,255 411,859 316,767 539,984</td></td<>	Site 2 Site 3	Large Green 175 Large Green 175 LD	Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield	20,000 20,000 20,000	374,000 374,000 374,000	668,787 624,685 495,861	5% 626,300 580,000 458,391	583,493 535,315 420,922 674,706	10% 5% 524,374 473,587 368,844	10% 10% 465,255 411,859 316,767 539,984
Site 8 Large Brown 500 Coalfield 400,000 480,000 101,161 67,537 32,854 -10,310 -55,362 Site 9 Large Brown 150 Coalfield 400,000 480,000 30,374 -12,809 -55,993 -108,754 -161,514 Site 10 Large Brown 60 Coalfield 400,000 480,000 3,327 -36,041 -75,409 -123,550 -172,341 Site 11 Medium Brown 25 Coalfield 400,000 480,000 -28,592 -70,787 -112,982 -164,644 -217,682 Site 12 Medium Brown 15 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 13 Small Green 7 Coalfield 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 <td>Site 2 Site 3 Site 4</td> <td>Large Green 175 Large Green 175 LD Large Green 75</td> <td>Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield Coalfield</td> <td>20,000 20,000 20,000 20,000</td> <td>374,000 374,000 374,000 374,000 374,000</td> <td>668,787 624,685 495,861 772,749</td> <td>5% 626,300 580,000 458,391 723,728</td> <td>583,493 535,315 420,922 674,706</td> <td>10% 5% 524,374 473,587 368,844 607,345</td> <td>10% 10% 465,255 411,859 316,767 539,984</td>	Site 2 Site 3 Site 4	Large Green 175 Large Green 175 LD Large Green 75	Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield Coalfield	20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000	668,787 624,685 495,861 772,749	5% 626,300 580,000 458,391 723,728	583,493 535,315 420,922 674,706	10% 5% 524,374 473,587 368,844 607,345	10% 10% 465,255 411,859 316,767 539,984
Site 9 Large Brown 150 Coalfield 400,000 480,000 30,374 -12,809 -55,993 -108,754 -161,514 Site 10 Large Brown 60 Coalfield 400,000 480,000 3,327 -36,041 -75,409 -123,550 -172,341 Site 11 Medium Brown 25 Coalfield 400,000 480,000 -28,592 -70,787 -112,982 -164,644 -217,682 Site 12 Medium Brown 15 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 13 Small Green 7 Coalfield 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397	Site 2 Site 3 Site 4 Site 5	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35	Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield	20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000	668,787 624,685 495,861 772,749 896,180	5% 626,300 580,000 458,391 723,728 839,161	583,493 535,315 420,922 674,706 782,142	10% 5% 524,374 473,587 368,844 607,345 705,190	10% 10% 465,255 411,859 316,767 539,984 628,238
Site 10 Large Brown 60 Coalfield 400,000 480,000 3,327 -36,041 -75,409 -123,550 -172,341 Site 11 Medium Brown 25 Coalfield 400,000 480,000 -28,592 -70,787 -112,982 -164,644 -217,682 Site 12 Medium Brown 15 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 13 Small Green 7 Coalfield 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397	Site 2 Site 3 Site 4 Site 5 Site 6	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD	Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000	668,787 624,685 495,861 772,749 896,180 773,086	5% 626,300 580,000 458,391 723,728 839,161 721,953	583,493 535,315 420,922 674,706 782,142 670,820	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374
Site 11 Medium Brown 25 Coalfield 400,000 480,000 -28,592 -70,787 -112,982 -164,644 -217,682 Site 12 Medium Brown 15 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 13 Small Green 7 Coalfield 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,39	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15	Intermediate Housing Affordable Rent Social Rent Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442	583,493 535,315 420,922 674,706 782,142 670,820 1,010,493	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138
Site 12 Medium Brown 15 Coalfield 400,000 480,000 195,342 147,829 100,315 42,532 -15,251 Site 13 Small Green 7 Coalfield 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537	583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362
Site 13 Small Green 7 Coalfield 50,000 410,000 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,669,397 1,644,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514
Site 14 Small Green 4 Coalfield 50,000 410,000 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,464,998 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 60	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341
Site 15 Green Plot Coalfield 50,000 410,000 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,247,205 1,24	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000	668,787 624,685 495,861 772,749 896,180 1,138,391 101,161 30,374 3,327 -28,592	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682
Site 16 Small Brown 11 Coalfield 400,000 480,000 175,333 138,760 102,188 60,563 18,938 Site 17 Small Brown 7 Coalfield 400,000 480,000 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327 -28,592 195,342	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644 42,532	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251
Site 17 Small Brown 7 Coalfield 400,000 480,000 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102 335,102	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327 -28,592 195,342 1,669,397 1,464,998	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829 1,669,397	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315 1,669,397	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644 42,532 1,669,397 1,464,998	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251 1,669,397 1,464,998
Site 18 Small Brown 4 Coalfield 400,000 480,000 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077 269,077	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	Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Medium Brown 50 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327 -28,592 195,342 1,669,397 1,464,998	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829 1,669,397 1,464,998	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315 1,669,397 1,464,998	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644 42,532 1,669,397 1,464,998	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251 1,669,397 1,464,998
Site 19 Brown Plot Coalfield 400,000 480,000 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -350,979 -2,024,372 -2,074,096 -2,151,538 -2,228,981	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	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Large Brown 60 Medium Brown 15 Small Green 7 Small Green 4 Green Plot	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327 -28,592 195,342 1,669,397 1,464,998 1,247,205	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829 1,669,397 1,464,998 1,247,205	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315 1,669,397 1,464,998 1,247,205	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644 42,532 1,669,397 1,464,998 1,247,205	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251 1,669,397 1,464,998 1,247,205
Site 20 Urban Flats 75 Coalfield 400,000 480,000 -1,974,752 -2,024,372 -2,074,096 -2,151,538 -2,228,981	Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 35 Medium Green 35 LD Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 500 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 410,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327 -28,592 195,342 1,669,397 1,464,998 1,247,205 175,333	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829 1,669,397 1,464,998 1,247,205 138,760	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315 1,669,397 1,464,998 1,247,205 102,188	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644 42,532 1,669,397 1,464,998 1,247,205 60,563	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251 1,669,397 1,464,998 1,247,205 18,938
	Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 13 Site 14 Site 15 Site 16 Site 17	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 50,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327 -28,592 195,342 1,669,397 1,464,998 1,247,205 175,333 335,102	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829 1,669,397 1,464,998 1,247,205 138,760 335,102	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315 1,669,397 1,464,998 1,247,205 102,188 335,102	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644 42,532 1,669,397 1,464,998 1,247,205 60,563 335,102	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251 1,669,397 1,464,998 1,247,205 18,938 335,102
	Site 2 Site 3 Site 4 Site 5 Site 6 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	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7 Small Brown 7	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 480,000 480,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 3,327 -28,592 195,342 1,669,397 1,464,998 1,247,205 175,333 335,102 269,077	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829 1,669,397 1,464,998 1,247,205 138,760 335,102 269,077	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315 1,669,397 1,464,998 1,247,205 102,188 335,102 269,077	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 -123,550 -164,644 42,532 1,669,397 1,464,998 1,247,205 60,563 335,102 269,077	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251 1,669,397 1,464,998 1,247,205 18,938 335,102 269,077
	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 17 Site 18 Site 18	Large Green 175 Large Green 175 LD Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7 Small Brown 4 Brown 4 Brown Plot	Intermediate Housing Affordable Rent Social Rent Coalfield	20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000 480,000 480,000 480,000	668,787 624,685 495,861 772,749 896,180 773,086 1,138,391 101,161 30,374 -28,592 195,342 1,669,397 1,464,998 1,247,205 175,333 335,102 269,077 -350,979	5% 626,300 580,000 458,391 723,728 839,161 721,953 1,074,442 67,537 -12,809 -36,041 -70,787 147,829 1,669,397 1,464,998 1,247,205 138,760 335,102 269,077 -350,979	10% 583,493 535,315 420,922 674,706 782,142 670,820 1,010,493 32,854 -55,993 -75,409 -112,982 100,315 1,669,397 1,464,998 1,247,205 102,188 335,102 269,077 -350,979	10% 5% 524,374 473,587 368,844 607,345 705,190 601,597 920,816 -10,310 -108,754 42,532 1,669,397 1,464,998 1,247,205 60,563 335,102 269,077 -350,979	10% 10% 465,255 411,859 316,767 539,984 628,238 532,374 831,138 -55,362 -161,514 -172,341 -217,682 -15,251 1,669,397 1,464,998 1,247,205 18,938 335,102 269,077 -350,979

Source: HDH (October 2020)

10.31 The base appraisals are based on the Council's preferred tenure mix of 25% Intermediate Housing and 75% Affordable Rent. 10% Affordable Home Ownership is the equivalent to a 2/3rds Intermediate Housing and 1/3rd Affordable Rent. As would be expected, 10% Affordable Home Ownership only has a small impact on viability.

First Homes

10.32 In February 2020, the Government launched a consultation on First Homes. The Government's Changes to the current planning system – Consultation on changes to planning policy and regulations (MHCLG, August 2020) has provided some clarity in this regard. A



further set of appraisals has been run at 15% affordable housing, where 20%. 25% and 30% of the affordable housing is as a First Home. In addition, the consequence of seeking First Homes to be delivered with a greater discount than the minimum 30% discount is tested.

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15%	40%	%09	20%	-150,008	-161,577	-206,345	-1,708	32,907	335, 102	-350,979	3,590,861	1,101,987	Ī	15%	40%	60% 50%	274,371	206,715	366,977	604,726	706,546	602,961	-44.218	-150,008	-161,577	-206,345	-1,708	1,464,998	1,247,205	32,907	335,102	-350 979	2,240,238	-337,115		15%	40%	60%	767,634	737,100	591,433	1.038,842	905,434	1,260,641	-44,218	-150,008	-206,345	-1,708	1,669,397	1,464,998	32,907	335,102	269,077	-350,979	3,783,807
15%	40%	%09	%09	-30,165	-145,952	-189,198	16,304	905 400	335,102	-350,979	-3,563,419	-1,085,169		15%	40%	%09	286,470	219,537	379,066	619,904	723,042	032,000	-30.165	-133,212	-145,952	-189,198	16,304	1,464,998	1,247,205	44,714	335,102	-350 979	-2,206,975	-316,729		15%	40%	%09 80%	781,828	752,486	604,622	1,056,838	921,766	1,283,869	-30,165	-133,212	-189,198	16,304	1,669,397	1,464,998	44,714	335,102	269,077	-350,979	-3,757,197
15%	40%	%09	%0L	-116,415	-130,568	-172,218	34,316	126,00	335,102	-350,979	-3,535,978	-1,068,351		15%	40%	%0% 20%	298,518	232,359	391,156	635,082	739,538	632,904	-16.530	-116,415	-130,568	-172,218	34,316	1,464,998	1,247,205	56,521	335,102	-350 979	-2,173,713	-296,344		15%	40%	20%	796,022	767,873	617,810	1.074.834	660'886	1,307,098	-16,530	-110,415	-172,218	34,316	1,669,397	1,464,998	56,521	335,102	269,077	-350,979	-3,730,587
15%	32%	92%	20%	-147,246	-158,964	-203,524	1,254	35,101	335,102	-350,979	-3,583,065	-1,097,209		15%	35%	%ca 20%	275,917	208,318	367,664	605,589	707,483	603,812	41.881	-147,246	-158,964	-203,524	1,254	1,464,998	1,247,205	35,101	335,102	-350 979	-2,236,080	-334,567		15%	35%	%CQ	767,634	737,100	591,433	1,038,842	905,434	1,260,641	41,881	-147,240	-203,524	1,254	1,669,397	1,464,998	35,101	335,102	269,077	-350,979	3,775,491
15%	32%	65%	%09	-29,627	-145,345	-188,521	17,015	45,432	335,102	-350,979	-3,559,054	-1,082,493		15%	35%	%co %co	286,470	219,537	378,242	618,869	721,917	030,558	-29.627	-132,549	-145,345	-188,521	17,015	1,464,998	1,247,205	45,432	335,102	-350 979	-2,206,975	-316,729		15%	35%	%C9	780,054	750,563	602,973	1.054,589	919,725	1,280,966	-29,627	-132,549	-188,521	17,015	1,669,397	1,464,998	45,432	335,102	269,077	-350,979	-3,752,208
15%	32%	92%	%0L	-17,090	-131,883	-173,638	32,775	22, 783	335, 102	-350,979	-3,535,042	-1,067,777		15%	35%	%GQ 20%	297,012	230,756	388,821	632, 150	736,351	630,012	-17.696	-117,852	-131,883	-173,638	32,775	1,464,998	1,247,205	55,763	335, 102	-350 979	-2,177,871	-298,892		15%	35%	%CQ	792,473	764,026	614,513	1.070,335	934,016	1,301,291	-17,696	-117,802	-173,638	32,775	1,669,397	1,464,988	55,763	335, 102	269,077	-350,979	-3,728,924
15%	30%	20%	20%	-39,544	-156,351	-200,704	4,217	37,295	335,102	-350,979	-3,575,269	-1,092,431		15%	30%	70% 50%	277,435	209,920	368,351	606,451	708,420	013 136	-39.544	-144,483	-156,351	-200,704	4,217	1,669,397	1,247,205	37,295	335,102	-350 979	-2,231,922	-332,018		15%	30%	70% 50%	767,634	737,100	591,433	1,038,842	905,434	1,260,641	-39,544	-144,483	-200,704	4,217	1,669,397	1,464,998	37,295	335,102	269,077	-350,979	-3,767,176
15%	30%	20%	%09	-29,069	-144,738	-187,844	17,726	40, 150	335, 102	-350,979	-3,554,688	-1,079,817		15%	30%	%0%	286,470	219,537	377,418	617,834	720,792	198,619		-131,886	-144,738	-187,844	17,726	1,464,998	1,247,205	46,150	335, 102	-350 979	-2,206,975	-316,729		15%	30%	%O/	778,279	748,640	601,324	1,052,339	917,683	1,278,062	-29,089	-131,880	-187,844	17,726	1,669,397	1,464,998	46,150	335, 102	269,077	-350,979	-3,747,218
15%	30%	%02	%0Z	-16,862	-133,199	-175,058	31,235	200,000	335,102	-350,979	-3,534,107	-1,067,204		15%	30%	%0/ 20%	295,506	229,154	386,485	629,218	733,165	977,119	-18.862	-119,288	-133,199	-175,058	31,235	1,464,998	1,247,205	55,005	335,102	-350 979	-2,182,029	-301,440		15%	30%	/0% 20%	788,925	760,180	611,216	1.065,836	929,933	1,295,483	-18,862	-119,288	-175,058	31,235	1,669,397	1,464,998	55,005	335,102	269,077	-350,979	-3,727,261
15%	25%	75%	20%	-141,721	-153,746	-197,884	7,179	39,469	335, TUZ	-350,979	-3,567,473	-1,087,653		15%	25%	75%	278,940	211,523	369,038	607,314	709,357	605,513	-37, 207	-141,721	-153,746	-197,884	7,179	1,464,998	1,247,205	39,489	335, 102	-350 979	-2,227,764	-329,470		15%	25%	75%	767,634	737,100	591,433	1,038,842	905,434	1,260,641	-37,207	-141,721	-197,884	7,179	1,669,397	1,464,998	39,489	335, 102	269,077	-350, 979	-3,758,860
15%	25%	75%	%09	-26,550	-144,131	-187,167	18,437	40,808	335,102	-350,979	-3,550,322	-1,077,142		15%	25%	%C/ 90%	286,470	219,537	376,594	616,800	719,668	614,870	-28.550	-131,223	-144,131	-187,167	18,437	1,464,998	1,247,205	46,868	335,102	-350 979	-2,206,975	-316,729		15%	25%	/5%	776,505	746,716	599,676	1,050,090	915,642	1,275,159	-28,550	-131,223	-187,167	18,437	1,669,397	1,464,998	46.868	335,102	269,077	-350,979	-3,742,229
15%	25%	75%	%02	-20,026	-134,515	-176,478	29,694	295 400	333, 102	-350,979	-3,533,171	-1,066,631		15%	25%	70%	294,000	227,551	384,150	626,286	729,978	040 062	-20.028	-120,725	-134,515	-176,478	29,694	1,464,998	1,247,205	54,247	335, 102	-350 979	-2,186,186	-303,988		15%	25%	70%	785,376	756,333	607,919	1.061,337	925,849	1,289,676	-20,028	-120,725	-176,478	29,694	1,669,397	1,464,998	54,247	335, 102	269,077	-350,979	-3,725,598
			000 000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	BLV				374,000	374,000	374,000	374,000	374,000	374,000	410,000	480,000	480,000	480,000	480,000	410,000	410,000	480,000	480,000	480,000	480,000	480,000	N N	i			374,000	374,000	374,000	374,000	374,000	410,000	480,000	480,000	480,000	480,000	410,000	410,000	480,000	480,000	480,000	480,000	480,000
			000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	EUV				20,000	20,000	20,000	20,000	20,000	20,000	400.000	400,000	400,000	400,000	400,000	50.000	20,000	400,000	400,000	400,000	400,000	400,000	EUV				20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	50,000	20,000	400,000	400,000	400,000	400,000	400,000
Overall Affordable	First Homes	Affordable Rent	Percent of OMV	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S		Overall Affordable	First Homes	Percent of OMV	North Sunderland	North Sunderland	North Sunderland	North Sunderland		North Sunderland	North Sunderland	North Sunderland		Overall Affordable	First Homes	Anordable Kent	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland	South Sunderland										
			000	Large Brown 500			15		Small Brown 4		Urban Flats 75	0.			Ī		Large Green 350	Green 175	Green 175 LD		Medium Green 35	Medium Green 35 LD	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	2			Small Brown 11		Small Brown 4 Brown Plot	22						Large Green 350	Large Green 175	Large Green 175 LD	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75
				Site 9	Site 10	Site 11	Site 12	Site 15	Site 17	Site 19							Site 1	Site 2	Site 3			Site 6	Site 8	Site 9	Site 10	Site 11	Site 12	Site 14	2	Site 16		Site 19	Site 20	Site 21					Site 1	Site 2	Site 3	Site 5	Site 6	Site 7	Site 8	Site 10	Site 11	Site 12	Site 13	Site 14	Site 16	Site 17	Site 18	Site 19	Site 20



•	T	al	ol	е	1	0	.1	0	b	F	Re	s	id	е	nt								pn st l						e	si	dı	ua	al	V	a	lu	е	s	٧	E	3L	V
	ì	40%	30%	20%	311	354	712	157	388	938	,218	577	,345	,708	998	205	206	102	270,	238	115	, o		40%			_	309	732	290	,228	,218	577	345	,708	397	305	202	102	770	626	115
						0 571,35				1,	-150 44	2 -161,	8 -206,	-1,	7 1,669,	5 1,247,	4 32,	2 335,	269,	5 -2,240,	9 -337						1 432,128	333,	3 562,73			5 44,	2 -150,	8 -206,	4 -1,	Ц.	1,464,		2 335,	7 269,	-350,	-2,240,
	470	40%	60%	909	628,766	585,94	725 40	848 216	731,870	1,063,957	-30,16	-145,95	-189,19	16,30	1,669,397	1,247,205	44,71	335, 10	-350 97	-2,206,97	-316,72		15%	40%	%09 80%	498,49	446,041	345,23	577,70	572,35	879,230	-30,16	-145,95	-189,19	16,30	1,669,397	1,464,998	44.71	335, 10	269,07	-350,97	-2,206,97
	4007	40%	%09	%0 <u>/</u>	642,221	600,525	741 102	865 274	747,352	1,085,975	-16,530	-130,568	-172,218	34,316	1,669,397	1,247,205	56,521	335,102	269,077	-2,173,713	-296, 344		15%	40%	%09	511,563	459,953	357,158	592,673	587,125	900,233	-16,530	-130,568	-172,218	34,316	1,669,397	1,464,998	56,521	335,102	269,077	-350,979	-2,173,713
	4 00/	35%	92%	20%	615,773	571,855	740,577	831 743	716,920	1,042,694	-41,881	-158,964	-203,524	1,254	1,669,397	1,247,205	35, 101	335, 102	269,077	-2,236,080	-334,567		15%	32%	65%	486,286	433,050	334,098	563,724	558,568	859,619	-41,881	-158,964	-203,524	1,254	1,669,397	1,464,998	35,101	335, 102	269,077	-350,979	-2,236,080
	4 507	35%	92%	%09	627,546	584,617	462,516	846.669	730,467	1,061,961	-29,627	-145,345	-188,521	17,015	1,669,397	1,247,205	45,432	335,102	269,077	-2,206,975	-316,729		15%	35%	65%	497,724	445,223	344,533	576,823	571,490	877,996	-29,627	-132,349	-188,521	17,015	1,669,397	1,464,998	45,432	335,102	269,077	-350,979	-2,206,975
	4007	35%	92%	%0 <u>/</u>	639,319	597,380	473,455	861.595	744,013	1,081,227	-17,696	-131,883	-173,638	32,775	1,669,397	1,247,205	55,763	335, 102	-350 979	-2,177,871	-298,892		15%	32%	65%	509,161	457,396	354,967	589,922	584,411	896,373	-17,696	-131,883	-173,638	32,775	1,669,397	1,464,998	55.763	335,102	269,077	-350,979	-2,177,871
	44.00	30%	2000	20%	616,235	572,356	740,7007	832,328	717,452	1,043,451	-39,544	-156,351	-200,704	4,217	1,669,397	1,247,205	37,295	335,102	-350 979	-2,231,922	-332,018		15%	30%	70% 20%	487,152	433,972	334,888	564,716	559,547	861,011	-39,544	-144,463	-200,704	4,217	1,669,397	1,464,998	37,295	335,102	269,077	-350,979	-2,231,922
	4507	30%	%02	%09	626,327	583,295	722 562	845.122	729,063	1,059,964	-29,089	-144,738	-187,844	17,726	1,669,397	1,247,205	46,150	335,102	-350 979	-2,206,975	-316,729		15%	30%	%0L	496,956	444,406	343,832	575,944	570,622	876,762	-29,089	-131,000	-187,844	17,726	1,669,397	1,464,998	46.150	335,102	269,077	-350,979	-2,206,975
	4 000	30%	20%	%0Z	636,418	594,234	724 222	857.916	740,674	1,076,478	-18,862	-133,199	-175,058	31,235	1,669,397	1,247,205	52,005	335,102	269,077	-2,182,029	-301,440		15%	30%	70%	506,759	454,840	352,775	587,172	581,697	892,514	-18,862	-113,199	-175,058	31,235	1,669,397	1,464,998	55,005	335,102	269,077	-350,979	-2,182,029
	4 500	25%	75%	%09	616,697	572,857	452,436	832 914	717,983	1,044,207	-37,207	-153,746	-197,884	7,179	1,669,397	1,247,205	39,489	335, 102	269,077	-2,227,764	-329,470		15%	25%	75%	488,018	434,893	335,678	565,707	560,525	862,402	-37,207	-141,721	-197,884	7,179	1,669,397	1,464,998	39.489	335,102	269,077	-350,979	-2,227,764
					625, 107			843 576	727,669	1,057,968	-28,550	-144,131	-187,167	18,437	1,669,397	1,247,205	46,868	335,102	269,077	-2,206,975	-316,729				75%	496, 188	443,588	343, 131	575,064	569, 754	875,528	-28,550	-131,223	-187,167	18,437	1,669,397	1,464,998	46,868	335,102	269,077	-350,979	-2,206,975
		25%	75%	20%	633,516			1	Г	1,071,730	-20,028	1	-176,478	29,694	1,669,397	- 12	54,247	335,102	269,077	-2,186,186	-303,988		15%	25%	75%	504.357		350,584	584,421	578,984	888,655	-20,028	-134,515	-176,478	29,694		1,464,998		3	269,077	-350,979	-2,186,186
719						374,000					480,000										480,000		BLV				374,000		374,000		410,000						410,000					480,000
N I	A C				ш	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	20,000	20,000	400,000	400,000	400,000	400,000	400,000	L	E C				20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	50,000	20,000	400,000	400,000	400,000	400,000	400,000
	11-11-11-11-11-11-11-11-11-11-11-11-11-	First Homes	Affordable Rent	Percent of OMV	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington		Overall Affordable	First Homes	Affordable Rent	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield	Coalfield
					Ш	Large Green 175	اد		Medium Green 35 LD		Large Brown 500				Small Green 7													Large Green 175 LD		Medium Green 35 LD				55			Small Green 4	11		4		Urban Flats 75
						Site 2	Site 3		Site 6		Site 8		Site 11	Site 12	Site 13	Site 15	Site 16	Site 17	Site 18	Site 20	Site 21						1 1	Site 3	Site 4	Site 6	1 1	Site 8		Site 11	Site 12			Site 16	Site 17	Site 18	Site 19	Site 20

- 10.33 Generally, the impact of changing the amount of First Homes from 20% to 25% or from 25% to 30% of all new homes is small at less than £2,000/ha. This is to be expected as, in terms of the overall numbers of units on a site, these changes are minor.
- 10.34 The consequence of seeking the First Homes to be sold at a greater discount than 30% is greater. Based on a 15% affordable housing target and where 25% of the affordable housing is a First Home, each 10% increase in the discount (i.e. from 30% to 40% or 40% to 50%) results in a fall in the Residual Value of a little less than £10,000/ha.



100% Affordable Housing

- 10.35 As set out in Chapter 4 above, through the summer 2020 consultation a Housing Association suggested 'additional modelling should be undertaken for sites which are able to deliver 100% Affordable Housing, on the assumption that grant can be used to improve viability'. It is implicit from this that grant is required to enable such schemes to come forward, because they would not otherwise be viable. The policies in the CSDP aimed to maximize the public benefit secured through the planning system, through affordable housing and developer contributions, whilst not setting the policy requirements so high that development would no longer come forward. It was established, through the earlier viability work⁹⁷ that development was unlikely to be able to bear more than 15% affordable housing and developer contributions.
- 10.36 Where a planning application comes forward that to deliver more affordable housing than the policy requirement, for example a scheme of 100% Affordable Housing from a Housing Association, viability testing would not be required for the purpose of determining the affordable housing aspect of the application. In such a situation the Council is being asked to flex their policy requirements, rather the applicant is submitting an application for a scheme that goes well beyond the policy requirements.
- 10.37 It is agreed that grant is often available and can be used to help deliver schemes, this is outside the planning system (and beyond the control of the Council) so it is not proportionate to undertake this additional testing.

Higher Construction Standards

- 10.38 As set out earlier in this report the Government launched a consultation on 'The Future Homes Standard'98 towards the end of 2019. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. The Council is exploring the policy options in this regard.
- 10.39 At this stage, a policy has not been drafted however the effect of introducing Future Homes Standard Option 1 (20% reduction in CO₂) and Future Homes Standards Option 2 (31% reduction in CO₂) has been tested. In addition, a 'Merton' requirement, where 10% of on-site energy needs to be generated on site from renewable energy resources is tested.

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



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⁹⁷ See Tables 10.7a, b, c, d, and e of *Whole Plan Viability Assessment, with CIL scoping* (HDH, August 2017)

Table 10.11a Residential Development – Residual Values

Varied Construction Standards

			EUV	BLV				
		Build Standards			Base	FHS 1	FHS 2	FHS 2
Site 8	Large Brown 500	Central S	400,000	480,000	-20,028	-86,388	-102,455	-122,53
Site 9	Large Brown 150	Central S	400,000	480,000	-120,725	-199,917	-219,305	-243,53
Site 10	Large Brown 60	Central S	400,000	480,000	-134,515	-210,123	-228,422	-251,29
Site 11	Medium Brown 25	Central S	400,000	480,000	-176,478	-265,754	-287,187	-313,9
Site 12	Medium Brown 15	Central S	400,000	480,000	29,694	-46,343	-64,592	-87,40
Site 16	Small Brown 11	Central S	400,000	480,000	54,247	-31,247	-51,766	-77,4
Site 17	Small Brown 7	Central S	400,000	480,000	335,102	218,891	191,000	156,1
Site 18	Small Brown 4	Central S	400,000	480,000	269,077	183,760	163,284	137,6
Site 19	Brown Plot	Central S	400,000	480,000	-350,979	-467,189	-495,080	-529,9
Site 20	Urban Flats 75	Central S	400,000	480,000	-3,533,171	-3,771,110	-3,828,216	-3,899,5
Site 21	Urban Flats 20	Central S	400,000	480,000	-1,066,631	-1,179,284	-1,206,490	-1,240,7
			EUV	BLV				
		Build Standards			Base	FHS 1	FHS 2	FHS 2
Site 1	Large Green 350	North Sunderland	20,000	374,000	294,000	245,851	234,183	219,5
Site 2	Large Green 175	North Sunderland	20,000	374,000	227,551	175,355	162,828	147,1
Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	384,150	339,282	328,514	315,0
Site 4	Large Green 75	North Sunderland	20,000	374,000	626,286	571,078	557,828	541,2
Site 5	Medium Green 35	North Sunderland	20,000	374,000	729,978	664,415	648,680	629,0
Site 6	Medium Green 35 LD	North Sunderland	20,000	374,000	624,227	563,686	549,156	530,9
Site 7	Medium Green 15	North Sunderland	50,000	410,000	940,962	871,614	854,971	834,1
Site 8	Large Brown 500	North Sunderland	400,000	480,000	-20,028	-86,388	-102,455	-122,5
Site 9	Large Brown 150	North Sunderland	400,000	480,000	-120,725	-199,917	-219,305	-243,5
Site 10	Large Brown 60	North Sunderland	400,000	480,000	-134,515	-210,123	-228,422	-251,2
Site 11	Medium Brown 25	North Sunderland	400,000	480,000	-176,478	-265,754	-287,187	-313,9
Site 12	Medium Brown 15	North Sunderland	400,000	480,000	29,694	-46,343	-64,592	-87,4
Site 13	Small Green 7	North Sunderland	50,000	410,000	1,669,397	1,596,464	1,578,960	1,557,0
Site 14	Small Green 4	North Sunderland	50,000	410,000	1,464,998	1,395,014	1,378,218	1,357,2
Site 15	Green Plot	North Sunderland	50,000	410,000	1,247,205	1,174,682	1,157,277	1,135,5
Site 16	Small Brown 11	North Sunderland	400,000	480,000	54,247	-31,247	-51,766	-77,4
Site 17	Small Brown 7	North Sunderland	400,000	480,000	335,102	218,891	191,000	156,1
Site 18	Small Brown 4	North Sunderland	400,000	480,000	269,077	183,760	163,284	137,6
Site 19	Brown Plot	North Sunderland	400,000	480,000	-350,979	-467,189	-495,080	-529,9
Site 20	Urban Flats 75	North Sunderland	400,000	480,000	-2,186,186	-2,424,126	-2,481,231	-2,552,6
					000 000	440.044		
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-303,988	-416,641	-443,678	-477,4
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-303,988	-416,641	-443,678	-477,4
Site 21	Urban Flats 20	North Sunderland	400,000 EUV	480,000 BLV	-303,988	-416,641	-443,678	-477,4
Site 21	Urban Flats 20	North Sunderland Build Standards		,	-303,988 Base	-416,641	-443,678 FHS 2	
	Urban Flats 20 Large Green 350			,				FHS 2
Site 1		Build Standards	EUV	BLV	Base	FHS 1	FHS 2	FHS 2 714,3
Site 1 Site 2	Large Green 350	Build Standards South Sunderland	EUV 20,000	BLV 374,000	Base 785,376	FHS 1 739,245	FHS 2 728,173	FHS 2 714,3 675,9
Site 1 Site 2 Site 3	Large Green 350 Large Green 175	Build Standards South Sunderland South Sunderland	20,000 20,000	BLV 374,000 374,000	Base 785,376 756,333	FHS 1 739,245 704,137	FHS 2 728,173 691,610	FHS 2 714,3 675,9 538,8
Site 1 Site 2 Site 3 Site 4	Large Green 350 Large Green 175 Large Green 175 LD	Build Standards South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000	374,000 374,000 374,000	Base 785,376 756,333 607,919	FHS 1 739,245 704,137 563,052	FHS 2 728,173 691,610 552,283	FHS 2 714,3 675,9 538,8 820,3
Site 1 Site 2 Site 3 Site 4 Site 5	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75	Build Standards South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000	Base 785,376 756,333 607,919 905,386	FHS 1 739,245 704,137 563,052 850,178	FHS 2 728,173 691,610 552,283 836,928	FHS 2 714,3 675,9 538,8 820,3 960,3
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35	Build Standards South Sunderland South Sunderland South Sunderland South Sunderland South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000	Base 785,376 756,333 607,919 905,386 1,061,337	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308	FHS 2 728,173 691,610 552,283 836,928 980,040	FHS 2 714,3 675,9 538,8 820,3 960,3
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD	Build Standards South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000	374,000 374,000 374,000 374,000 374,000 374,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849	FHS 1 739,245 704,137 563,052 850,178 995,775	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15	Build Standards South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000 50,000	374,000 374,000 374,000 374,000 374,000 410,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500	Build Standards South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150	Build Standards South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 60	Build Standards South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25	Build Standards South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2 -313,9 -87,4
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	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15	Build Standards South Sunderland	20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478 29,694	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343 1,596,464	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592 1,578,960	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2 -313,9 -87,4 1,557,0
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 13	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4	Build Standards South Sunderland	EUV 20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 400,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478 29,694 1,669,397 1,464,998	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343 1,596,464 1,395,014	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592 1,578,960 1,378,218	FHS 2 714,3 675,5 538,6 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2 -313,9 -87,4 1,557,0 1,357,2
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	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot	Build Standards South Sunderland	EUV 20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000	374,000 374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478 29,694 1,669,397 1,464,998 1,247,205	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343 1,596,464 1,395,014 1,174,682	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592 1,578,960 1,378,218 1,157,277	FHS : 714,3 675,538,6 820,3 832,6 1,182,6 -122,5 -243,5 -251,2 -313,5 -87,4 1,357,2 1,135,5
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 15	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11	Build Standards South Sunderland	EUV 20,000 20,000 20,000 20,000 20,000 20,000 50,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478 29,694 1,669,397 1,464,998 1,247,205 54,247	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343 1,596,464 1,395,014 1,174,682 -31,247	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592 1,578,960 1,378,218 1,157,277 -51,766	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2 -313,9 -87,4 1,557,0 1,357,2 1,135,5 -77,4
Site 21 Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 15 Site 16 Site 17 Site 18	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7	Build Standards South Sunderland	EUV 20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478 29,694 1,669,397 1,464,998 1,247,205 54,247 335,102	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343 1,596,464 1,395,014 1,174,682 -31,247 218,891	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592 1,578,960 1,378,218 1,157,277 -51,766 191,000	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2 -313,9 -87,4 1,557,0 1,357,2 1,135,5 -77,4 156,1
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 15 Site 15 Site 15 Site 16 Site 17 Site 18	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7 Small Brown 7	Build Standards South Sunderland	EUV 20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000 400,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000 480,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478 29,694 1,669,397 1,464,998 1,247,205 54,247 335,102 269,077	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343 1,596,464 1,395,014 1,174,682 -31,247 218,891 183,760	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592 1,578,960 1,378,218 1,157,277 -51,766 191,000 163,284	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2 -313,9 -87,4 1,557,0 1,357,2 1,135,5 -77,4 156,1 137,6
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 15 Site 16 Site 17	Large Green 350 Large Green 175 Large Green 175 LD Large Green 75 Medium Green 35 Medium Green 35 LD Medium Green 15 Large Brown 500 Large Brown 150 Large Brown 60 Medium Brown 25 Medium Brown 15 Small Green 7 Small Green 4 Green Plot Small Brown 11 Small Brown 7	Build Standards South Sunderland	EUV 20,000 20,000 20,000 20,000 20,000 20,000 400,000 400,000 400,000 50,000 50,000 50,000 400,000 400,000 400,000 400,000	374,000 374,000 374,000 374,000 374,000 410,000 480,000 480,000 480,000 410,000 410,000 410,000 480,000	Base 785,376 756,333 607,919 905,386 1,061,337 925,849 1,289,676 -20,028 -120,725 -134,515 -176,478 29,694 1,669,397 1,464,998 1,247,205 54,247 335,102	FHS 1 739,245 704,137 563,052 850,178 995,775 865,308 1,220,329 -86,388 -199,917 -210,123 -265,754 -46,343 1,596,464 1,395,014 1,174,682 -31,247 218,891	FHS 2 728,173 691,610 552,283 836,928 980,040 850,778 1,203,685 -102,455 -219,305 -228,422 -287,187 -64,592 1,578,960 1,378,218 1,157,277 -51,766 191,000	FHS 2 714,3 675,9 538,8 820,3 960,3 832,6 1,182,8 -122,5 -243,5 -251,2 -313,9 -87,4 1,557,0 1,357,2 1,135,5 -77,4 156,1



Table 10.11b Residential Development – Residual Values

Varied Construction Standards

			EUV	BLV				
		Build Standards			Base	FHS 1	FHS 2	FHS 2 +
Site 1	Large Green 350	Washington	20,000	374,000	633,516	587,072	575,741	561,578
Site 2	Large Green 175	Washington	20,000	374,000	591,089	538,893	526,365	510,707
Site 3	Large Green 175 LD	Washington	20,000	374,000	468,063	423,196	412,428	398,968
Site 4	Large Green 75	Washington	20,000	374,000	730,948	675,740	662,490	645,928
Site 5	Medium Green 35	Washington	20,000	374,000	854,238	788,675	772,940	753,271
Site 6	Medium Green 35 LD	Washington	20,000	374,000	737,336	676,794	662,264	644,101
Site 7	Medium Green 15	Washington	50,000	410,000	1,071,730	1,002,382	985,739	964,935
Site 8	Large Brown 500	Washington	400,000	480,000	-20,028	-86,388	-102,455	-122,539
Site 9	Large Brown 150	Washington	400,000	480,000	-120,725	-199,917	-219,305	-243,539
Site 10	Large Brown 60	Washington	400,000	480,000	-134,515	-210,123	-228,422	-251,296
Site 11	Medium Brown 25	Washington	400,000	480,000	-176,478	-265,754	-287,187	-313,978
Site 12	Medium Brown 15	Washington	400,000	480,000	29,694	-46,343	-64,592	-87,404
Site 13	Small Green 7	Washington	50,000	410,000	1,669,397	1,596,464	1,578,960	1,557,080
Site 14	Small Green 4	Washington	50,000	410,000	1,464,998	1,395,014	1,378,218	1,357,222
Site 15	Green Plot	Washington	50,000	410,000	1,247,205	1,174,682	1,157,277	1,135,520
Site 16	Small Brown 11	Washington	400,000	480,000	54,247	-31,247	-51,766	-77,414
Site 17	Small Brown 7	Washington	400,000	480,000	335,102	218,891	191,000	156,136
Site 18	Small Brown 4	Washington	400,000	480,000	269,077	183,760	163,284	137,689
Site 19	Brown Plot	Washington	400,000	480,000	-350,979	-467,189	-495,080	-529,943
Site 20	Urban Flats 75	Washington	400,000	480,000	-2,186,186	-2,424,126	-2,481,231	-2,552,613
Site 21	Urban Flats 20	Washington	400.000	480.000	-303,988	-416,641	-443,678	-477,474
		J.	,	,	,		-,	,
			EUV	BLV				
		Build Standards			Base	FHS 1	FHS 2	FHS 2 +
Site 1	Large Green 350	Coalfield	20,000	374,000	504,357	457,146	445,815	431,651
Site 2	Large Green 175	Coalfield	20,000	374,000	452,283	400,087	387,560	371,901
Site 3	Large Green 175 LD	Coalfield	20,000	374,000	350,584	305,717	294,949	281,489
Site 4	Large Green 75	Coalfield	20,000	374,000	584,421	529,213	515,963	499,400
Site 5	Medium Green 35	Coalfield	20,000	374,000	680,274	614,711	598,976	579,308
Site 6	Medium Green 35 LD	Coalfield	20,000	374,000	578,984	518,442	503,912	485,750
Site 7	Medium Green 15	Coalfield	50,000	410,000	888,655	819,307	802,664	781,860
Site 8	Large Brown 500	Coalfield	400,000	480,000	-20,028	-86,388	-102,455	-122,539
Site 9	Large Brown 150	Coalfield	400,000	480,000	-120,725	-199,917	-219,305	-243,539
Site 10	Large Brown 60	Coalfield	400,000	480,000	-134,515	-210,123	-228,422	-251,296
Site 11	Medium Brown 25	Coalfield	400,000	480,000	-176,478	-265,754	-287,187	-313,978
Site 12	Medium Brown 15	Coalfield	400,000	480,000	29,694	-46,343	-64,592	-87,404
Site 13	Small Green 7	Coalfield	50,000	410,000	1,669,397	1,596,464	1,578,960	1,557,080
Site 14	Small Green 4	Coalfield	50,000	410,000	1,464,998	1,395,014	1,378,218	1,357,222
	Siliali Gieeli 4		,	-,				1,135,520
Site 15		Coalfield	50,000	410,000	1.247.205	1.174.682	1.157.277	1.133.3201
Site 15 Site 16	Green Plot		50,000 400.000	410,000 480,000	1,247,205 54,247	1,174,682 -31,247	1,157,277 -51,766	
Site 15 Site 16 Site 17		Coalfield Coalfield Coalfield	50,000 400,000 400.000	410,000 480,000 480,000	54,247	-31,247	1,157,277 -51,766 191.000	-77,414 156.136
Site 16 Site 17	Green Plot Small Brown 11 Small Brown 7	Coalfield Coalfield	400,000 400,000	480,000 480,000	54,247 335,102	-31,247 218,891	-51,766 191,000	-77,414 156,136
Site 16 Site 17 Site 18	Green Plot Small Brown 11 Small Brown 7 Small Brown 4	Coalfield Coalfield Coalfield	400,000 400,000 400,000	480,000 480,000 480,000	54,247 335,102 269,077	-31,247 218,891 183,760	-51,766 191,000 163,284	-77,414 156,136 137,689
Site 16 Site 17 Site 18 Site 19	Green Plot Small Brown 11 Small Brown 7 Small Brown 4 Brown Plot	Coalfield Coalfield Coalfield Coalfield	400,000 400,000 400,000 400,000	480,000 480,000 480,000 480,000	54,247 335,102 269,077 -350,979	-31,247 218,891 183,760 -467,189	-51,766 191,000 163,284 -495,080	-77,414 156,136 137,689 -529,943
Site 16 Site 17 Site 18	Green Plot Small Brown 11 Small Brown 7 Small Brown 4	Coalfield Coalfield Coalfield	400,000 400,000 400,000	480,000 480,000 480,000	54,247 335,102 269,077	-31,247 218,891 183,760	-51,766 191,000 163,284	-77,414 156,136 137,689

Source: HDH (October 2020)

10.40 The cost, expressed as £/ha of each level of policy requirement is as follows:

a. Future Homes Standard Option 1 £85,000/ha.

b. Future Homes Standards Option 2 £105,000/ha.

c. FHS Option 2 Plus 10% of on-site energy £130,000/ha.

10.41 On their own it is unlikely that development will be rendered unviable by these requirements alone, however the Council should be cautious about seeking higher standards, with other



factors that may impact on the Residual Value, such as higher levels of developer contributions.

Impact of Change in Values and Costs

- 10.42 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 produces various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 11.3% over the next 3 years⁹⁹. We have tested a range of scenarios with varied increases in build costs.
- 10.43 As set out in Chapter 4, we are in a current period of uncertainty in the property market. It is not the purpose of this report to predict the future of the market. We have tested several price change scenarios. In this analysis, we have assumed all other matters in the base appraisals remain unchanged. It is important to note that in the tables (that are set out in **Appendix 11**), only the costs of construction and the value of the market housing are altered.
- 10.44 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan. Conversely a modest increase in value could have a significant impact in improving viability.

Review

- 10.45 The direction of the market, as set out in Chapter 4 above, is improving, and there is an improved sentiment that the economy and property markets are improving. There is however some level of uncertainty. Bearing in mind Sunderland City Council's wish to develop housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability under review; should the economics of development change significantly it should consider undertaking a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.
- 10.46 In this regard it is timely to highlight paragraph 10-009-20180724 of the PPG.

How should viability be reviewed during the lifetime of a project?

Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles.

Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted

⁹⁹ BCIS General Build Cost Index August 2020 = 361.5, August 2023 = 402.6 (updated September 2020). 402.6-361.5=41.1. 41.1/361.5=11.3%



for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.

PPG 10-009-20180724

10.47 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms.





11. Non-Residential Appraisals

11.1 This update does not consider the non-residential market.





12. Findings and Recommendations

- 12.1 This chapter brings together the analysis and results set out in the earlier chapters 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 very specific requirements of national planning policy. As this is a summary chapter, some of the content of earlier chapters is repeated.
- 12.2 This Viability Study sets out the methodology used, the key assumptions adopted, and the results. It has been prepared to assist the Council with the assessment of the viability of the emerging Local Plan. The 2019 National Planning Policy Framework (2019 NPPF), the updated Planning Practice Guidance (July 2018) (PPG) and the Harman Viability Guidance require stakeholder engagement particularly with members of the development industry. Consultation has taken place and, whilst there was not universal agreement, a broad consensus was achieved.
- 12.3 This Viability Update has been commissioned to build on the existing available evidence and to inform the further development of the *Part Two Allocations and Designations Plan* (A&D Plan). The A&D Plan will set out local policies including site-specific policy designations and allocations for the development, protection and conservation of land in the city in order to deliver the overall strategy set out within the Core Strategy and Development Plan.
- 12.4 It is anticipated that the Plan will allocate approximately 70 sites for residential development, although a significant proportion of these already have the benefit of planning permission.
- 12.5 This report is an update of the *Whole Plan Viability Assessment, with CIL scoping* (HDH, August 2017) and the *Post Consultation/Pre-submission Viability Note June 2018* (HDH, June 2018). These reports were examined as part of the plan-making process and the Inspector summarised as follows:
 - 70. The Whole Plan Viability Assessment [WPVA] (SD.60) makes assumptions about land values, sales values, profit and development costs, including build costs. The assumptions and the findings of the WPVA, together with the Viability Note of June 2018 (SD.61), support the policies of the Plan, including those relating to affordable housing and housing standards that I deal with below. The approach of the WPVA is in line with the Framework and PPG. Build costs are shown as being lower than some nearby authorities, for example South Tyneside, but the figures are based on robust analysis of local information. The assumptions are realistic.

Compliance

12.6 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As such it is necessary to have regard to RICS Professional Standards and Guidance. It is confirmed that this study has been carried out in line with *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019).*



12.7 In December 2019 the RICS published draft technical guidance in the form of RICS draft guidance note - Assessing financial viability in planning under the National Planning Policy Framework for England, 1st edition for consultation. Whilst this is a draft document, we confirm that this report is generally in accordance with this further draft guidance (in as far as it relates to plan-wide viability assessments).

COVID 19

12.8 This update is being carried out during the coronavirus pandemic. There are real material uncertainties around the values of property and the costs of construction that are a direct result of the Covid 19 pandemic. It is not the purpose of this assessment to predict what the impact may be and how long the effect will be. This assessment is conducted at September 2020 costs and values.

Viability Testing under the 2019 NPPF and Updated PPG

- 12.9 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2019 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.
- 12.10 This study is based on typologies that are representative of the sites to be allocated in the new Local Plan. In due course the A&D Plan will include several Strategic Sites, these are not considered in this document, but will be tested in due course.
- 12.11 The updated PPG sets out that viability should be tested using 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+).

12.12 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

Viability Guidance

12.13 There is no specific technical guidance on how to test viability in the 2019 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 that support the methodology HDH has developed. This study follows the Harman Guidance. In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology, that 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 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.

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

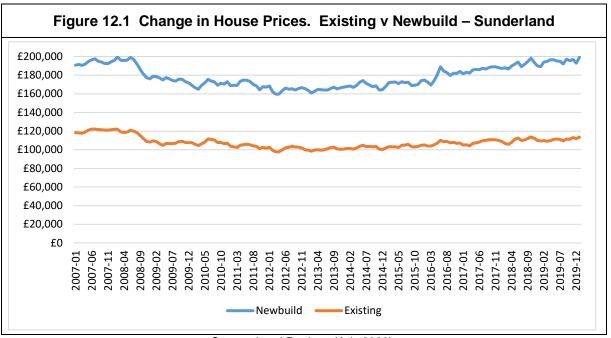
- 12.15 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 12.16 The 2019 NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from Sunderland City 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 most often to support negotiations around the provision of affordable housing or s106 contributions.
- 12.17 Consultation formed part of the preparation of this study. An event was held during August 2020. Residential and non-residential developers (including housing associations), landowners and planning professionals participated.

Residential Market

- 12.18 An assessment of the housing market was undertaken. The study is concerned not just with the prices but the differences across different areas.
- 12.19 When ranked across England and Wales, the average house price for Sunderland is 327th (out of 339) at about £142,289. To set this in context, the council at the middle of the rank (170 Medway), has an average price of £268,013. SCC's median price is a lower than the average at £129,521.
- 12.20 The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'. In England and Wales prices are 30% in excess of the 2007 peak. In Sunderland prices are now 5% below the 2008 peak. Values have increased by 7% in Sunderland since the data was gathered for the 2017 Viability



Assessment. A notable characteristic of the data is that the values of newbuild homes have increased faster than that for existing homes. The Land Registry data shows that the average price for newbuild homes (£199,229) is £85,725 or 75% higher than the average price for existing homes (£113,504).



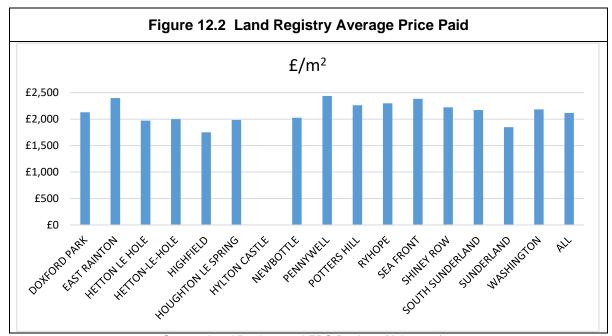
Source: Land Registry (July 2020)

- 12.21 This report is being completed after the United Kingdom has left the European Union. It is not possible to predict the impact of leaving the EU, beyond the fact that the UK and the UK economy is in a period of uncertainty. Negotiations around the details of the future relationship with the EU are underway but not concluded, so the future of trade with the EU and wider world are not yet known. Additionally, there are uncertainties around the values of property that are a result of the Covid 19 pandemic.
- 12.22 A range of views as to the impact on house prices have been expressed that cover nearly the whole spectrum of possibilities. This report is carried out at current costs and values. Sensitivity testing has been carried out.

The Local Market

12.23 A survey of asking prices across the SCC area was carried out in July 2020. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices are estimated. The Land Registry publishes data of all homes sold. Across the SCC area 462 newbuild home sales are recorded since the start of 2019. These transactions (as recorded by the Land Registry) are summarised below. Each dwelling sold requires an Energy Performance Certificate (EPC). The EPC contains the floor area (the Gross Internal Area – GIA). The price paid data from the Land Registry has been married with the floor area from the EPC Register.





Source: Land Registry and EPC Register (July 2020)

- 12.24 The average price paid is £2,116/m².
- 12.25 Bringing together the evidence, the following price assumptions are used:

Table 12.1 2020 Price Assumptions £/m ²							
	Central Sunderland	North Sunderland	South Sunderland	Washington Area	Coalfield Area		
Large Greenfield	N/A	N/A	£2,400	£2,275	£2,170		
Medium Greenfield	N/A	£2,200	£2,400	£2,275	£2,170		
Small Greenfield	N/A	£2,450	£2,450	£2,450	£2,450		
Large and Medium Brownfield	£1,900	£1,900	£1,900	£1,900	£1,900		
Small Brown Infill	£1,850	£1,850	£1,850	£1,850	£1,850		
Urban Flat	£1,650	£2,000	£1,600	N/A	N/A		

Source: HDH September 2020

Affordable Housing

12.26 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 across the area:

a. Affordable Rent

£1,200/m².

b. Intermediate Products for Sale

70% of Open Market Value.

Land Values

12.27 In this assessment the following Existing Use Value (EUV) assumptions are used.



Table 12.2 Existing Use Value Land Prices £/ha				
Industrial	£400,000			
Agricultural	£20,000			
Paddock	£50,000			

Source: HDH (July 2020)

12.28 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 Sites: EUV Plus 20%.

b. Greenfield Sites: EUV Plus £350,000/ha.

12.29 In addition, in response to consultees' comments, higher bLV assumptions were also tested.

Development Costs

12.30 These are the costs and other assumptions required to produce the financial appraisals.

Construction costs: baseline costs

12.31 The cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Sunderland. The cost figure for 'Estate Housing – Generally' is £1,059/m² at the time of this update. This is about 14% higher than the cost used in the 2017 Viability Assessment. In this update the lower quartile cost is used.

Other normal development costs

12.32 In addition to the BCIS £/m² build cost figures, 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 20% for the larger greenfield schemes.

Abnormal development costs and brownfield sites

12.33 An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs. 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

12.34 For residential development we have assumed professional fees amount to 8% of build costs, for non-residential development we have assumed professional fees amount to 8% of build costs.



Contingencies

12.35 For previously undeveloped and otherwise straightforward (greenfield) sites, a contingency of 2.5% has been 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.

S106 Contributions and the costs of infrastructure

12.36 Based on discussions with the Council, an assumption of £1,600/unit for major development sites. Bearing in mind the considerable uncertainly in this regard, a range of costs of up to £30,000/unit is tested.

Financial and Other Appraisal Assumptions

12.37 Our appraisals assume interest of 6.5% p.a. for total debit balances, we have made no allowance for any equity provided by the developer.

Developers' return

12.38 This is a high-level study 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. 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'. An assumption of 17.5% is used across market and affordable housing.

Site Acquisition and Disposal Costs

12.39 An allowance 1.5% for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates. For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts.

Local Plan Policy Requirements

- 12.40 The specific purpose of this study is to consider the deliverability of the sites in the emerging Allocations and Designations Plan. The A&D Plan does not introduce new plan wide Development Management policies, rather it allocats further development sites. The general policy requirements are those set out in the adopted Core Strategy and Development Plan, it is therefore necessary to test the potential allocations in the context of the CSDP policies.
- 12.41 The policies that impact directly on the costs of development were tested in detail in the 2017 Viability Assessment and are now applied to the modelling. In addition, the emerging areas of national policy such as First Homes and the Future Homes Standard and Biodiversity Net Gain are tested.



Modelling

12.42 The approach is to model a set of development sites (typologies) that are broadly representative of the type of development that is likely to come forward under the new Local Plan.

Development Appraisals

- 12.43 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 EUV by a satisfactory margin, being the Benchmark Land Value (BLV).
- 12.44 Several sets of appraisals have been run, including with varied levels of developer contributions. The base appraisals are based on the following assumptions.
 - a. Affordable Housing 15% (75% to Rent, 25% Intermediate)
 - b. Design NDSS, 10% Accessible and Adaptable, enhanced water standard. 10% Biodiversity net gain.
 - c. Developer Contributions s106 £1,600/unit.
- 12.45 The results vary across the modelled sites, although this is largely due to the different assumptions around the nature of each typology and the price area in which the typology is located. The additional costs associated with brownfield sites also result in lower values.
- 12.46 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 the Existing Use Value that is sufficient to provide the landowner with a premium, and induce them to sell the land for development.



Table 12.3a Residential Development – Residual Values v BLV					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 8	Large Brown 500	Central S	400,000	480,000	-20,028
Site 9	Large Brown 150	Central S	400,000	480,000	-120,725
Site 10	Large Brown 60	Central S	400,000	480,000	-134,515
Site 11	Medium Brown 25	Central S	400,000	480,000	-176,478
Site 12	Medium Brown 15	Central S	400,000	480,000	29,694
Site 16	Small Brown 11	Central S	400,000	480,000	54,247
Site 17	Small Brown 7	Central S	400,000	480,000	335,102
Site 18	Small Brown 4	Central S	400,000	480,000	269,077
Site 19	Brown Plot	Central S	400,000	480,000	-350,979
Site 20	Urban Flats 75	Central S	400,000	480,000	-3,533,171
Site 21	Urban Flats 20	Central S	400,000	480,000	-1,066,631



Table 12.3b Residential Development – Residual Values v BLV					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 350	North Sunderland	20,000	374,000	294,000
Site 2	Large Green 175	North Sunderland	20,000	374,000	227,551
Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	384,150
Site 4	Large Green 75	North Sunderland	20,000	374,000	626,286
Site 5	Medium Green 35	North Sunderland	20,000	374,000	729,978
Site 6	Medium Green 35 LD	North Sunderland	20,000	374,000	624,227
Site 7	Medium Green 15	North Sunderland	50,000	410,000	940,962
Site 8	Large Brown 500	North Sunderland	400,000	480,000	-20,028
Site 9	Large Brown 150	North Sunderland	400,000	480,000	-120,725
Site 10	Large Brown 60	North Sunderland	400,000	480,000	-134,515
Site 11	Medium Brown 25	North Sunderland	400,000	480,000	-176,478
Site 12	Medium Brown 15	North Sunderland	400,000	480,000	29,694
Site 13	Small Green 7	North Sunderland	50,000	410,000	1,669,397
Site 14	Small Green 4	North Sunderland	50,000	410,000	1,464,998
Site 15	Green Plot	North Sunderland	50,000	410,000	1,247,205
Site 16	Small Brown 11	North Sunderland	400,000	480,000	54,247
Site 17	Small Brown 7	North Sunderland	400,000	480,000	335,102
Site 18	Small Brown 4	North Sunderland	400,000	480,000	269,077
Site 19	Brown Plot	North Sunderland	400,000	480,000	-350,979
Site 20	Urban Flats 75	North Sunderland	400,000	480,000	-2,186,186
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-303,988



Table 12.3c Residential Development – Residual Values v BLV					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 350	South Sunderland	20,000	374,000	785,376
Site 2	Large Green 175	South Sunderland	20,000	374,000	756,333
Site 3	Large Green 175 LD	South Sunderland	20,000	374,000	607,919
Site 4	Large Green 75	South Sunderland	20,000	374,000	905,386
Site 5	Medium Green 35	South Sunderland	20,000	374,000	1,061,337
Site 6	Medium Green 35 LD	South Sunderland	20,000	374,000	925,849
Site 7	Medium Green 15	South Sunderland	50,000	410,000	1,289,676
Site 8	Large Brown 500	South Sunderland	400,000	480,000	-20,028
Site 9	Large Brown 150	South Sunderland	400,000	480,000	-120,725
Site 10	Large Brown 60	South Sunderland	400,000	480,000	-134,515
Site 11	Medium Brown 25	South Sunderland	400,000	480,000	-176,478
Site 12	Medium Brown 15	South Sunderland	400,000	480,000	29,694
Site 13	Small Green 7	South Sunderland	50,000	410,000	1,669,397
Site 14	Small Green 4	South Sunderland	50,000	410,000	1,464,998
Site 15	Green Plot	South Sunderland	50,000	410,000	1,247,205
Site 16	Small Brown 11	South Sunderland	400,000	480,000	54,247
Site 17	Small Brown 7	South Sunderland	400,000	480,000	335,102
Site 18	Small Brown 4	South Sunderland	400,000	480,000	269,077
Site 19	Brown Plot	South Sunderland	400,000	480,000	-350,979
Site 20	Urban Flats 75	South Sunderland	400,000	480,000	-3,725,598
Site 21	Urban Flats 20	South Sunderland	400,000	480,000	-1,175,780



Table 12.3d Residential Development – Residual Values v BLV					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 350	Washington	20,000	374,000	633,516
Site 2	Large Green 175	Washington	20,000	374,000	591,089
Site 3	Large Green 175 LD	Washington	20,000	374,000	468,063
Site 4	Large Green 75	Washington	20,000	374,000	730,948
Site 5	Medium Green 35	Washington	20,000	374,000	854,238
Site 6	Medium Green 35 LD	Washington	20,000	374,000	737,336
Site 7	Medium Green 15	Washington	50,000	410,000	1,071,730
Site 8	Large Brown 500	Washington	400,000	480,000	-20,028
Site 9	Large Brown 150	Washington	400,000	480,000	-120,725
Site 10	Large Brown 60	Washington	400,000	480,000	-134,515
Site 11	Medium Brown 25	Washington	400,000	480,000	-176,478
Site 12	Medium Brown 15	Washington	400,000	480,000	29,694
Site 13	Small Green 7	Washington	50,000	410,000	1,669,397
Site 14	Small Green 4	Washington	50,000	410,000	1,464,998
Site 15	Green Plot	Washington	50,000	410,000	1,247,205
Site 16	Small Brown 11	Washington	400,000	480,000	54,247
Site 17	Small Brown 7	Washington	400,000	480,000	335,102
Site 18	Small Brown 4	Washington	400,000	480,000	269,077
Site 19	Brown Plot	Washington	400,000	480,000	-350,979
Site 20	Urban Flats 75	Washington	400,000	480,000	-2,186,186
Site 21	Urban Flats 20	Washington	400,000	480,000	-303,988



Table 12.3e Residential Development – Residual Values v BLV					
			Existing Use Value	Benchmark Land Value	Residual Value
Site 1	Large Green 350	Coalfield	20,000	374,000	504,357
Site 2	Large Green 175	Coalfield	20,000	374,000	452,283
Site 3	Large Green 175 LD	Coalfield	20,000	374,000	350,584
Site 4	Large Green 75	Coalfield	20,000	374,000	584,421
Site 5	Medium Green 35	Coalfield	20,000	374,000	680,274
Site 6	Medium Green 35 LD	Coalfield	20,000	374,000	578,984
Site 7	Medium Green 15	Coalfield	50,000	410,000	888,655
Site 8	Large Brown 500	Coalfield	400,000	480,000	-20,028
Site 9	Large Brown 150	Coalfield	400,000	480,000	-120,725
Site 10	Large Brown 60	Coalfield	400,000	480,000	-134,515
Site 11	Medium Brown 25	Coalfield	400,000	480,000	-176,478
Site 12	Medium Brown 15	Coalfield	400,000	480,000	29,694
Site 13	Small Green 7	Coalfield	50,000	410,000	1,669,397
Site 14	Small Green 4	Coalfield	50,000	410,000	1,464,998
Site 15	Green Plot	Coalfield	50,000	410,000	1,247,205
Site 16	Small Brown 11	Coalfield	400,000	480,000	54,247
Site 17	Small Brown 7	Coalfield	400,000	480,000	335,102
Site 18	Small Brown 4	Coalfield	400,000	480,000	269,077
Site 19	Brown Plot	Coalfield	400,000	480,000	-350,979
Site 20	Urban Flats 75	Coalfield	400,000	480,000	-2,186,186
Site 21	Urban Flats 20	Coalfield	400,000	480,000	-303,988

- 12.47 The above appraisals are based on the adopted policies plus the enhanced water standard and the requirements of 10% Biodiversity Net Gain. Generally, the greenfield sites produce a Residual Value that is in excess of the Benchmark Land Value indicating that such sites are likely to be viable. The results are consistent with those set out in the *Whole Plan Viability Assessment, with CIL scoping* (HDH, August 2017) and indicate that the typologies representing the brownfield development are unable to bear the 15% affordable housing, however the other sites are mostly shown as viable.
- 12.48 The Council can be confident that development on greenfield sies will be forthcoming. It will however be necessary to be cautious about relying on brownfield sites in the early years of the Plan, and should only rely on such sites (for example in the five year land supply calculation) where it is confident the site will be forthcoming.



Varied Developer Contributions

- 12.49 In the base appraisals an assumption of £1,600/unit is used for developer contributions, although this is somewhat less than the historic figure. A range of different levels of different levels of developer contributions have been tested.
- 12.50 The Residual Value decreases by about £120,000/ha on greenfield sites, and about £145,000/ha on brownfield sites, for each additional £5,000/unit sought in developer contributions. The consequence is that for each additional £5,000/unit that the Council seeks, the maximum that a developer can pay a landowner falls about £120,000/ha on greenfield sites, and £146,000/ha on brownfield sites.
- 12.51 The Council should have confidence that the development on greenfield sites has capacity to bear higher levels of developer contributions, although this is limited, particularly in the North Sunderland area.
- 12.52 As this report was being concluded the Government published *White Paper: Planning for the Future* (MHCLG, August 2020). The key proposals are:

<u>Proposal 19</u>: 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.

<u>Proposal 21</u>: The reformed Infrastructure Levy should deliver affordable housing provision.

- 12.53 Two further sets of appraisals have been run, based on the same assumptions as used in the base appraisals, both with and without affordable housing. The developer contributions are calculated as a proportion of the Gross Development Value (GDV).
- 12.54 Whilst the analysis should be given limited weight as the outcome of the Government's consultation is not yet known, the appraisals indicate that the greenfield sites in the South Sunderland, Washington and Coalfields value areas may be able to bear, with 15% affordable housing, a contribution of 4% of GDV, but elsewhere it would be less. Without affordable housing the greenfield in the South Sunderland, Washington and Coalfields value areas may be able to bear, a contribution of 6% to 10% of GDV, but elsewhere it would be less.

Varied Affordable Housing Tenures

- 12.55 The base appraisals assume the Council's preferred tenure mix of 25% Intermediate Housing and 75% Affordable Rent. Not only may this change over time (as the Housing Market Assessment is updated), but this is an area of changing national policy with current requirements for 10% Affordable Ownership (where the 10% is of all the housing) and 25% First Homes (where the 25% is of the affordable housing only). A range of tenure mixes were tested.
- 12.56 The balance between intermediate housing and affordable housing for rent is important. With a 15% affordable housing target, on average, a 5% increase in the amount of Affordable Rent, and a 5% reduction in the amount of Intermediate Housing, results in a fall in the Residual



Value of about £4,500/ha. The effect is greater where the affordable housing for rent is Social Rent. In this case, with a 15% affordable housing target, on average, a 5% increase in the amount of Social Rent, and a 5% reduction in the amount of Intermediate Housing, results in a fall in the Residual Value of about £7,500/ha.

- 12.57 The impact of preferring Social Rent to Affordable Rent varies depending on the amount of the intermediate housing in the mix. Where all the affordable housing is affordable housing for rent, provided as Social Rent rather than Affordable Rent, the Residual Value reduced by about £35,000/ha. Where 50% of the affordable housing is intermediate housing and the balance affordable housing for rent, where this element is provided as Social Rent rather than Affordable Rent, the Residual Value reduced by about £17,000/ha.
- 12.58 The 2019 NPPF (paragraph 64) sets out a policy for a minimum of 10% Affordable Home Ownership units on larger sites. This has been tested with a further set of appraisals. In these the first 10% of the housing on the site is assumed to be Intermediate Housing sold at 70% of market value.
- 12.59 The base appraisals are based on the Council's preferred tenure mix of 25% Intermediate Housing and 75% Affordable Rent. 10% Affordable Home Ownership is the equivalent to a 2/3rds Intermediate Housing and 1/3rd Affordable Rent. As would be expected, 10% Affordable Home Ownership only has a small impact on viability.
- 12.60 In February 2020, the Government launched a consultation on First Homes. The Government's Changes to the current planning system Consultation on changes to planning policy and regulations (MHCLG, August 2020) has provided some clarity in this regard. A further set of appraisals has been run at 15% affordable housing, where 20%, 25% and 30% of the affordable housing is as a First Home. In addition, the consequence of seeking First Homes to be delivered with a greater discount than the minimum 30% discount is tested.
- 12.61 Generally, the impact of changing the amount of First Homes from 20% to 25% or from 25% to 30% of all new homes is small at less than £2,000/ha. This is to be expected as, in terms of the overall numbers of units on a site, these changes are minor.
- 12.62 The consequence of seeking the First Homes to be sold at a greater discount than 30% is greater. Based on a 15% affordable housing target and where 25% of the affordable housing is a First Home, each 10% increase in the discount (i.e. from 30% to 40% or 40% to 50%) results in a fall in the Residual Value of a little less than £10,000/ha.
 - Higher Construction Standards
- 12.63 The Government launched a consultation on 'The Future Homes Standard' towards the end of 2019. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. The Council is exploring the policy options in this regard.
- 12.64 At this stage, the Council has not drafted however the effect of introducing Future Homes Standard Option 1 (20% reduction in CO₂) and Future Homes Standards Option 2 (31%



reduction in CO₂) has been tested. In addition, a 'Merton' requirement, where 10% of on-site energy needs to be generated on site from renewable energy resources is tested.

12.65 The cost, expressed as £/ha of each level of policy requirement is as follows:

a. Future Homes Standard Option 1 £85,000/ha.

b. Future Homes Standards Option 2 £105,000/ha.

c. FHS Option 2 Plus 10% of on-site energy £130,000/ha.

12.66 On their own it is unlikely that development will be rendered unviable by these requirements alone, however the Council should be cautious about seeking higher standards, with other factors that may impact on the Residual Value, such as higher levels of developer contributions.

Conclusions and Recommendations

- 12.67 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is now put on deliverability, in the 2019 NPPF. Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
 - a) specific, deliverable sites for years one to five of the plan period; and
 - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

2019 NPPF Paragraph 67

12.68 The core purpose of this update is therefore to consider the deliverability of the potential allocations in the context of local and national policy requirements. This is broadly similar the requirements when the Core Strategy Development Plan was adopted.

The Whole Plan Viability Assessment, with CIL scoping (HDH, August 2017) concluded as follows:

The Sunderland City Council area is not a high value area, but much of it is able to support an active housing market. The market is perceived to be challenging in places but development is coming forward and delivering affordable housing and bearing infrastructure and mitigation costs.

The areas adjacent to the main settlements are attractive places to develop, particularly with higher quality modern homes that are different to the existing stock. ...

... In the current market, the analysis in this report confirms that residential development is not put at serious risk by the cumulative impact of the Council's policies and can bear reasonable developer contributions without threatening development. The ability to bear developer contributions is likely to be limited at higher rates of affordable housing.

Whilst there is scope to bear developer contributions, there is only limited scope to pursue CIL.



- 12.69 The findings in this assessment are broadly similar.
- 12.70 The Council can be confident that development on greenfield sies will be forthcoming. It will however be necessary to be cautious about relying on brownfield sites in the early years of the Plan, and should only rely on such sites (for example in the five year land supply calculation) where it is confident the site will be forthcoming.
- 12.71 This assessment has not considered strategic sites. There is no doubt that the delivery of any large site is challenging so it is recommended that that the Council engages with the owners in line with the advice set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

12.72 In this context we particularly highlight paragraph 10-006 of the PPG:

... 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. 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....

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12.73 There is uncertainty around the impact of Covid 19 and Brexit on the economy. It is important that the Council monitors these changes as they occur and if necessary, makes any required changes.





Appendix 1 – Project Specification

Proposal

Sunderland City Council is seeking suitable qualified and experienced viability consultants to refresh the Council's viability evidence prepared in support of the CSDP and to produce a Viability Update:

- 1. To reflect and align with the changes in national policy and guidance (the 2019 NPPF and updated PPG);
- 2. To be carried out in line with best practice, including the RICS Guidance Financial viability in planning: conduct and reporting. 1st edition, May 2019 and the Harman Guidance Viability Testing in Local Plans Advice for planning practitioners (LGA/HBF Sir John Harman);
- 3. To consider the impact of national consultations that impact on viability including:
 - a. Biodiversity net gain
 - b. The Future Homes Standard
 - c. First Homes;
- 4. To update the policy requirements to be consistent with the adopted Core Strategy and Development Plan and supporting Planning Obligations SPD;
- 5. To consider any fresh policy requirements to be included in the Allocations and Designations Plan;
- 6. To review and update the typologies to ensure that they remain reflective of the planned development to be enabled through the Allocations and Designations Plan.
- 7. To consider the planned strategic sites;
- 8. To refresh and update the inputs into the viability assessment (costs, values etc); and
- 9. To assess the deliverability of the proposed allocations and carry out appropriate sensitivity testing.

In accordance with the PPG, the Viability Assessment and assumptions used should be subject to consultation. The proposal should include an indication of how consultation will be undertaken in accordance with the guidance.

The Council recognise that at this stage the full details of the anticipated site specific infrastructure costs for the strategic sites are not yet known. On this basis, the Council would like the proposal to account for a further update to the viability testing for the strategic sites at a later date when more detailed infrastructure cost become available.





Appendix 2 – Consultees

Avant Homes

Barratt Homes

Bellway

Bernicia

Burdon Lane Consortium

ELG Planning

Esh

Gentoo

Gladman

Gleeson

Gleeson/Miller Homes

Hellens

Home Group

Karbon Homes

Keepmoat

Lichfields

Miller Homes

Persimmon Homes

Story Homes

Sunderland CC

Sunderland University

Taylor Wimpey

Thirteen Group

Ward Hadaway

Wynyard Homes





Appendix 3 – Consultation Presentation

The pages in this appendix are not numbered.







Sunderland Allocations and Designations Plan Viability Update

Consultation - Methodology, Assumptions

13th August 2020



1

Key issue

- Delivery of the allocations in the Part Two Allocations and Designations Plan (The A&D Plan)
- 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'



Agenda

2019 NPPF, PPG and Guidance

Methodology

- Harman Guidance / RICS Guidance / PPG

Main Assumptions

- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test

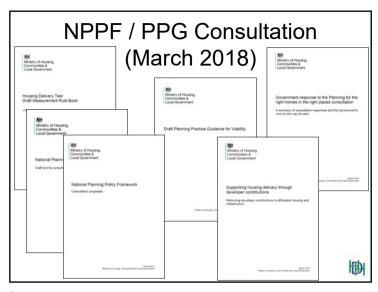
Moving Forward

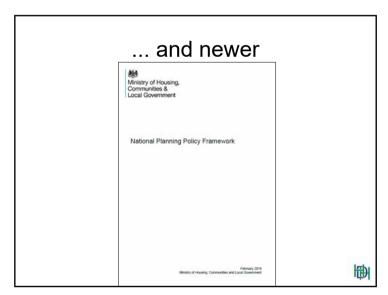


2



3





The new ...

Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

May 27th
Money of Housing Communities and Local Government



2020 White Paper

- · New updated 'Standard Method'
- · Reform of developer contributions
- First Homes
 - Options not specifics
 - Don't directly impact on viability update



9

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.

2019 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.

The big change...

2012 NPPF

173

... 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.

174

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

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.

10

12

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....

2019 PPG 10-001

...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...

2019 PPG 10-002

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 Viability in plan making

- 10-003 based on 'Typologies'
- 10-004 use average costs and values
- 10-005 strategic sites individually
- 10-006 consultation



13

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'



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 GDV
 - average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data



14

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.



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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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?



PPG Developer's 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 ...



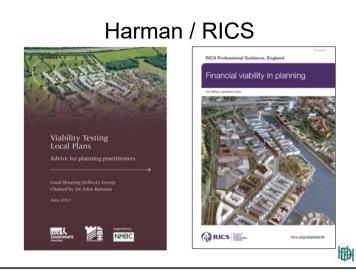
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'New' / Current issues – for this project

- · Cumulative impact of policy
- Greater emphasis on plan making stage only include deliverable sites
- Reduced scope for viability at application stage
- Greater transparency



19



21

RICS Guidance – so what?

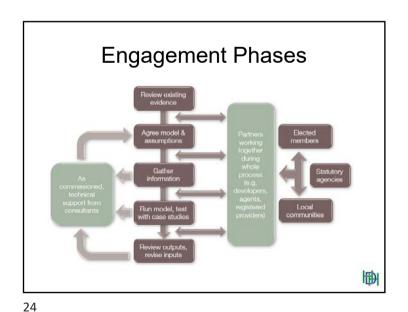
- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- · no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- · incudes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)



New Mandatory RICS Guidance



22



23

Methodology

- Modelling
 - Typologies
 - Residential, employment, retail
- Appraisals
 - Residual Value v EUV Plus

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25

Key Assumptions

27

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

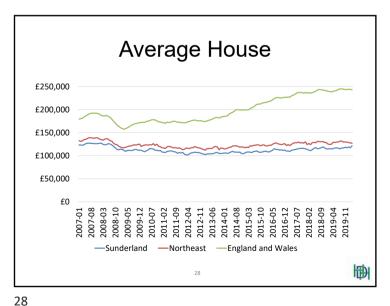
(Construction + fees + finance charges)

RESIDUAL VALUE

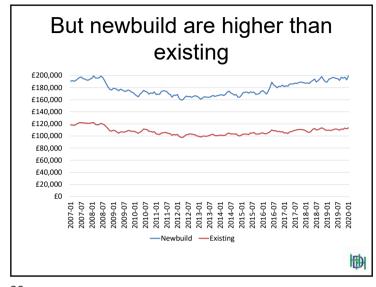
STEP 2

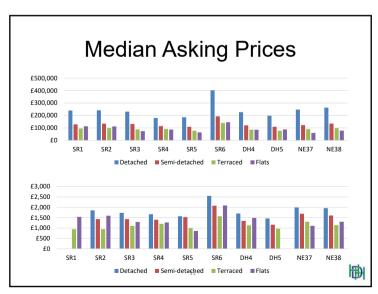
Residual Value v Existing / Alternative Use Value

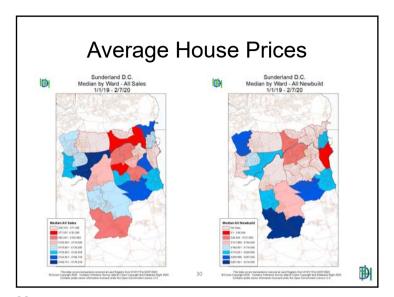


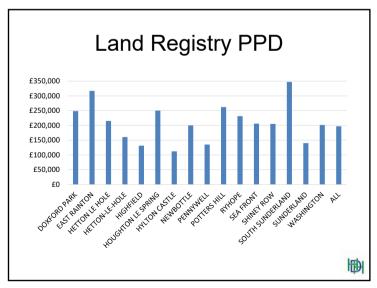


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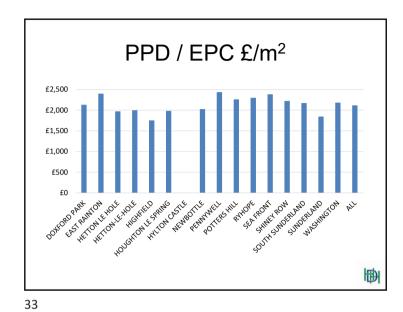


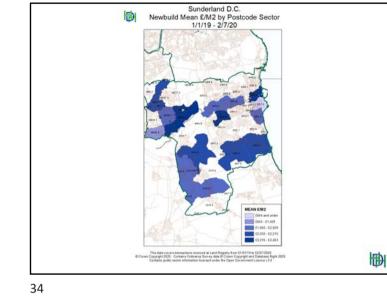






13/08/2020





Newbuild Asking Prices £400,000 £300,000 £200,000 £100,000 35

Price Assumptions (£/m²) Table 4.5 2020 Price Assumptions £/m² Central North South Washingt Coalfield on Area Sunderla Sunderla Sunderla Area nd nd nd Large Greenfield N/A N/A £2,400 £2,275 £2,170 Medium Greenfield N/A £2,200 £2,275 £2,170 £2,400 Small Greenfield N/A £2,450 £2,450 £2,450 £2,450 Large and Medium £1,900 £1,900 £1,900 £1,900 £1,900 Brownfield Small Brown Infill £1,850 £1,850 £1,850 £1,850 £1,850 Urban Flat £1,650 £2,000 £1,600 N/A N/A

Affordable Housing

Affordable Rent

LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%

=£1,200/m²

· Social Rent

Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%

=£1,035/m²

Intermediate

50% Share; Rent 2.75%

= 70% OMV



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Existing Use Value £/ha

Agricultural Land £20,000/ha

• Paddock Land £50,000/ha

• Industrial Land £400,000/ha

• Residential Land £550,000/ha.

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Land Registry Prices Paid

Recently consented sites



38

Development Costs 1

• Construction BCIS - LQ

• Site Costs 5% to 15% (+Bio gain)

Brownfield +5%Fees 8%

• Contingencies 2.5% / 5%

39

Development Costs 2

• Interest 6.5%

• Developer's Return 17.5% Market Housing

17.5% Affordable

Sales 2.5% + 1%

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41

Base Policies

- Affordable Housing
 - 15% (75% to Rent, 25% Intermediate)
- Design
 - NDSS
 - 10% Accessible and Adaptable
- Developer Contributions
 - s106 £1,000/unit.

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42

	Typologies											
	T	ı	Current Use	Units	Area		Density	Unita/ha	Density			
H			current ose	Ullits	Gross	Net	Gross		m2/ha			
1	Large Green 350	Green	Agricultural	350	13.33	10.00	26.25		3,199			
2		Green	Agricultural	175	6.67	5.00	26.25	35.00	3,133			
3	Large Green 175 LD	Green	Agricultural	175	7.78	5.83	22.50	30.00	2.726			
4	Large Green 75	Green	Agricultural	75	2.86	2.14	26.25	35.00	3.206			
5		Green	Agricultural	35	1.18	1.00	29.75	35.00	3.251			
6	Medium Green 35 LD		Agricultural	35	1.30	1.17	27.00	30.00	2.794			
7	Medium Green 15	Green	Paddock	15	0.48	0.43	31.50	35.00	3,152			
8	Large Brown 500	Brown	Industrial	500	16.76	14.29	29.83	35.00	3,200			
9	Large Brown 150	Brown	Industrial	150	4.50	3.75	33.36	40.00	3,667			
10	Large Brown 60	Brown	Industrial	60	2.01	1.71	29.89	35.00	3,165			
11	Medium Brown 25	Brown	Industrial	25	0.75	0.63	33.28	40.00	3,699			
12	Medium Brown 15	Brown	Industrial	15	0.50	0.43	29.93	35.00	3,152			
13	Small Green 7	Green	Paddock	7	0.23	0.23	30.00	30.00	3,026			
14	Small Green 4	Green	Paddock	4	0.16	0.16	25.00	25.00	2,725			
15	Green Plot	Green	Paddock	1	0.05	0.05	20.00	20.00	2,600			
16	Small Brown 11	Brown	Industrial	11	0.28	0.28	40.00	40.00	3,127			
17	Small Brown 7	Brown	Industrial	7	0.14	0.14	50.00	50.00	4,371			
18	Small Brown 4	Brown	Industrial	4	0.10	0.10	40.00	40.00	3,180			
19	Brown Plot	Brown	Industrial	1	0.03	0.03	30.00	30.00	3,600			
20 21	Urban Flats 75 Urban Flats 20	Brown	Industrial	75 20	0.77	0.50	97.04 60.07	150.00 75.00	8,858 4,11			

43

44

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?



45

Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes



Benchmark Land Value?

- Brownfield Site
 - EUV (£400,000/ha) + 20%
- Greenfield Sites
 - EUV (£25,000/ha / £50,000/ha) + £350,000/ha



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					Area	(ha)	Units	Re	sidual Value	(£)
					Gross	Net	0	Gross ha	Net ha	Site
Site 8	Large Brown 500	Central S	Brown	Industrial	16.76	14.29	500	33,063	38,799	554,27
Site 9	Large Brown 150	Central S	Brown	Industrial	4.50	3.75	150	-58,783	-70,475	-264,28
Site 10	Large Brown 60	Central S	Brown	Industrial	2.01	1.71	60	-75,025	-87,859	-150,61
Site 11	Medium Brown 25	Central S	Brown	Industrial	0.75	0.63	25	-128,419	-154,354	-96,47
Site 12	Medium Brown 15	Central S	Brown	Industrial	0.50	0.43	15	79,313	92,762	39,75
Site 16	Small Brown 11	Central S	Brown	Industrial	0.28	0.28	11	100,467	100,467	27,62
Site 17	Small Brown 7	Central S	Brown	Industrial	0.14	0.14	7	396,861	396,861	55,56
Site 18	Small Brown 4	Central S	Brown	Industrial	0.10	0.10	4	312,447	312,447	31,24
Site 19	Brown Plot	Central S	Brown	Industrial	0.03	0.03	1	-298,934	-298,934	-9,964
Site 20	Urban Flats 75	Central S	Brown	Industrial	0.77	0.50	75	-3,481,235	-5,380,945	-2,690,473
Site 21	Urban Flats 20	Central S	Brown	Industrial	0.33	0.27	20	-1.032.577	-1.289.301	-343,814



47

Residual Value (£) Area (ha) Unite Gross Net Gross ha Net ha 740,524 740,524 Site 5 Medium Green 35 North Sunderland Green Agricultural 1.18 1.00 35 629,446 Site 6 Medium Green 35 LD North Sunderland Green Agricultural 1.30 1.17 35 531,621 590,690 689,139 Site 7 Medium Green 15 North Sunderland Green Paddock 0.48 0.43 400,015 Site 8 Large Brown 500 North Sunderland Brown Industrial 16.76 14.29 500 33 063 38,799 554,277 Site 9 Large Brown 150 North Sunderland Brown Industrial 4.50 3.75 150 -58.783 -70 475 -264.283 Site 10 Large Brown 60 North Sunderland Brown Industrial 2.01 1.71 60 -75.025 -87,859 -150,616 Site 11 Medium Brown 25 North Sunderland Brown Industrial 0.75 0.63 25 -128,419 -154 354 -96 471 Site 12 Medium Brown 15 North Sunderland Brown Industrial 0.50 0.43 15 79.313 92.762 39.755 North Sunderland Green Paddock 0.23 0.23 7 1,563,558 Site 13 Small Green 7 1,563,558 364,830 Site 14 Small Green 4 North Sunderland Green Paddock 0.16 0.16 1,361,187 217,790 Site 15 Green Plot North Sunderland Green Paddock 0.05 0.05 1,135,043 1 135 043 56 752 Site 16 Small Brown 11 North Sunderland Brown Industrial 0.28 0.28 11 100.46 100.467 27.628 Site 17 Small Brown 7 North Sunderland Brown Industrial 0.14 0.14 7 396 861 396 861 55 561 Site 18 Small Brown 4 North Sunderland Brown Industrial 0.10 0.10 312.447 312.447 31.245
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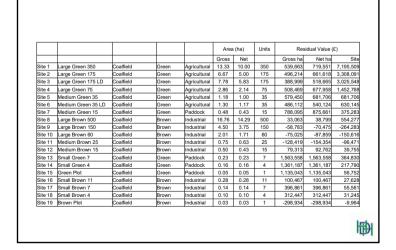
Gross Net Net ha Site 1 Large Green 350 South Sunderland Green Agricultural 13.33 10.00 350 823,318 1,097,758 10,977,580 Site 2 Large Green 175 South Sunderland Green Agricultural 6.67 5.00 175 802,230 1,069,640 5,348,199
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Area (ha)

Units

49 50

		_		_				_		
					Area	(ha)	Units	Res	sidual Value	(£)
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Green 350	Washington	Green	Agricultural	13.33	10.00	350	669,926	893,235	8,932,351
Site 2	Large Green 175	Washington	Green	Agricultural	6.67	5.00	175	635,917	847,889	4,239,444
Site 3	Large Green 175 LD	Washington	Green	Agricultural	7.78	5.83	175	507,235	676,313	3,945,160
Site 4	Large Green 75	Washington	Green	Agricultural	2.86	2.14	75	655,560	874,080	1,873,029
Site 5	Medium Green 35	Washington	Green	Agricultural	1.18	1.00	35	754,436	887,571	887,571
Site 6	Medium Green 35 LD	Washington	Green	Agricultural	1.30	1.17	35	645,395	717,106	836,623
Site 7	Medium Green 15	Washington	Green	Paddock	0.48	0.43	15	969,871	1,077,634	461,843
Site 8	Large Brown 500	Washington	Brown	Industrial	16.76	14.29	500	33,063	38,799	554,277
Site 9	Large Brown 150	Washington	Brown	Industrial	4.50	3.75	150	-58,783	-70,475	-264,283
Site 10	Large Brown 60	Washington	Brown	Industrial	2.01	1.71	60	-75,025	-87,859	-150,616
Site 11	Medium Brown 25	Washington	Brown	Industrial	0.75	0.63	25	-128,419	-154,354	-96,471
Site 12	Medium Brown 15	Washington	Brown	Industrial	0.50	0.43	15	79,313	92,762	39,755
Site 13	Small Green 7	Washington	Green	Paddock	0.23	0.23	7	1,563,558	1,563,558	364,830
Site 14	Small Green 4	Washington	Green	Paddock	0.16	0.16	4	1,361,187	1,361,187	217,790
Site 15	Green Plot	Washington	Green	Paddock	0.05	0.05	1	1,135,043	1,135,043	56,752
Site 16	Small Brown 11	Washington	Brown	Industrial	0.28	0.28	11	100,467	100,467	27,628
Site 17	Small Brown 7	Washington	Brown	Industrial	0.14	0.14	7	396,861	396,861	55,561
Site 18	Small Brown 4	Washington	Brown	Industrial	0.10	0.10	4	312,447	312,447	31,245
Site 19	Brown Plot	Washington	Brown	Industrial	0.03	0.03	1	-298,934	-298,934	-9,964



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Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report
- Comments by midday 28th August 2020
- To Cheryl.Askell@sunderland.gov.uk



Appendix 4 – Land Registry PPD and EPC Data

Date	Type	SAON	PAON		Street	Locality	Town	Postcode	m2	Price Paid	£/m2
31/01/2019	D			1	WETHERBY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 4SF	134	£260,000	£1,940
19/12/2019	D			1	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH		£287,950	
27/09/2019	D			7	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	103	£229,950	£2,233
30/08/2019	D			8	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	117	£262,950	£2,247
27/09/2019	S			9	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	68	£144,950	£2,132
27/09/2019	S		1	0	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	68	£142,950	£2,102
20/12/2019	Т		1	5	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	76	£164,950	£2,170
20/12/2019	Т		1	6	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	76	£159,950	£2,105
20/12/2019	Т		1	7	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	76	£164,950	£2,170
18/12/2019	D		1	8	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	89	£214,950	£2,415
29/11/2019	D		1	9	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	89	£212,950	£2,393
13/12/2019	D		2	21	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	114	£259,950	£2,280
29/11/2019	D		2	22	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	131	£279,950	£2,137
19/12/2019	D		2	23	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	114	£240,000	£2,105
30/08/2019	D		2	24	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	89	£212,950	£2,393
23/08/2019	D		2	25	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	89	£212,950	£2,393
26/07/2019	Т		2	26	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	76	£162,950	£2,144
27/09/2019	Т		2	27	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	76	£148,950	£1,960
27/09/2019	Т		2	28	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	76	£157,950	£2,078
31/05/2019	Т		2	29	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	61	£139,950	£2,294
27/09/2019	Т		3	80	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	61	£134,950	£2,212
26/04/2019	Т		3	31	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	61	£144,950	£2,376
19/07/2019	D		3	32	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	103	£232,950	£2,262
31/05/2019	D		3	3	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	103	£234,950	£2,281
29/03/2019	S		3	84	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	61	£137,950	£2,261
29/03/2019	S		3	35	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	61	£139,950	£2,294
29/03/2019	D		3	86	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	117	£254,950	£2,179
29/03/2019	D		4		ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	103	£229,950	£2,233
29/03/2019	D		4	2	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	103	£229,950	£2,233
31/05/2019	D		4	3	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	114	£274,950	£2,412
12/04/2019	D		4	4	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	114	£249,950	£2,193
06/06/2019	D			5	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	131	£279,950	£2,137
26/04/2019	D			6	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	114	£257,950	£2,263
29/03/2019	Т		5	2	ABERFORD DRIVE	SHINEY ROW	HOUGHTON LE SPRING	DH4 4ZH	76	£157,000	£2,066



24/05/2019	Т	5	HAWTHORN STREET	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AA	60	£122,500	£2,042
29/03/2019	T	6	HAWTHORN STREET	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AA	60	£117,500	£1,958
23/08/2019	T	7	HAWTHORN STREET	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AA	60	£122,500	£2,042
25/01/2019	S	17	BUTTERCUP LANE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AB	88	£177,950	£2,022
01/03/2019	S	18	BUTTERCUP LANE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AB	88	£177,950	£2,022
22/03/2019	S	19	BUTTERCUP LANE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AB	91	£178,950	£1,966
25/01/2019	D	21	BUTTERCUP LANE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AB	127	£253,450	£1,996
21/03/2019	D	6	BARLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5AE	91	£189,950	£2,087
22/02/2019	S	24	HAZEL TERRACE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5JX	91	£178,950	£1,966
21/06/2019	D	25	HAZEL TERRACE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 5JX	91	£178,950	£1,966
19/12/2019	T	18A	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	116	£204,995	£1,767
20/09/2019	Т	20	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	116	£199,995	£1,724
13/09/2019	Т	22	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	116	£204,995	£1,767
16/08/2019	S	24	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	111	£239,995	£2,162
26/04/2019	S	26	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	97	£219,995	£2,268
26/06/2019	S	30	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	78	£152,995	£1,961
26/06/2019	S	32	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	106	£204,995	£1,934
18/07/2019	D	34	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	97	£224,995	£2,320
26/06/2019	S	36	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	67	£140,645	£2,099
27/09/2019	S	38	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	67	£144,995	£2,164
26/06/2019	S	40	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	78	£155,995	£2,000
28/06/2019	S	42	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GN	78	£155,995	£2,000
28/03/2019	T	7	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GP	116	£227,995	£1,965
31/05/2019	T	9	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GP	116	£225,995	£1,948
18/04/2019	Т	11	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GP	116	£229,995	£1,983
28/02/2019	D	15	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GP	139	£329,995	£2,374
22/03/2019	T	17	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GP	116	£229,995	£1,983
14/06/2019	Т	19	WHITWORTH PARK DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GP	116	£204,995	£1,767
29/03/2019	D	17	WINGATE GRANGE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GQ	220	£460,000	£2,091
31/05/2019	D	18	WINGATE GRANGE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GQ	220	£439,995	£2,000
27/09/2019	S	1	HEDLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GT	78	£149,995	£1,923
29/11/2019	S	3	HEDLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GT	106	£204,995	£1,934
19/08/2019	D	5	HEDLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GT	97	£232,995	£2,402
13/12/2019	Т	8	HEDLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GT	106	£189,995	£1,792
06/12/2019	S	9	HEDLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GT	106	£212,995	£2,009
20/12/2019	Т	10	HEDLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GT	106	£199,995	£1,887
06/12/2019	Т	12	HEDLEY CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6GT	106	£204,995	£1,934
24/05/2019	S	2	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	69	£149,950	£2,173
18/04/2019	S	3	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	69	£149,950	£2,173



23/08/2019	S	4	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	69	£149,950	£2,173
29/11/2019	D	6	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	112	£209,950	£1,875
25/01/2019	D	7	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	112	£249,950	£2,232
30/01/2019	D	8	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	116	£254,950	£2,198
30/04/2019	D	9	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	116	£249,950	£2,155
29/03/2019	D	11	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	112	£249,950	£2,232
28/06/2019	D	12	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	100	£229,950	£2,300
28/06/2019	D	14	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	100	£229,950	£2,300
20/12/2019	D	19	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	100	£209,950	£2,100
28/06/2019	T	20	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	85	£149,950	£1,764
27/06/2019	T	21	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	85	£149,950	£1,764
28/06/2019	T	22	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	85	£149,950	£1,764
28/06/2019	T	23	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	85	£149,950	£1,764
28/06/2019	S	24	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	68	£129,950	£1,911
29/11/2019	S	25	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	69	£149,950	£2,173
31/05/2019	S	26	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	69	£149,950	£2,173
24/05/2019	S	32	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	69	£144,950	£2,101
29/03/2019	T	35	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	85	£149,950	£1,764
28/06/2019	T	36	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	85	£149,950	£1,764
09/08/2019	T	37	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	85	£149,950	£1,764
20/03/2019	S	40	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	79	£164,950	£2,088
14/06/2019	S	42	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	79	£164,950	£2,088
31/05/2019	D	44	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	100	£219,950	£2,200
24/05/2019	D	45	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	100	£219,950	£2,200
08/11/2019	D	49	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	129	£249,950	£1,938
14/03/2019	D	52	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	79	£174,950	£2,215
29/03/2019	D	56	CHALK HILL ROAD	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NY	79	£174,950	£2,215
02/08/2019	D	3	GLANVILLE DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NZ	116	£244,950	£2,112
17/01/2020	D	5	GLANVILLE DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NZ	116	£249,950	£2,155
08/05/2019	T	43	GLANVILLE DRIVE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6NZ	85	£144,950	£1,705
28/03/2019	D	12	LULWORTH CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6PG	112	£237,950	£2,125
14/10/2019	D	14	LULWORTH CLOSE	NEWBOTTLE	HOUGHTON LE SPRING	DH4 6PG	112	£234,950	£2,098
06/03/2019	D	7	BLACK CHERRY CLOSE	HOUGHTON LE SPRING	HOUGHTON LE SPRING	DH4 6TE	126	£249,950	£1,984
28/06/2019	D	8	BLACK CHERRY CLOSE	HOUGHTON LE SPRING	HOUGHTON LE SPRING	DH4 6TE	126	£249,950	£1,984
17/01/2019	D	11	BLACK CHERRY CLOSE	HOUGHTON LE SPRING	HOUGHTON LE SPRING	DH4 6TE	126	£249,950	£1,984
22/02/2019	D	1	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	109	£218,000	£2,000
25/01/2019	S	2	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	77	£153,950	£1,999
22/02/2019	S	3	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	77	£153,950	£1,999
01/03/2019	S	8	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	61	£127,950	£2,098



25/03/2019	S	9	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	61	£127,950	£2,098
22/02/2019	S	10	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	61	£127,950	£2,098
22/02/2019	S	11	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	61	£127,950	£2,098
29/03/2019	D	12	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY		£169,950	
29/03/2019	D	14	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	88	£179,950	£2,045
28/03/2019	S	15	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	88	£179,950	£2,045
25/01/2019	D	28	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY		£169,950	
25/01/2019	D	29	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	88	£179,950	£2,045
06/03/2019	S	30	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	89	£164,450	£1,848
27/03/2019	S	31	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	89	£164,450	£1,848
19/07/2019	S	32	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	77	£153,950	£1,999
19/07/2019	S	33	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	77	£153,950	£1,999
06/09/2019	S	34	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	61	£128,950	£2,114
16/09/2019	D	36	APPLETREEWICK CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9BY	88	£184,950	£2,102
01/03/2019	S	1	POCKLINGTON WAY	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FA	89	£164,450	£1,848
25/03/2019	S	2	POCKLINGTON WAY	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FA	89	£164,450	£1,848
27/09/2019	S	14	POCKLINGTON WAY	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FA	61	£128,950	£2,114
27/09/2019	S	18	POCKLINGTON WAY	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FA	77	£154,950	£2,012
26/09/2019	S	22	POCKLINGTON WAY	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FA	85	£164,950	£1,941
02/09/2019	D	2	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	82	£227,950	£2,780
30/08/2019	D	4	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	119	£171,950	£1,445
28/03/2019	Т	15	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	77	£148,950	£1,934
28/03/2019	Т	17	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	77	£148,950	£1,934
29/03/2019	S	18	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	88	£169,950	£1,931
29/03/2019	S	19	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	88	£169,950	£1,931
28/06/2019	S	23	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	77	£123,160	£1,599
27/09/2019	Т	43	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	61	£124,950	£2,048
23/09/2019	Т	44	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	61	£122,950	£2,016
09/08/2019	S	46	HOLMFIRTH CLOSE	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FB	77	£153,950	£1,999
18/12/2019	D	39	MONKSHOOD DRIVE	HETTON LE HOLE	HOUGHTON LE SPRING	DH5 9FF	109	£214,950	£1,972
12/07/2019	Т	33	MONKSHOOD DRIVE	HETTON LE HOLE	HOUGHTON LE SPRING	DH5 9FG	83	£90,000	£1,084
12/07/2019	Т	35	MONKSHOOD DRIVE	HETTON LE HOLE	HOUGHTON LE SPRING	DH5 9FG	83	£90,000	£1,084
12/07/2019	Т	37	MONKSHOOD DRIVE	HETTON LE HOLE	HOUGHTON LE SPRING	DH5 9FG	83	£90,000	£1,084
27/09/2019	S	1	COLUMBINE COURT	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FP	69	£152,950	£2,217
18/10/2019	D	3	COLUMBINE COURT	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FP	116	£239,950	£2,069
27/09/2019	S	3	CRAMPBARK ROAD	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FS	85	£169,950	£1,999
30/09/2019	Т	5	CRAMPBARK ROAD	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FS	85	£156,950	£1,846
16/12/2019	S	9	CRAMPBARK ROAD	HETTON-LE-HOLE	HOUGHTON LE SPRING	DH5 9FS	85	£169,950	£1,999
18/04/2019	D	33	GREENBROOK DRIVE	EAST RAINTON	HOUGHTON LE SPRING	DH5 9RL	132	£314,995	£2,386



26/04/2019	D	8	WILLOW DENE	EAST RAINTON	HOUGHTON LE SPRING	DH5 9RT	132	£314,995	£2,386
25/01/2019	D	14	WILLOW DENE	EAST RAINTON	HOUGHTON LE SPRING	DH5 9RT	132	£319,995	£2,424
13/09/2019	Т	3	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	89	£194,950	£2,190
26/04/2019	D	4	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	137	£284,950	£2,080
14/06/2019	S	6	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	88	£199,950	£2,272
17/05/2019	S	7	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	88	£199,950	£2,272
28/06/2019	D	8	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	137	£284,950	£2,080
17/05/2019	D	9	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	118	£254,950	£2,161
28/06/2019	D	10	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	128	£284,950	£2,226
25/07/2019	D	11	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	137	£287,950	£2,102
22/11/2019	D	12	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	128	£286,950	£2,242
19/11/2019	S	50	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER		£197,450	
24/01/2020	D	51	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	128	£280,950	£2,195
01/11/2019	D	52	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	137	£287,950	£2,102
08/11/2019	S	53	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	88	£194,950	£2,215
27/09/2019	S	54	HIGHFIELDS MANOR	WASHINGTON	WASHINGTON	NE37 1ER	88	£194,950	£2,215
25/04/2019	D	55	NEWSTEAD COURT	WASHINGTON	WASHINGTON	NE38 7PF	110	£209,950	£1,909
19/06/2019	S	56	NEWSTEAD COURT	WASHINGTON	WASHINGTON	NE38 7PF	79	£174,950	£2,215
25/01/2019	S	58	NEWSTEAD COURT	WASHINGTON	WASHINGTON	NE38 7PF	79	£152,950	£1,936
08/03/2019	S	59	NEWSTEAD COURT	WASHINGTON	WASHINGTON	NE38 7PF	79	£152,950	£1,936
01/03/2019	S	60	NEWSTEAD COURT	WASHINGTON	WASHINGTON	NE38 7PF	89	£174,950	£1,966
22/11/2019	S	2	GERTRUDE COURT	WASHINGTON	WASHINGTON	NE38 7TL	61	£129,950	£2,130
27/09/2019	D	9	GERTRUDE COURT	WASHINGTON	WASHINGTON	NE38 7TL	89	£187,950	£2,112
20/12/2019	S	11	GERTRUDE COURT	WASHINGTON	WASHINGTON	NE38 7TL	61	£124,000	£2,033
22/11/2019	S	14	GERTRUDE COURT	WASHINGTON	WASHINGTON	NE38 7TL	79	£149,000	£1,886
18/01/2019	D	1	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	110	£209,950	£1,909
01/03/2019	S	3	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	89	£174,950	£1,966
08/03/2019	S	4	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	89	£174,950	£1,966
22/03/2019	D	5	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	89	£184,950	£2,078
29/03/2019	S	6	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	87	£164,950	£1,896
29/03/2019	S	7	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	87	£164,950	£1,896
27/09/2019	D	8	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	89	£186,950	£2,101
03/05/2019	S	9	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	79	£154,950	£1,961
15/11/2019	S	10	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	79	£145,000	£1,835
13/09/2019	S	11	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	79	£140,000	£1,772
21/03/2019	S	12	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	79	£152,950	£1,936
27/02/2019	S	28	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	79	£152,950	£1,936
29/03/2019	S	32	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	89	£174,950	£1,966
05/04/2019	D	33	PRINCESS ANNE COURT	WASHINGTON	WASHINGTON	NE38 7TR	110	£219,950	£2,000



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28/06/2019	S		56	TEAL FARM WAY	WASHINGTON	WASHINGTON	NE38 8BG	107	£197,600	£1,847
21/06/2019	S		57	TEAL FARM WAY	WASHINGTON	WASHINGTON	NE38 8BG	57	£146,500	£2,570
21/06/2019	S		60	TEAL FARM WAY	WASHINGTON	WASHINGTON	NE38 8BG	77	£192,500	£2,500
25/10/2019	S		1	WILLIAM FORSTER CLOSE	WASHINGTON	WASHINGTON	NE38 8BT	57	£152,500	£2,675
15/11/2019	S		2	WILLIAM FORSTER CLOSE	WASHINGTON	WASHINGTON	NE38 8BT	79	£199,995	£2,532
29/11/2019	D		24	WILLIAM FORSTER CLOSE	WASHINGTON	WASHINGTON	NE38 8BT	100	£254,995	£2,550
21/06/2019	S		25	WILLIAM FORSTER CLOSE	WASHINGTON	WASHINGTON	NE38 8BT	79	£199,995	£2,532
21/06/2019	S		26	WILLIAM FORSTER CLOSE	WASHINGTON	WASHINGTON	NE38 8BT	57	£149,995	£2,631
25/10/2019	D		10	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	100	£267,995	£2,680
05/12/2019	D		11	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	87	£224,995	£2,586
24/05/2019	Т		15	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	76	£182,995	£2,408
28/06/2019	Т		16	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	63	£144,400	£2,292
24/05/2019	Т		17	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	76	£184,995	£2,434
25/03/2019	D		18	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	100	£249,995	£2,500
01/03/2019	D		19	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	100	£249,995	£2,500
11/02/2019	D		20	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	103	£269,995	£2,621
04/01/2019	S		21	CAPESTHORNE ROAD	WASHINGTON	WASHINGTON	NE38 8BY	121	£214,995	£1,777
29/03/2019	D		1	DANESFIELD ROAD	WASHINGTON	WASHINGTON	NE38 8BZ	114	£284,995	£2,500
29/11/2019	D		21	DANESFIELD ROAD	WASHINGTON	WASHINGTON	NE38 8BZ	87	£220,000	£2,529
25/10/2019	D		22	DANESFIELD ROAD	WASHINGTON	WASHINGTON	NE38 8BZ	114	£294,995	£2,588
21/06/2019	F		22A	WESTWARD PLACE	WASHINGTON	WASHINGTON	NE38 9AR	61	£89,000	£1,459
05/09/2019	F	FLAT 1A	BODLEWELL HOUSE	HIGH STREET EAST	City Centre	SUNDERLAND	SR1 2AS	57	£40,105	£704
05/09/2019	F	FLAT 1B	BODLEWELL HOUSE	HIGH STREET EAST	City Centre	SUNDERLAND	SR1 2AS	63	£39,938	£634
05/09/2019	F	FLAT 2A	BODLEWELL HOUSE	HIGH STREET EAST	City Centre	SUNDERLAND	SR1 2AS	69	£39,984	£579
05/09/2019	F	FLAT 2B	BODLEWELL HOUSE	HIGH STREET EAST	City Centre	SUNDERLAND	SR1 2AS	76	£40,900	£538
05/09/2019	F	FLAT 3A	BODLEWELL HOUSE	HIGH STREET EAST	City Centre	SUNDERLAND	SR1 2AS	40	£29,808	£745
05/09/2019	F	FLAT 3B	BODLEWELL HOUSE	HIGH STREET EAST	City Centre	SUNDERLAND	SR1 2AS	76	£50,592	£666
27/09/2019	S		22	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	85	£159,950	£1,882
28/06/2019	S		26	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	79	£174,950	£2,215
28/06/2019	S		28	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	79	£174,950	£2,215
25/10/2019	S		30	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	85	£159,950	£1,882
28/06/2019	D		32	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	102	£224,950	£2,205
20/12/2019	D		34	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	102	£219,950	£2,156
29/11/2019	D		36	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	102	£219,950	£2,156
28/06/2019	D		38	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	102	£224,950	£2,205
28/06/2019	D		40	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	79	£184,950	£2,341
31/05/2019	D		42	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	122	£229,950	£1,885
27/09/2019	D		44	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	122	£229,950	£1,885
27/09/2019	D		46	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FA	122	£229,950	£1,885
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28/06/2019	D	48	WOODHAM DRIVE	RYHOPE	SUNDERLAND	SR2 0FB		£229,950	
31/05/2019	D	3	WILSHIRE CLOSE	RYHOPE	SUNDERLAND	SR2 0FD	102	£224,950	£2,205
27/09/2019	S	14	WILSHIRE CLOSE	RYHOPE	SUNDERLAND	SR2 0FD	103	£174,950	£1,699
29/11/2019	D	16	WILSHIRE CLOSE	RYHOPE	SUNDERLAND	SR2 0FD	102	£224,950	£2,205
28/06/2019	D	17	WILSHIRE CLOSE	RYHOPE	SUNDERLAND	SR2 0FD	102	£214,950	£2,107
31/05/2019	D	19	WILSHIRE CLOSE	RYHOPE	SUNDERLAND	SR2 0FD	79	£189,950	£2,404
08/08/2019	D	22	WILSHIRE CLOSE	RYHOPE	SUNDERLAND	SR2 0FD	122	£229,950	£1,885
23/01/2019	D	23	WILSHIRE CLOSE	RYHOPE	SUNDERLAND	SR2 0FD	122	£234,950	£1,926
28/06/2019	D	44	WINDBROOK	RYHOPE	SUNDERLAND	SR2 0FE	111	£239,950	£2,162
28/06/2019	D	45	WINDBROOK	RYHOPE	SUNDERLAND	SR2 0FE	111	£249,950	£2,252
21/06/2019	D	1	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	135	£314,995	£2,333
13/06/2019	D	2	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	128	£309,995	£2,422
18/04/2019	D	3	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	128	£264,995	£2,070
26/04/2019	D	4	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	124	£277,995	£2,242
03/05/2019	D	5	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	124	£282,500	£2,278
26/06/2019	D	7	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	112	£254,995	£2,277
23/09/2019	D	9	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	112	£249,995	£2,232
27/09/2019	D	10	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	167	£384,995	£2,305
27/09/2019	D	11	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	185	£422,995	£2,286
22/11/2019	D	14	ADRIANA CLOSE	RYHOPE	SUNDERLAND	SR2 0FG	128	£309,995	£2,422
26/06/2019	D	7	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	128	£264,995	£2,070
26/06/2019	S	8	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	72	£176,995	£2,458
26/06/2019	S	10	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	77	£194,995	£2,532
25/10/2019	D	11	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	128	£269,995	£2,109
28/06/2019	S	12	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	77	£194,995	£2,532
27/06/2019	S	14	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	72	£180,995	£2,514
06/12/2019	D	15	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	128	£278,995	£2,180
25/06/2019	S	16	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	72	£177,995	£2,472
29/11/2019	D	17	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	128	£279,995	£2,187
09/12/2019	D	19	CHERRY BROOKS WAY	RYHOPE	SUNDERLAND	SR2 0FH	167	£389,995	£2,335
21/06/2019	D	1	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	114	£274,995	£2,412
14/06/2019	D	2	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	100	£236,500	£2,365
31/05/2019	S	3	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	77	£189,995	£2,467
30/05/2019	S	4	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£152,500	£2,421
21/06/2019	Т	6	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£146,995	£2,333
31/05/2019	Т	7	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£151,995	£2,413
10/05/2019	D	8	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	85	£204,995	£2,412
10/05/2019	D	9	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	100	£234,500	£2,345
29/03/2019	D	10	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	85	£209,995	£2,471



29/03/2019	Т		11	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£149,995	£2,381
29/03/2019	Т		12	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£144,995	£2,302
29/03/2019	Т		14	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	77	£179,995	£2,338
14/06/2019	D		16	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	100	£242,995	£2,430
31/05/2019	S		17	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	77	£192,500	£2,500
30/05/2019	Т		19	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£104,995	£1,667
31/05/2019	Т		20	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£101,495	£1,611
07/06/2019	Т		21	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£101,495	£1,611
07/06/2019	Т		22	BURCOMBE CLOSE	RYHOPE	SUNDERLAND	SR2 0FJ	63	£104,995	£1,667
13/12/2019	D		3	BRADBOURNE CLOSE	RYHOPE	SUNDERLAND	SR2 0FN	135	£324,995	£2,407
13/12/2019	D		6	BRADBOURNE CLOSE	RYHOPE	SUNDERLAND	SR2 0FN	112	£259,995	£2,321
20/12/2019	Т		11	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	77	£85,000	£1,104
20/12/2019	Т		12	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	57	£70,000	£1,228
20/12/2019	Т		14	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	57	£70,000	£1,228
20/12/2019	Т		15	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	77	£85,000	£1,104
18/12/2019	Т		16	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	77	£85,000	£1,104
18/12/2019	Т		17	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	57	£70,000	£1,228
18/12/2019	Т		18	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	57	£70,000	£1,228
18/12/2019	Т		19	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	77	£85,000	£1,104
30/08/2019	Т		20	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	63	£108,500	£1,722
30/08/2019	Т		21	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	63	£105,500	£1,675
26/09/2019	Т		23	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	63	£152,995	£2,428
27/09/2019	Т		25	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	63	£154,995	£2,460
24/09/2019	S		26	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	85	£206,995	£2,435
25/09/2019	D		28	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	114	£288,995	£2,535
31/10/2019	D		29	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	100	£249,995	£2,500
25/10/2019	D		30	GREENSTEM WAY	RYHOPE	SUNDERLAND	SR2 0FP	100	£254,995	£2,550
12/12/2019	D		1	MERTON CLOSE	RYHOPE	SUNDERLAND	SR2 0FR	85	£219,995	£2,588
29/11/2019	D		2	MERTON CLOSE	RYHOPE	SUNDERLAND	SR2 0FR	100	£249,495	£2,495
22/11/2019	D		3	MERTON CLOSE	RYHOPE	SUNDERLAND	SR2 0FR	100	£257,500	£2,575
12/12/2019	D		6	MERTON CLOSE	RYHOPE	SUNDERLAND	SR2 0FR	87	£234,995	£2,701
22/11/2019	D		8	MERTON CLOSE	RYHOPE	SUNDERLAND	SR2 0FR	87	£224,995	£2,586
12/12/2019	D		9	MERTON CLOSE	RYHOPE	SUNDERLAND	SR2 0FR	114	£274,995	£2,412
27/09/2019	Т		3	HANDLEY WAY	RYHOPE	SUNDERLAND	SR2 0SZ	76	£144,950	£1,907
17/09/2019	Т		5	HANDLEY WAY	RYHOPE	SUNDERLAND	SR2 0SZ	76	£144,950	£1,907
18/12/2019	S		29	HANDLEY WAY	RYHOPE	SUNDERLAND	SR2 0SZ	76	£144,950	£1,907
18/11/2019	S		30	HANDLEY WAY	RYHOPE	SUNDERLAND	SR2 0SZ	84	£164,950	£1,964
23/08/2019	S		41	HANDLEY WAY	RYHOPE	SUNDERLAND	SR2 0SZ	99	£169,950	£1,717
06/12/2019	F	APARTMENT 8	ST CUTHBERT'S HALL	MOWBRAY ROAD	SUNDERLAND	SUNDERLAND	SR2 8HJ	91	£169,950	£1,868



22/11/2019	F	APARTMENT 1	ST CUTHBERT'S HALL	MOWBRAY ROAD	SUNDERLAND	SUNDERLAND	SR2 8HY	91	£159,950	£1,758
12/11/2019	F	APARTMENT 12	ST CUTHBERT'S HALL	MOWBRAY ROAD	SUNDERLAND	SUNDERLAND	SR2 8HY	70	£138,500	£1,979
28/11/2019	D		4	LEIGHFIELD DRIVE	SOUTH SUNDERLAND	SUNDERLAND	SR3 2DD	118	£269,995	£2,288
05/12/2019	D		5	LEIGHFIELD DRIVE	SOUTH SUNDERLAND	SUNDERLAND	SR3 2DD	212	£454,995	£2,146
29/11/2019	D		6	LEIGHFIELD DRIVE	SOUTH SUNDERLAND	SUNDERLAND	SR3 2DD	156	£335,995	£2,154
12/12/2019	D		7	LEIGHFIELD DRIVE	SOUTH SUNDERLAND	SUNDERLAND	SR3 2DD	156	£327,995	£2,103
20/12/2019	D		25	KENMORE	DOXFORD PARK	SUNDERLAND	SR3 2FA	122	£254,950	£2,090
31/10/2019	D		26	KENMORE	DOXFORD PARK	SUNDERLAND	SR3 2FA	122	£259,950	£2,131
26/09/2019	D		27	KENMORE	DOXFORD PARK	SUNDERLAND	SR3 2FA	122	£259,950	£2,131
12/09/2019	D		29	KENMORE	DOXFORD PARK	SUNDERLAND	SR3 2FA	137	£275,950	£2,014
25/07/2019	D		30	KENMORE	DOXFORD PARK	SUNDERLAND	SR3 2FA	127	£266,950	£2,102
26/07/2019	D		31	KENMORE	DOXFORD PARK	SUNDERLAND	SR3 2FA	127	£265,950	£2,094
28/03/2019	D		1	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	91	£208,950	£2,296
28/06/2019	D		2	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	117	£242,950	£2,076
28/06/2019	D		3	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	117	£242,950	£2,076
05/07/2019	D		4	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	91	£208,950	£2,296
24/05/2019	S		5	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	88	£188,950	£2,147
23/05/2019	S		6	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	88	£188,950	£2,147
24/05/2019	D		7	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	91	£208,950	£2,296
19/07/2019	D		8	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	137	£276,950	£2,022
23/08/2019	D		9	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	127	£265,950	£2,094
23/08/2019	D		10	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	127	£266,950	£2,102
23/08/2019	D		11	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	137	£276,950	£2,022
18/12/2019	D		12	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	122	£260,950	£2,139
11/10/2019	D		14	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	117	£243,950	£2,085
29/03/2019	D		16	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	171	£357,950	£2,093
23/07/2019	D		17	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	122	£259,950	£2,131
22/02/2019	D		18	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF		£259,950	
01/03/2019	D		19	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	117	£242,950	£2,076
10/05/2019	D		20	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	117	£242,950	£2,076
12/07/2019	D		21	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	117	£242,950	£2,076
21/02/2019	D		22	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	127	£264,950	£2,086
19/02/2019	D		23	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	127	£264,950	£2,086
15/03/2019	D		24	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	137	£269,950	£1,970
08/02/2019	D		55	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	122	£259,950	£2,131
25/01/2019	S		60	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	60	£135,950	£2,266
22/03/2019	S		61	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	85	£185,950	£2,188
01/03/2019	S		62	BROOKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FF	85	£185,950	£2,188
17/09/2019	D		5	OAKDALE	DOXFORD PARK	SUNDERLAND	SR3 2FJ	91	£209,950	£2,307



31/10/2019	D	1	BUCKTHORN GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FR	101	£226,950	£2,247
31/10/2019	D	2	BUCKTHORN GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FR	105	£242,950	£2,314
31/10/2019	D	3	BUCKTHORN GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FR	88	£209,950	£2,386
31/01/2020	D	9	BUCKTHORN GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FR	105	£244,950	£2,333
30/08/2019	D	12	CELANDENE GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FZ	103	£379,950	22,000
20/09/2019	D	14	CELANDENE GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FZ	133	£292,950	£2,203
23/08/2019	D	15	CELANDENE GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FZ	111	£259,950	£2,203
15/08/2019	D	16	CELANDENE GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FZ	133	£299,950	£2,255
02/08/2019	D	17	CELANDENE GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FZ	133	£292,250	£2,255
02/08/2019	D	18	CELANDENE GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FZ	142	£327,950	£2,137
19/07/2019	D	19	CELANDENE GARDENS	POTTERS HILL	SUNDERLAND	SR3 2FZ	133	£327,930 £299,950	£2,310 £2,255
20/12/2019	S	3	GREENCHAPEL WAY	POTTERS HILL	SUNDERLAND	SR3 2GB	119	£242,950	£2,233 £2,042
29/11/2019	S	5	GREENCHAPEL WAY	POTTERS HILL	SUNDERLAND	SR3 2GB	119	£242,950 £244,950	£2,042 £2,058
27/09/2019	S	7	GREENCHAPEL WAY	POTTERS HILL	SUNDERLAND	SR3 2GB	119	£244,950	£2,058
21/10/2019	D	9	GREENCHAPEL WAY	POTTERS HILL	SUNDERLAND	SR3 2GB	86	£244,950 £209,950	£2,036 £2,441
27/09/2019	D	11	GREENCHAPEL WAY	POTTERS HILL	SUNDERLAND	SR3 2GB	86	£209,950	£2,441
25/10/2019	D	15	GREENCHAPEL WAY	POTTERS HILL	SUNDERLAND	SR3 2GB	101	£226,950	£2,441 £2,247
19/07/2019	D	6	GREENCHAPEL WAY	POTTERS HILL	SUNDERLAND	SR3 2GD	111	£226,950 £259,950	£2,247 £2,342
23/09/2019	D	29	WESTERWOOD	DOXFORD PARK	SUNDERLAND	SR3 2WD	171	£259,950 £374,950	£2,342 £2,193
27/09/2019	D	30	WESTERWOOD	DOXFORD PARK	SUNDERLAND	SR3 2WD	122	£374,950 £269,950	£2,193 £2,213
20/12/2019	D	1	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	71	£209,930 £142,995	£2,213 £2,014
22/11/2019	S	3	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	71	£142,995 £131,995	£2,014 £1,859
28/06/2019	D	4	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	72	£131,995 £139,495	£1,039 £1,937
31/05/2019	S	5	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	71	£139,495 £122,995	£1,732
30/05/2019	S	6	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	71	£122,995 £119,995	£1,732 £1,690
31/05/2019	D	7	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	91	£119,995 £144,995	£1,590 £1,593
22/05/2019	S	8	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	71	£144,995	£1,593
10/05/2019	S	9	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	71	£119,995 £126,995	£1,090 £1,789
29/03/2019	D	10	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	99	£120,995	£1,789 £1,727
29/03/2019	D	11	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	75	£170,995 £143,995	£1,727 £1,920
28/05/2019	D	12	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	75 75	£143,995	£1,920 £1,867
29/03/2019	D	14	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	97	£170,995	£1,763
29/03/2019	S	25	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	60	£170,995 £106,995	£1,763 £1,783
29/03/2019	S	26	FOXTON CLOSE	HIGHFIELD	SUNDERLAND	SR4 0BE	60	£100,995	£1,763 £1,800
25/10/2019	S	90	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	00	£107,995 £116,995	£1,000
28/10/2019	D	92	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	72	£110,995	£1,972
29/10/2019	D	94	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	91	£141,995 £144,995	£1,972 £1,593
31/10/2019	S	98	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	61	£144,995 £109,995	£1,803
31/10/2019	D	100	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	91	£109,995 £145,995	£1,603
31/10/2019	D	100	ו אואו אטאט	I IIOI II ILLD	SUNDERLAND	OINH ODE	91	£ 17J,33J	۵1,004



27/11/2019	D	102	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP		£145,995	
17/12/2019	S	104	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	71	£122,995	£1,732
18/12/2019	S	106	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	71	£123,995	£1,746
06/12/2019	D	110	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP		£142,995	
31/01/2020	D	112	FRIAR ROAD	HIGHFIELD	SUNDERLAND	SR4 0BP	91	£147,995	£1,626
27/06/2019	S	131	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	60	£106,995	£1,783
28/06/2019	D	133	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	91	£139,995	£1,538
28/06/2019	S	135	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	71	£119,995	£1,690
28/06/2019	S	137	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	71	£119,995	£1,690
27/06/2019	S	139	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	60	£106,995	£1,783
27/06/2019	S	141	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	60	£106,995	£1,783
28/06/2019	D	143	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	91	£139,995	£1,538
28/06/2019	D	145	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	99	£163,995	£1,657
28/06/2019	D	149	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	75	£139,995	£1,867
28/06/2019	S	151	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	61	£106,995	£1,754
28/06/2019	S	153	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	61	£106,995	£1,754
28/06/2019	D	155	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	91	£138,995	£1,527
23/09/2019	S	157	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	60	£107,995	£1,800
20/09/2019	S	159	FORDFIELD ROAD	HIGHFIELD	SUNDERLAND	SR4 0DE	71	£122,995	£1,732
29/08/2019	S	35	FAWN ROAD	HIGHFIELD	SUNDERLAND	SR4 0DG	60	£107,995	£1,800
30/10/2019	S	37	FAWN ROAD	HIGHFIELD	SUNDERLAND	SR4 0DG	60	£108,995	£1,817
20/12/2019	D	39	FAWN ROAD	HIGHFIELD	SUNDERLAND	SR4 0DG	97	£179,995	£1,856
20/12/2019	D	45	FAWN ROAD	HIGHFIELD	SUNDERLAND	SR4 0DG	97	£171,995	£1,773
26/06/2019	S	71	FOREST ROAD	HIGHFIELD	SUNDERLAND	SR4 0DY	71	£120,995	£1,704
25/10/2019	S	73	FOREST ROAD	HIGHFIELD	SUNDERLAND	SR4 0DY		£121,995	
08/04/2019	D	7	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	72	£139,995	£1,944
21/03/2019	D	8	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	99	£172,995	£1,747
29/03/2019	D	9	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	109	£182,995	£1,679
20/05/2019	D	10	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	76	£148,995	£1,960
04/03/2019	D	12	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	72	£143,995	£2,000
24/05/2019	S	14	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	71	£127,995	£1,803
30/04/2019	S	15	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	76	£130,995	£1,724
30/04/2019	D	16	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	76	£146,995	£1,934
28/06/2019	S	17	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	76	£132,995	£1,750
28/06/2019	S	18	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	71	£119,995	£1,690
24/07/2019	D	19	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	76	£140,595	£1,850
27/06/2019	D	20	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	72	£144,995	£2,014
30/05/2019	S	21	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	72	£122,995	£1,708
30/05/2019	S	22	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	72	£130,995	£1,819



31/07/2019	S				30	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	62	£113,995	£1,839
31/07/2019	S				42	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	60	£113,995	£1,900
31/07/2019	S				43	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	76	£133,995	£1,763
28/06/2019	S				48	FORGE LYNN CLOSE	SUNDERLAND	SUNDERLAND	SR4 6AN	60	£122,995	£2,050
22/03/2019	Т				2	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£119,000	£2,532
22/03/2019	Т				3	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£119,000	£2,532
22/03/2019	Т				4	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£119,000	£2,532
08/02/2019	Т				5	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£139,995	£2,979
22/03/2019	Т				6	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£119,000	£2,532
22/03/2019	S				7	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£119,000	£2,532
22/03/2019	S				8	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£119,000	£2,532
22/03/2019	S				9	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£119,000	£2,532
26/04/2019	S				10	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£139,995	£2,979
18/04/2019	S				11	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	47	£143,995	£3,064
08/03/2019	D				59	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	70	£163,995	£2,343
10/05/2019	S				63	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	64	£119,995	£1,875
20/09/2019	D				65	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	70	£169,995	£2,429
03/05/2019	S				71	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	64	£123,995	£1,937
30/04/2019	S				72	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	70	£147,000	£2,100
20/12/2019	S				73	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	70	£145,000	£2,071
24/05/2019	Т				75	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	70	£145,000	£2,071
15/02/2019	Т				76	BIRCHBERRY CLOSE	PENNYWELL	SUNDERLAND	SR4 8AW	70	£159,995	£2,286
25/10/2019	S		1	SUNRISE COURT		CRANLEIGH ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3FG		£112,500	
23/07/2019	S		3	SUNRISE COURT		CRANLEIGH ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3FG		£109,995	
23/07/2019	Т		4	SUNRISE COURT		CRANLEIGH ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3FG		£109,995	
16/07/2019	D		5	SUNRISE COURT		CRANLEIGH ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3FG		£115,000	
19/07/2019	S		2	SUNRISE COURT		COWDRAY ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3PG		£109,950	
26/04/2019	S		6	SUNRISE COURT		COWDRAY ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3PG		£115,000	
18/04/2019	S		7	SUNRISE COURT		COWDRAY ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3PG		£115,000	
22/07/2019	S		8	SUNRISE COURT		COWDRAY ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3PG		£110,000	
30/08/2019	S		9	SUNRISE COURT		COWDRAY ROAD	HYLTON CASTLE	SUNDERLAND	SR5 3PG		£111,450	
03/05/2019	F	FLAT 1			10	SOUTH CLIFF	SEA FRONT	SUNDERLAND	SR6 0PH	78	£201,000	£2,577
25/03/2019	F	FLAT 2			10	SOUTH CLIFF	SEA FRONT	SUNDERLAND	SR6 0PH	77	£205,000	£2,662
05/03/2019	F	FLAT 3			10	SOUTH CLIFF	SEA FRONT	SUNDERLAND	SR6 0PH	94	£237,500	£2,527
25/10/2019	F	FLAT 4			10	SOUTH CLIFF	SEA FRONT	SUNDERLAND	SR6 0PH	77	£190,000	£2,468
05/07/2019	F	FLAT 5			10	SOUTH CLIFF	SEA FRONT	SUNDERLAND	SR6 0PH	90	£200,000	£2,222
11/11/2019	F	FLAT 6			10	SOUTH CLIFF	SEA FRONT	SUNDERLAND	SR6 0PH	75	£185,000	£2,467
26/09/2019	F	FLAT 7			10	SOUTH CLIFF	SEA FRONT	SUNDERLAND	SR6 0PH	126	£222,000	£1,762



Appendix 5 – Residential Newbuild Asking Prices (July 2020)

	Development	Address	Address	Postcode	Name	Beds	Type	m2		Asking Price	£/m2
DWH	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Cornell	4	ď		135	£332,995	£2,467
DWH	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Bradgate	4	d		146	£348,995	£2,390
DWH	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Avondale	4	d		150	£357,500	£2,383
DWH	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Chelworth	4	d		152	£419,995	£2,763
DWH	Elba Park	Chester Road	Houghton-le-Spring	DH4 6HN	Woodstone	3	t		109	£191,995	£1,761
DWH	Elba Park	Chester Road	Houghton-le-Spring	DH4 6HN	Beamish	4	S		116	£214,995	£1,853
DWH	Elba Park	Chester Road	Houghton-le-Spring	DH4 6HN	Anker	2	fog		60	£129,995	£2,167
DWH	Elba Park	Chester Road	Houghton-le-Spring	DH4 6HN	Barnard	4	t		116	£216,495	£1,866
Horizon	Horizon	Borough Road	Sunderland	SR1	studio	1	fog			£54,000	,
Linden Homes	The Aspens	Birtley	Birtley	DH3 1FE	Elder	3	s		94	£225,950	£2,404
Linden Homes	The Aspens	Birtley	Birtley	DH3 1FE	Elm	3	S		110	£236,995	£2,155
Linden Homes	The Aspens	Birtley	Birtley	DH3 1FE	Hickory	4	d		120	£292,950	£2,441
Linden Homes	The Aspens	Birtley	Birtley	DH3 1FE	Beech	4	d		130	£294,950	£2,269
Linden Homes	The Aspens	Birtley	Birtley	DH3 1FE	Birch	4	d		130	£299,950	£2,307
Gleeson	Highfield Park	Fordfield Road	Sunderland	SR4 0BU	Kilkenny	3	d		65	£149,995	£2,308
Gleeson	Highfield Park	Fordfield Road	Sunderland	SR4 0BU	Tyrone	3	S		69	£128,995	£1,869
Gleeson	Highfield Park	Fordfield Road	Sunderland	SR4 0BU	Liffey	3	d		86	£156,995	£1,826
Gleeson	Highfield Park	Fordfield Road	Sunderland	SR4 0BU	Lisburn	3	S		69	£128,995	£1,869
Gleeson	Blossom Park	Blossom Street	Sunderland	DH5 9EE	Kildare	3	d		86	£155,995	£1,814
Gleeson	Blossom Park	Blossom Street	Sunderland	DH5 9EE	Kilkenny	3	d		65	£148,995	£2,292
Gleeson	Blossom Park	Blossom Street	Sunderland	DH5 9EE	Wicklow	3	S		69	£136,995	£1,985
Gleeson	Blossom Park	Blossom Street	Sunderland	DH5 9EE	Renmore	3	d		69	£159,995	£2,319
Gleeson	Blossom Park	Blossom Street	Sunderland	DH5 9EE	Cork	2	S		58	£108,995	£1,879
Gleeson	Blossom Park	Blossom Street	Sunderland	DH5 9EE	Carlow	4	d		92	£181,995	£1,978
Gleeson	Blossom Park	Blossom Street	Sunderland	DH5 9EE	Lisburn	3	S		69	£136,995	£1,985
Gleeson	Windermere Green	Portobello Road	Birtley	DH3 2JW	Lisburn	3	S		69	£156,995	£2,275
Gleeson	Windermere Green	Portobello Road	Birtley	DH3 2JW	Wicklow	3	S		69	£152,995	£2,217
Gleeson	Windermere Green	Portobello Road	Birtley	DH3 2JW	Kerry	2	S		58	£130,995	£2,259
Gleeson	Windermere Green	Portobello Road	Birtley	DH3 2JW	Longford	4	sd		96	£209,995	£2,187
Gleeson	Windermere Green	Portobello Road	Birtley	DH3 2JW	Kilkenny	3	d		65	£176,995	£2,723
Gleeson	Windermere Green	Portobello Road	Birtley	DH3 2JW	Kildare	3	d		86	£185,995	£2,163
Gleeson	Windermere Green	Portobello Road	Birtley	DH3 2JW	Cork	2	S		58	£132,995	£2,293
Persimmon	Hillfield Meadows	Vicarage Close	Sunderland	SR3 1JE							
Bellway	Burdon Rise	Ryhope	Sunderland	SR2 0EH	Lilac	4	d		123	£304,995	£2,480
Bellway	Burdon Rise	Ryhope	Sunderland	SR2 0EH	Alder	4	d			£339,995	
Bellway	Burdon Rise	Ryhope	Sunderland	SR2 0EH	Redwood	5	d			£477,495	
Barratt	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Kenley	2	S		64	£154,495	£2,414
Barratt	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Maidstone	3	S		75	£211,995	£2,827
Barratt	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Ennerdale	3	S		81	£211,995	£2,617
Barratt	Cherry Tree Park	St Benedicts Way	Ryhope	SR2 0NY	Radleigh	4	d		136	£317,995	£2,338
Barratt	Teal Éark Farm	Barmston Road	Washington	NE38 8BB	Newton	2	t		62	£158,995	£2,564
Barratt	Teal Park Farm	Barmston Road	Washington	NE38 8BB	Barwick	3	s		60	£211,995	£3,533
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Barratt	Teal Park Farm	Barmston Road	Washington	NE38 8BB	Maidstone	3	s	75	£214,995	£2,867
Barratt	Teal Park Farm	Barmston Road	Washington	NE38 8BB	Rochester	4	S		£216,995	
Barratt	Teal Park Farm	Barmston Road	Washington	NE38 8BB	Moresby	3	t	77	£219,995	£2,857
Barratt	Teal Park Farm	Barmston Road	Washington	NE38 8BB	Faversham	4	S		£221,995	
Barratt	Teal Park Farm	Barmston Road	Washington	NE38 8BB	Woodcote	4	S	112	£221,995	£1,982
Close Thornton		Coxgreen Road	Penshaw	DH4 7AX		3	S	80	£149,995	£1,875
Persimmon	Bramble Rise	North Road	Hetton-le-Hole	DH5 9JY	Belmont	5	d	130	£244,950	£1,884
Persimmon	Bramble Rise	North Road	Hetton-le-Hole	DH5 9JY	Derwent	3	d	75	£199,950	£2,666
Persimmon	Bramble Rise	North Road	Hetton-le-Hole	DH5 9JY	Earlswood	4	d	104	£219,950	£2,115
Persimmon	Bramble Rise	North Road	Hetton-le-Hole	DH5 9JY	Grasmere	3	d	92	£174,950	£1,902
Persimmon	Bramble Rise	North Road	Hetton-le-Hole	DH5 9JY	Hornsea	4	d	112	£214,950	£1,919
Persimmon	Bramble Rise	North Road	Hetton-le-Hole	DH5 9JY	Windermere	3	t	80	£149,950	£1,874
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Barton	3	S	68	£159,950	£2,352
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Belmont	5	d	130	£254,950	£1,961
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Coniston	4	d	116	£244,950	£2,112
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Derwent	3	d	75	£214,950	£2,866
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Earlswood	4	d	104	£224,950	£2,163
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Grasmere	3	d	92	£184,950	£2,010
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Holywell	5	d	130	£279,950	£2,153
Persimmon	Heritage Green	Coaley Lane	Houghton-le-Spring	DH4 5PW	Hornsea	4	d	112	£229,950	£2,053
Bellway	Byron Heights	Dalton Heights Road	Seaham	SR7 8LB	Cherry	3	s	73	£169,995	£2,329
Bellway	Byron Heights	Dalton Heights Road	Seaham	SR7 8LB	Chestnut	3	S	92	£202,995	£2,206
Bellway	Byron Heights	Dalton Heights Road	Seaham	SR7 8LB	Maple	4	d	128	£267,995	£2,094
Bellway	Byron Heights	Dalton Heights Road	Seaham	SR7 8LB	Plane	4	d		£329,995	
Berkeley Deveer	Wellington Park	Riverside Road	Sunderland	SR5 3JJ	Ripley	2	S	60	£149,995	£2,500
Berkeley Deveer	Wellington Park	Riverside Road	Sunderland	SR5 3JJ	Malton	3	s	80	£194,995	£2,437
Miller Homes	Potters Hill	Weymouth Road	Sunderland	SR3 2NS	Jura	5	d	154	£372,950	£2,422
Miller Homes	Potters Hill	Weymouth Road	Sunderland	SR3 2NS	Buttermere	5	d	142	£342,950	£2,415
Miller Homes	Potters Hill	Weymouth Road	Sunderland	SR3 2NS	Seeger	4	d	111	£274,950	£2,477
Miller Homes	Potters Hill	Weymouth Road	Sunderland	SR3 2NS	Rolland	4	d	101	£224,950	£2,227
Miller Homes	Sandbrook Meadows	South Bents Avenue	Seaburn	SR6 8AZ	Buchan	4	d	117	£374,950	£3,205
Miller Homes	Sandbrook Meadows	South Bents Avenue	Seaburn	SR6 8AZ	Chadwick	4	d	130	£399,950	£3,077
Miller Homes	Sandbrook Meadows	South Bents Avenue	Seaburn	SR6 8AZ	Stevenson	4	d	131	£399,950	£3,053
Miller Homes	Sandbrook Meadows	South Bents Avenue	Seaburn	SR6 8AZ	Esk	4	d	103	£329,950	£3,203
Miller Homes	Lambton Park		Chester-le-Street	DH3 4AN	Cedar	4	s	153	£429,950	£2,810
Miller Homes	Lambton Park		Chester-le-Street	DH3 4AN	Hazelnut	2	f	96	£284,950	£2,968
Miller Homes	Lambton Park		Chester-le-Street	DH3 4AN	Juniper	3	s	78	£249,950	£3,204
Miller Homes	Lambton Park		Chester-le-Street	DH3 4AN	Willow	4	S	136	£399,950	£2,941
Miller Homes	Lambton Park		Chester-le-Street	DH3 4AN	Maple	3	s	136	£349,950	£2,573
					•					

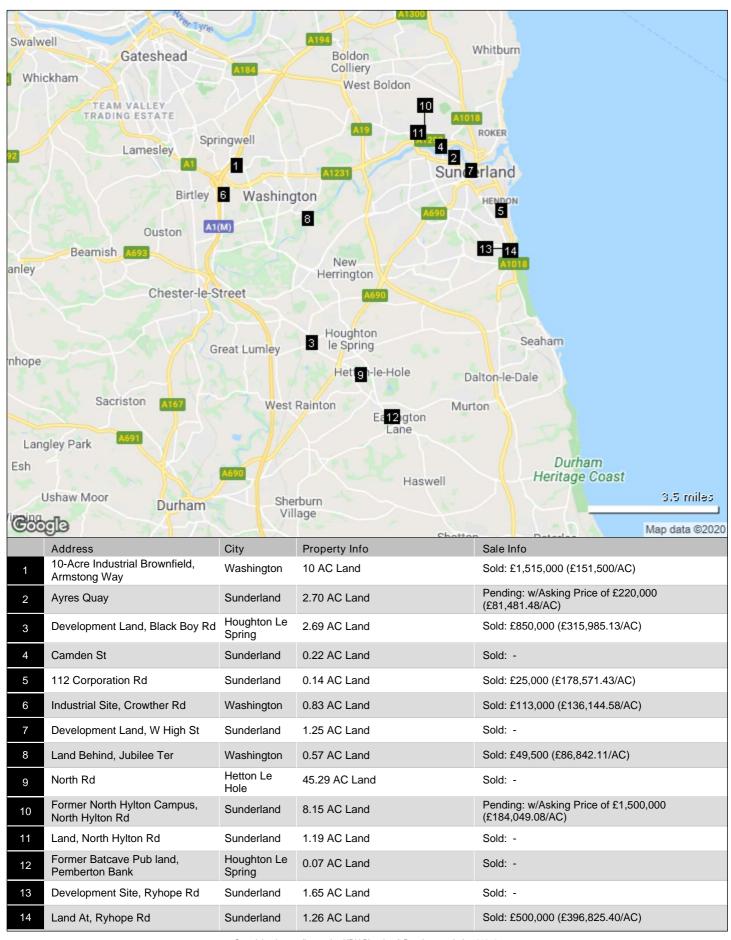


Appendix 6 – CoStar Industrial Land

The pages in this appendix are not numbered.







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22/07/2020

Quick Stats Report

	Comps Statistics												
	Low	Average	Median	High	Count								
Price													
For Sale & UC/Pending	£220,000	£860,000	£860,000	£1,500,000	2								
Sold Transactions	£25,000	£508,750	£306,500	£1,515,000	6								
Parcel Size													
For Sale & UC/Pending	2.70 AC	5.43 AC	5.43 AC	8.15 AC	2								
Sold Transactions	0.07 AC	5.42 AC	1.13 AC	45.29 AC	12								
Price per Acre													
For Sale & UC/Pending	£81,481	£158,525	£132,765	£184,049	2								
Sold Transactions	£86,630	£197,063	£165,042	£396,823	6								
Days on Market													
For Sale & UC/Pending	908	966	966	1,025	2								
Sold Transactions	54	851	595	2,883	10								
Sale Price to Asking Price Ratio													
Sold Transactions	100.00%	102.88%	100.00%	108.65%	3								
	To	otals											
For Sale & UC/Pending Asking Price	e Total:	£1,720,000	Total For Sa	ale Transactions:	2								
Sold Transactions Total Sales		£3,052,500		Transactions:	12								

Survey Criteria

£4,772,500

basic criteria: Type of Property - Land; Sale Date - from 22/07/2015; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Sunderland (Newcastle upon Tyne)

Total Included in Analysis:

14

Total Included in Analysis:

10-Acre Industrial Brownfield - Armstong Way

SOLD

Washington, NE37 1QW Tyne And Wear County

Sale Date: 07/02/2018 Land Area: 10 AC (435,600 SF)

Sale Price: £1,515,000 - Full Value Lot Dimensions: Irregular

£/AC Land Gross: £151,500.00 (£3.48/SF) Proposed Use:

Parcel No:

Comp ID: 4542217 Research Status: Full Value Sale Conditions: -



2 Former Gas Holder Site, - Ayres Quay

PENDING

Tyne And Wear County Sunderland, SR4 6DD

Asking Price: £220,000 Sale Type: Investment

£/AC Land Gross: £81,481.48 (£1.87/SF) Land Area: 2.70 AC (117,612 SF)

Days on Market: 908 Lot Dimensions: Sale Status: Pending Proposed Use:

Parcel No: 0081-2212, 0081-2228 [Partial List]

Sales Condition:



Development Land - Black Boy Rd

SOLD

Houghton Le Spring, DH4 5NT Tyne And Wear County

Sale Date: 15/08/2019 (673 days on mkt) Land Area: 2.69 AC (117,176 SF)

Sale Price: £850,000 - Full Value Lot Dimensions: £/AC Land Gross: £315,986.21 (£7.25/SF) Proposed Use:

Parcel No:

Comp ID: 4898535 Sale Conditions: -

Research Status: Full Value



Camden St SOLD

Sunderland, SR5 2BH Tyne And Wear County

Sale Date: 01/10/2018 (651 days on mkt) Land Area: 0.22 AC (9,583 SF)

Sale Price: Lot Dimensions: £/AC Land Gross: Proposed Use:

Parcel No:

Comp ID: 4529544 Sale Conditions: -

Research Status: Research Complete



5 SOLD 112 Corporation Rd

Sunderland, SR2 8PF Tyne And Wear County

Sale Date: 01/12/2019 (54 days on mkt) Land Area: 0.14 AC (6,098 SF)

Sale Price: £25,000 - Confirmed Lot Dimensions:

£/AC Land Gross: £178,583.16 (£4.10/SF) Proposed Use: Commercial

Parcel No:

Comp ID: 4980065 Sale Conditions: -

Research Status: Confirmed



SOLD 6 Industrial Site - Crowther Rd

Washington, NE38 0AQ Tyne And Wear County Sale Date: 15/06/2016 (386 days on mkt) Land Area: 0.83 AC (36,155 SF)

Sale Price: £113,000 - Confirmed Lot Dimensions: £/AC Land Gross: £136,143.84 (£3.13/SF) Proposed Use:

Parcel No:

Comp ID: 3742062 Sale Conditions: -

Research Status: Confirmed



Development Land - W High St

SOLD

Sunderland, SR1 3DZ

Tyne And Wear County

Sale Date: 29/06/2020

Land Area: 1.07 AC (46,609 SF)

Sale Price:

Lot Dimensions:

£/AC Land Gross:

8

Proposed Use: Hotel

Parcel No:

Comp ID: 5165102 Research Status: Unconfirmed

Sale Conditions: -

SOLD

Land Behind - Jubilee Ter

Tyne And Wear County

Washington, NE38 8JY

Sale Date: 20/02/2018 (260 days on mkt)

Sale Price: £49,500 - Confirmed

Land Area: 0.57 AC (24,829 SF) Lot Dimensions:

£/AC Land Gross: £86,629.98 (£1.99/SF)

Proposed Use:

Parcel No:

North Rd

Comp ID: 4244485

Sale Conditions: -

Research Status: Confirmed

SOLD

PENDING

SOLD

SOLD

Hetton Le Hole, DH5 9JY

Tyne And Wear County

Sale Date: 02/04/2018 (1,502 days on mkt)

Land Area: 45.29 AC (1,972,832 SF)

Sale Price: £/AC Land Gross:

Lot Dimensions: Proposed Use:

Parcel No:

Comp ID: 4432601 Sale Conditions: -

Research Status: Research Complete

10 Former North Hylton Campus - North Hylton Rd

Tyne And Wear County

Sunderland, SR5 2SU

Sale Type: Investment

Asking Price: £1,500,000 £/AC Land Gross: £184,049.08 (£4.23/SF)

Days on Market: 1025

Land Area: 8.15 AC (355,014 SF) Lot Dimensions:

Sale Status: Pending

Proposed Use: Convenience Store [Partial List]

Parcel No: Sales Condition: -

11 Land - North Hylton Rd

Sunderland, SR5 3TX Tyne And Wear County

Sale Date: 12/12/2018 (2,883 days on mkt) Land Area: 1.19 AC (51,836 SF)

Sale Price: Lot Dimensions: £/AC Land Gross: Proposed Use:

Parcel No:

Comp ID: 4603408 Sale Conditions: -

Research Status: Research Complete

12 Former Batcave Pub land - Pemberton Bank

Sale Date: 27/09/2018 (539 days on mkt)

Tyne And Wear County

Houghton Le Spring, DH5 0HN

Land Area: 0.07 AC (3,049 SF)

Sale Price: £/AC Land Gross: Lot Dimensions:

Proposed Use: Retail

Parcel No:

Comp ID: 4548862

Sale Conditions: Auction Sale

Research Status: Research Complete



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22/07/2020

13 Land At - Ryhope Rd SOLD

Sunderland, SR2 0SP Tyne And Wear County

Sale Date: 04/10/2017 (450 days on mkt) Land Area: 1.26 AC (54,886 SF)

Sale Price: £500,000 - Confirmed Lot Dimensions: -Proposed Use: -£/AC Land Gross: £396,822.53 (£9.11/SF)

Parcel No:

Comp ID: 4051439 Research Status: Confirmed Sale Conditions: -



14 Development Site - Ryhope Rd

SOLD

Tyne And Wear County Sunderland, SR2 0SP

Sale Date: 26/09/2017 (1,113 days on mkt) Land Area: 1.65 AC (71,874 SF)

Sale Price: Lot Dimensions: £/AC Land Gross: -Proposed Use: -

Parcel No:

Sale Conditions: -

Comp ID: 4014726 Research Status: Public Record



Appendix 7 – Land Registry Development Land Data

REFVAL	ADDRESS	PROPOSAL	SITE AREA	TOTAL UNITS	AFF UNITS	TOTAL S106 £	£/ha	£/unit	Price Paid	Date	Land Reg Ref
19/02149/LP3	North East Disabilities Resource Centre Cork Street Sunderland SR1 2AN	Demolition of NDRC centre. Construction of new NDRC centre to South of the site, and erection of 17 1&2 bedroom bungalows to the North including stopping up of public highway and association landscaping.		17					No PPD	16.10.2019/ 1999/ 28.02.2003	TY437639 TY10009 TY468495
19/01834/FUL	Land At Castletown Way/Riverside Road Sunderland	Development of 14no. residential units		14	0	£16,170			Incomplete		
19/01750/LR4	Land At Lowry Road Sunderland	Reserved Matters application pursuant to 16/02056/HY4 for the erection of 82 homes. Amended Description.		82					SCC		TY471508
19/01484/FU4	Land At Former Ayton School Goldcrest Road Ayton Washington NE38 0DL	Construction of 56 dwelling houses and associated infrastructure		56	6	£345,189			SCC		TY156255
19/00974/FUL	Avenue Vivian And Rose Avenue Fence Houses Houghton Le Spring DH4 6HZ	Application for the erection of 44 affordable dwellings and associated landscape works.		44	44				No PPD	04.07.2006	TY371691
19/00963/FUL	Land Adjacent To Blackthorn Way Sedgeletch Industrial Estate Houghton-le-Spring	Residential development for 138 dwellings.	3.67	138	14		£4,850,137	£128,986	£17,800,001	29.12.2014	TY256387
19/00253/FUL	Former Chilton Moor Cricket Club Chilton Moor Houghton-le-Spring	Erection of 34 no. dwellings with associated access, landscaping and sustainable drainage system.	1.03	34	2	£201,043	£990,291	£30,000	£1,020,000	16.08.2019	TY295607



19/00214/FUL	Land South Of Kidderminster Road Sunderland	Construction of 56no. residential dwellings (Use Class C3) on land south of Kidderminster Road.		56	0	£31,684			no data	24.06.2016	TY93144
18/02002/FU4	Former Dubmire Primary School Britannia Terrace Houghton-le-Spring DH4 6HL	Erection of 17 residential dwellings with associated internal road layout and parking. (Amended Application Form Received 11.12.2018)	0.4432	17	17	£83,305	£289,560	£7,549	£128,333	29.03.2019	TY565567
18/01963/FU4	Former Easington Lane Primary School South Hetton Road Easington Lane Houghton-le-Spring DH5 0LQ	Erection of 116no dwellings including access, public open space, parking provision, hard and soft landscaping and associated infrastructure.	2.74	116	0	£48,347	£127,737	£3,017	£350,000	27.06.2019	TY475650
18/01877/REM	Land At Silksworth Lane/Silksworth Road Silksworth Sunderland	Reserved matters application relating to details of appearance, landscaping, layout and scale pursuant to outline approval 14/01461/OUT for the erection of 250no (c3) residential dwellings. Amended Details and Plans.	11.22	250	0		£735,937	£33,029	£8,257,213	10.01.2020	TY175585
18/01450/PCJ	12 - 13 Toward Road Sunderland SR1 2QF	Change of use from offices to 12 residential apartments. Amended Description.		12			##	£13,125	£157,500	31.01.2019	TY9559 TY340887 TY64199 TY556387
18/01276/FUL	Former Tyne And Wear Fire And Rescue Service Fire Station Station Road Fulwell Sunderland SR6 9AE	Demolition of former Fire Station and erection of 1no. 4 storey block to provide a total of 28no. flats together with associated car parking and landscaping (Amended plans and supporting documentation received 03.07.2019)	0.26	28	£ in Lieu	£108,443	£2,109,342	£19,587	£548,429	08.01.2020	TY492558
18/00825/FUL	Camrex House/Tatham Street Hostel 3 Tatham Street Sunderland SR1 2QD	Change of use of vacant building to 50 residential units	0.15	50	0		£2,333,333	£7,000	£350,000	06.02.2019	TY172890
18/00823/REM	Land At Castletown Way/ Riverside Road Sunderland	Reserved matters to previously approved outline application 14/00292/OUT - Approval sought for appearance, landscaping, layout and scale (for 118 dwellings). (Amended Description)		118					Incomplete		



18/00801/FUL	Land At Fordfield Road Sunderland	Erection of 14no residential dwellings with associated works	0.26	14	0		£15,384,615	£285,714	£4,000,000	22.10.2012	TY508133
18/00749/FUL	The Inn Place Knollside Close Sunderland SR3 2UD	Demolition of existing public house and erection of 19 dwellings with associated parking and landscaping.	0.3362	19	2	£13,319	£2,900,059	£51,316	£975,000	04.05.2007	TY378410
18/00609/FU4	Land North Of Seaburn Camp Seaburn Sunderland	Development of 64 dwellings along with associated access, landscaping and other ancillary development. (Amended Site Area: Plans and Information received 12.09.2018).		64	£ in Lieu	£1,006,531			Incomplete		
18/00438/FUL	Land To The North Of Mill Hill Road Doxford Park Sunderland	Application for 100 residential units (C3) and associated access, landscaping and ancillary works. Amended Description Plans.		100	10	£392,984			No PPD	27.06.2016	DU30948
18/00255/FU4	Land Adjacent To Chester Road/Former Pennywell Estate Chester Road Sunderland	Construction of 118 dwelling houses, including drainage infrastructure, landscaping, public open space and stopping up of public highway.		118	£ in Lieu	£90,003			No PPD	28.06.2016	TY523354
18/00250/CAA	Site Of Former British Oxygen Company Vigo Lane Chester Le Street DH3 2RD	Replan of part of permission DM/16/04052/FPA comprising 113 dwellings, incorporating 41 additional dwellings (Total of 244 dwellings).		244			##	£615	£150,000	08.11.2019	TY376620
18/00075/FUL	Land East Of Former Broomhill Estate Houghton Road Hetton-le-Hole Houghton-le-Spring	Erection of 99 dwellings with associated roads, infrastructure and public open space.		99					No PPD	01.02.2018/12.10.2018	TY123442 TY560251
17/02446/FU4	The Cheadle Centre Cheadle Road Hylton Castle Sunderland Sunderland SR5 3NN	Demolition of Cheadle Centre and redevelopment of site for 19 no. residential units, comprising of 15 no. two bed bungalows and 4 no. two bedroom semi-detached flats, alterations to existing access and associated works. (Amended description)	0.5682	19	20		£334,389	£10,000	£190,000	29.03.2018	TY555406



17/02445/FUL	Land North Of Coaley Lane Houghton Le Spring Newbottle	Erection of 141no. residential dwellings with associated access, landscaping and infrastructure (Phase 2). Amended plans submitted July 2018.	6	141	0		£1,495,949	£63,657	£8,975,694	17.03.2016	TY536450
17/02178/FU4	Land At Downs Lane Hetton-le-Hole Houghton-le-Spring	Construction of 112no. dwelling houses with associated works including demolition of existing buildings, stopping up of existing highways, accesses, public open space and infrastructure.	3.33	112	0		£27,628	£821	£92,000	23.10.2014	TY522959 plus other
17/01809/OUT	Farringdon Social Club And Institute Limited Anthony Road Sunderland SR3 3HG	Outline planning permission with all matters reserved for the demolition of existing social club and redevelopment for residential accommodation (Use Class C3) (up to 20 units).	0.35	20	0		£428,571	£7,500	£150,000	08.11.2019	TY376620
17/01761/FUL	Sunderland Church High School Mowbray Road Sunderland SR2 8HY	Demolition of existing canteen and food technology block, erection of a 57 no. unit extra care facility (Use Class C2) with associated car park and landscaping including removal of trees. (AMENDED DESCRIPTION)		57			##	£21,579	£1,230,000	05.10.2018	TY419698 TY560461
17/01610/FU4	New Penshaw Garage/Former Millco Premises Railway Terrace Coxgreen Road Penshaw Houghton-le-Spring	Demolition of existing garage and construction of 14 no. dwellings with associated access and landscaping. (Amended Plans Received 12/01/2018).		14	0	£16,814			Incomplete		
17/01444/SUB	Adey Gardens Care Home South Street Newbottle Houghton-le-Spring DH4 4EH	Demolition of vacant care home and erection of 23no. dwellings with associated works	0.5	23	0		£850,000	£18,478	£425,000	09.12.2016	TY183909
17/01396/OUT	Land At Blackthorn Way Sedgeletch Industrial Estate Houghton-le-Spring	Outline planning application to include the demolition of existing buildings to faciltate the erection of up to 20no residential dwellings with all matters reserved. (Amended Description dated 07.11.2017).		20	2	£0			Incomplete		



16/02123/OU4	Land At Black Boy Road Fence Houses Houghton-le-Spring	Outline planning application for residential development of up to 141 dwellings with all matters reserved except access, which will be taken directly from Black Boy Road.		141	14	£834,189			No PPD	16.09.2019	TY294578
16/01687/OUT	Proposed Waste Transfer Station Blackthorn Way Sedgeletch Industrial Estate Houghton-le-Spring	Proposed housing, upto 138 dwellings at Land Adjacent to Blackthorn Way.	4.7	138	14	£347,720	£3,787,234	£128,986	£17,800,001	29.12.2014	TY256387
13/00799/FUL	Land At Burdon Lane Burdon Sunderland	Erection of 109 dwellings; formation of vehicular and pedestrian accesses, pedestrian footpaths and cycle links; provision of SUDs basins and swales, open space, landscaping and associated works (Revised scheme, amended description, application site plan, plans and reports 11 April 2017).	9.82	109	£ in Lieu	£1,541,453	£358,851	£32,330	£3,523,920	21.09.2018	TY560576





Appendix 8 – A&D Plan – Potential Allocations

SHLAA Ref No	Site	Ward	Sub Area	Planning Status	Capacity	Developabl e area (ha)	Gross Area (ha)	Use
107	Phases 1-6, Chester Road	St Anne's	Sunderland South	Under construction	500	12.54	15.63	BF
098	Ayton Village Primary School, Dunlin Drive, Ayton	Washington South	Washington	Permitted	56	1.42	1.62	BF
197	Land to the east of former Broomhill Estate	Copt Hill	Coalfield	Permitted	99	2.84	4.18	GF
342	Land at Mill Hill, Silksworth Road	Silksworth	Sunderland South	Permitted	250	8.42	11.24	GF
362	Bonner's Field Industrial Units, Bonnersfield Road	St Peters	Urban Core	Permitted	40	0.32	0.32	BF - GF
421	Quarry House Lane, East Rainton	Hetton	Coalfield	Permitted	33	1.40	1.51	GF
494	Land at Chapel Street/Edward Street	Copt Hill	Coalfield	Permitted	6	0.09	0.09	GF
502	Vane Arms, Silksworth	Silksworth	Sunderland South	Permitted	7	0.09	0.09	BF
565	Pheonix Tower Business Park, Castletown Way	Castle	Sunderland North	Permitted	114	2.99	3.98	BF
568	Fulwell Fire Station, Station Road	Fulwell	Sunderland North	Permitted	28	0.26	0.26	BF
695	Stanley Terrace, Chester Road, Shiney Row	Shiney Row	Coalfield	Permitted	5	0.11	0.11	GF
703	Warm up Wearside, Westbourne Road	Millfield	Sunderland South	Permitted	9	0.07	0.07	BF
704	Fence Houses Comrades Club, Station Avenue North	Houghton	Coalfield	Permitted	8	0.10	0.10	BF
711	Kidderminster Road	Redhill	Sunderland North	Permitted	56	0.77	0.89	GF
725	Camrex House	Hendon	Urban Core	Permitted	50	0.16	0.16	BF
732	Avenue Vivian And Rose Avenue	Houghton	Coalfield	Permitted	43	0.84	0.84	GF
733	The Inn Place, Knollside Close	Doxford	Sunderland South	Permitted	19	0.33	0.33	BF
735	1 Roker Terrace and Side House, St Georges Terrace	St Peters	Sunderland North	Permitted	6	0.07	0.07	BF
738	Site of 1 to 12 Elmwood Square	Southwick	Sunderland North	Permitted	5	0.17	0.17	BF
739	6 Athenaeum Street and upper floors 25-26 Fawcett Street	Hendon	Urban Core	Permitted	5	0.04	0.04	BF
388	Ennerdale Street, Low Moorsley, Land at	Hetton	Coalfield	Permitted	40	0.88	1.00	GF
702	Land adjacent to the Beehive PH, Blind Lane	Houghton	Coalfield	Permitted	5	0.16	0.16	GF
079	Hylton Lane/Blaydon Ave, Hylton Lane	Redhill	Sunderland North	Pending	71	1.88	2.55	GF
085	Former Groves Site, Woodbine Terrace, Pallion	Pallion	Sunderland South	Pending	720	23.40	30.40	BF - GF
091	Southwick Primary School, Clarence Street	Southwick	Sunderland North	Pending	37	1.62	1.80	BF - GF
128	Black Boy Road land at (Site A)	Houghton	Coalfield	Pending	141	3.59	4.78	GF
183	Ashburn House, Ryhope Road	St Michaels	Sunderland South	Permitted	9	0.97	1.08	BF
194	Land at Lambton Lane	Houghton	Coalfield	Pending	252	4.96	6.60	GF 50% BF 50%
258	Washington Football Club, Spout Lane	Washington North	Washington	Pending	46	1.53	2.04	GF
293A	Low Moorsley, land at (Ennerdale Street)	Hetton	Coalfield	Pending	82	3.19	4.25	GF 50% BF 50%
330A	Philadelphia Complex	Shiney Row	Coalfield	Pending	463	20.62	27.49	GF 50% BF 50%
413	Seaburn Amusements, Whitburn Road	Fulwell	Sunderland North	Permitted	237	3.62	4.83	GF 50% BF 50%



448	Penshaw House	Shiney Row	Coalfield	Pending	15	1.15	1.53	GF 50% BF 50%
563	Hylton Skills campus, north Hylton Road	Southwick	Sunderland North	Permitted	105	2.66	3.54	BF
054	Former Eagle Public House, Portsmouth Road	St Annes	Sunderland South	None	9	0.15	0.19	BF
078A	Farringdon Row South	Millfield	Urban Core	None	135	2.68	3.58	GF - BF
078B	Farringdon Row North	Millfield	Urban Core	None	115	1.51	2.01	GF - BF
A080	Stadium Village, Sheepfolds North	Southwick	Urban Core	None	265	4.59	6.12	BF
080C	Stadium Village, Sheepfolds South	Southwick	Urban Core	None	185	1.09	1.46	BF
090	Bonnersfield, Saint Peters Wharf	St Peters	Urban Core	None	100	0.96	1.28	BF
093	Recreation Field, North Moor Lane, Farringdon	Silksworth	Sunderland South	None	60	4.12	5.49	GF
104	Carley Hill School, Emsworth Road	Southwick	Sunderland North	None	40	3.18	4.24	GF 50% BF 50%
163	Amberley Street and Harrogate Street, land at - Mowbray Road	Hendon	Sunderland South	None	79	2.23	2.98	BF
177	Former Usworth Comprehensive School	Washington North	Washington	None	200	6.41	8.55	GF
243	Eastbourne Square, Carley Hill	Southwick	Sunderland North	None	23	0.37	0.49	BF
439	Cricklewood Rd, land at	Castle	Sunderland North	None	11	0.30	0.40	BF
440	Cragdale Gardens, Low Moorsley	Hetton	Coalfield	None	80	2.21	2.95	GF
467B	Thornbeck College site	Southwick	Sunderland North	None	14	0.37	0.50	BF - GF
538	Havannah Rd/Moorway, Albany	Washington West	Washington	None	40	2.10	2.80	GF
540	Hetton Downs Phase 3	Copt Hill	Coalfield	None	40	1.52	2.03	GF - BF
652	Old Mill Rd greenspace	Southwick	Sunderland North	None	25	1.10	1.46	GF
654	West of Redburn Row	Houghton	Coalfield	None	27	1.07	1.42	GF
659	Sunniside Central Area, Villiers Street	Hendon	Urban Core	None	75	0.90	1.21	BF
677	Land at Birchwood, Ford Oval	St Annes	Sunderland South	None	30	1.44	1.91	GF
707	Land adjacent to Moorsburn Drive	Houghton	Coalfield	None	7	0.20	0.27	GF
708	Land fronting Chiswick Road	Castle	Sunderland North	None	6	0.08	0.10	GF
710	Oswald Terrace South	Castle	Sunderland North	None	5	0.10	0.13	GF
716	Tasman Road, Thorney Close	Sandhill	Sunderland South	None	5	0.10	0.14	GF
717	Theme Road, Thorney Close	Sandhill	Sunderland South	None	5	0.10	0.13	GF
718	Tadcaster Road, Thorney Close	Sandhill	Sunderland South	None	8	0.13	0.18	GF
731	Civic Centre	St Michaels	Urban Core	None	300	2.43	3.24	BF
242	Emsworth Square	Southwick	Sunderland North	None	14	0.26	0.35	GF - BF
746	Willows Close	Washington Central	Washington	None	13	0.50	0.56	GF
745	Keighley Avenue	Redhill	Sunderland North	None	41	0.89	1.11	GF
747	Silksworth Housing office	Silksworth	Sunderland South	None	13	0.40	0.40	BF
744	Prestbury Road	St Annes	Sunderland South	None	10	0.217	0.22	GF
748	Washington Meadows	Washington North	Washington	Safeguarded	1500	71	94.70	GF



Appendix 9 – Appraisals – Residential Development

The pages in this appendix are not numbered.





Central Appendix Cover



Sunderland City Council (October 2020)



Number	8	Units	Area ha	Density e Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Localit	y een/ Brov	vn (Iternative U
Large Brown 500)	500	14.29	35.00	92	46,062	3,224		45,252,304	982.42	Central S	Brown	Industrial
		Beds	No		m2	Total		BCIS	COST		Area	Gross	16.78
	Market								0			Net	14.28
	Flat	1	0		40.00	0.00	10%	1,039	0				
		2	0		65.00	0.00	10%	1,039	0				
	Terrace	2	62		73.00	4,526.00	0%	925	4,186,550				
		3	64		86.00	5,504.00	0%	925	5,091,200				
	Semi	2	64 128		81.00	5,184.00 12,544.00	0%	942 942	4,883,328				
	-	4	0		98.00 115.00	0.00	0%	1,071	11,816,448				
	Det	4	64		120.00	7,680.00	0%	1,071	8,225,280				
	Dec	5	43		130.00	5,590.00	0%	1,071	5,986,890				
	Flat 1 High*	1	0		40.00	0.00	10%	1,256	3,580,850				
	Flat 2 High*	2	0		65.00	0.00	10%	1,256	0				
	Flat 3 High*	3	0		80.00	0.00	10%	1,256	0				
	Affordable		Ü		00.00	0.00	10%	1,250					
	Flat	1	16		39.00	624.00	10%	1,039	713,170				
		2	15		61.00	915.00	10%	1,039	1,045,754				
	Terrace	2	19		70.00	1,330.00	0%	925	1,230,250				
		3	20	i	84.00	1,680.00	0%	925	1,554,000				
	Semi	2	0		79.00	0.00	0%	942	0				
		3	0		93.00	0.00	0%	942	0				
		4	5		97.00	485.00	0%	1,071	519,435				
	Det	4	0		106.00	0.00	0%	1,071	0				
		5	0		110.00	0.00	0%	1,071	0				
	Flat 1 High*	1	0		39.00	0.00	10%	1,256	0				
	Flat 2 High*	2	0		61.00	0.00	10%	1,256	0				
	Flat 2 High* Flat 3 High*	3	0		61.00 74.00	0.00	10% 10%	1,256 1,256	0				
lumber			0 Area		74.00 rage Unit Size	0.00 Developed	10% Density			Rate	Localit	y een/Brov	vn Uternative L
lumber	Flat 3 High*	Units	0 Area ha	Units/ha	74.00 rage Unit Size m2	0.00 Developed m2	Density m2/ha		0 Total Cost	£/m2			
	Flat 3 High*	3	0 Area		74.00 rage Unit Size	0.00 Developed	10% Density	1,256	7 Total Cost		Central S		Industrial
	Flat 3 High*	Units	0 Area ha	Units/ha	74.00 rage Unit Size m2	0.00 Developed m2	Density m2/ha		Total Cost 13,688,049 COST	£/m2		Brown	Industrial
	Flat 3 High* 9 Market	Units 150 Beds	Area ha 3.75	Units/ha	74.00 rage Unit Size m2 93 m2	0.00 Developed m2 13,924 Total	10% Density m2/ha 3,713	1,256	Total Cost 13,688,049 COST 0	£/m2	Central S	Brown	Industrial
	Flat 3 High*	Units 150 Beds	Area ha 3.75 No	Units/ha	74.00 rage Unit Size m2 93 m2	0.00 Developed m2 13,924 Total 0.00	10% Density m2/ha 3,713	1,256 BCIS 1,039	Total Cost 13,688,049 COST 0 0	£/m2	Central S	Brown	Industrial
	Flat 3 High* 9 Market Flat	3 Units 150 Beds 1 2	0 Area ha 3.75 No 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00	0.00 Developed m2 13,924 Total 0.00 0.00	10% Density m2/ha 3,713 10%	1,256 BCIS 1,039 1,039	0 Total Cost 13,688,049 COST 0	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market	3 Units 150 Beds 1 2 2 2	0 Area ha 3.75 No 0 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00	10% Density m2/ha 3,713 10% 10% 0%	1,256 BCIS 1,039 1,039 925	Total Cost 13,688,049 COST 0 0 1,282,975	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace	3 Units 150 Beds 1 2 2 3 3	0 Area ha 3.75 No 0 0 19	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,634.00	10% Density m2/ha 3,713 10% 0% 0%	1,256 BCIS 1,039 1,039 925 925	0 Total Cost 13,688,049 COST 0 0 1,282,975 1,511,450	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat	3 Units 150 Beds 1 2 2 2 3 2	0 Area ha 3.75 No 0 0 19 19 19 19	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 81.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,534.00 1,539.00	10% Density m2/ha 3,713 10% 10% 0% 0%	1,256 BCIS 1,039 1,039 925 925 942	0 Total Cost 13,688,049 COST 0 0 1,282,975 1,511,450 1,449,738	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace	3 Units 150 Beds 1 2 2 3 3 2 3	0 Area ha 3.75 No 0 0 0 19 19 19 38	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 81.00 98.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,634.00 1,539.00 3,724.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0%	1,256 BCIS 1,039 1,039 925 925 942 942	0 Total Cost 13,688,049 COST 0 0 1,282,975 1,511,450 1,449,738 3,508,008	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi	3 Units 150 Beds 1 2 2 2 3 3 4	0 Area ha 3.75 No 0 0 19 19 19 38 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 86.00 81.00 98.00 115.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,634.00 1,539.00 3,724.00 0.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0%	1,256 BCIS 1,039 1,039 925 925 942 942 1,071	0 Total Cost 13,688,049 COST 0 0 1,282,975 1,511,450 1,449,738 3,508,008	£/m2	Central S	Brown	Industrial
	Flat 3 High* 9 Market Flat Terrace	3 Units 150 Beds 1 2 2 3 3 4 4	0 Area ha 3.75 No 0 0 19 19 19 38 0 19	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,634.00 1,539.00 3,724.00 0.00 2,280.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0%	1,256 BCIS 1,039 1,039 925 942 942 1,071 1,071	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,450 1,449,738 3,508,008 0 2,441,880	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi	3 Units 150 Beds 1 2 2 2 3 3 4	0 Area ha 3.75 No 0 0 19 19 19 38 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 86.00 81.00 98.00 115.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,634.00 1,539.00 3,724.00 0.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0%	1,256 BCIS 1,039 1,039 925 925 942 942 1,071	0 Total Cost 13,688,049 COST 0 0 1,282,975 1,511,450 1,449,738 3,508,008	£/m2	Central S	Brown	Industrial
	Flat 3 High* 9 Market Flat Terrace Semi	3 Units 150 Beds 1 2 2 3 2 2 3 4 4 4 5	0 Area ha 3.75 No 0 0 0 19 19 38 0 19 14	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 98.00 115.00 120.00 130.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,634.00 0.00 3,724.00 0.00 2,280.00 1,820.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0% 0% 0%	1,256 BCIS 1,039 1,039 925 925 942 1,071 1,071	0 Total Cost 13,688,049 COST 0 0 1,282,975 1,511,450 1,494,738 3,508,008 0 2,441,880 1,949,220	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High*	3 Units 150 Beds 1 2 2 2 3 3 4 4 4 5	0 Area ha 3.75 No 0 0 0 19 19 19 19 19 38 0 19 19	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 130.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,539.00 3,724.00 2,280.00 1,820.00 0.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0% 0% 10%	1,256 BCIS 1,039 1,039 925 925 942 942 1,071 1,071 1,071 1,256	7 Otal Cost 13,688,649 COST 0 0 0 1,282,975 1,511,450 1,449,738 3,508,008 0 2,441,880 1,949,220	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	3 Units 150 Beds 1 2 2 3 3 2 2 3 4 4 5	Area ha 3.75 No 0 0 19 19 19 19 19 19 14 0 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 130.00 40.00 65.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,539.00 0.00 2,280.00 1,820.00 0.00 0.00 0.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0% 10%	1,256 BCIS 1,039 1,039 925 942 942 1,071 1,071 1,071 1,256 1,256	Total Cost 13,688,049 COST 0 0 1,282,975 1,511,450 1,449,738 3,508,008 0 2,441,880 1,949,220	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	3 Units 150 Beds 1 1 2 2 2 2 2 3 3 4 4 4 5 5 1 1 1 2 2 2 3 3 2 3 4 4 4 4 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1	0 Area ha 3.75 No 0 0 0 19 19 19 19 38 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 130.00 40.00 65.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,539.00 0.00 2,280.00 1,820.00 0.00 0.00 0.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0% 10%	1,256 BCIS 1,039 1,039 925 942 942 1,071 1,071 1,1071 1,256 1,256 1,256 1,039	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,50 1,449,738 3,508,00 0 2,441,880 1,949,220 0 0 0 1,333,719	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 Units 150 Beds 1 2 2 2 3 3 4 4 5 5 1 1 2 2 2 2 3 3 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 3.75 No 0 0 0 0 19 19 19 19 38 0 0 19 14 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 98.00 115.00 120.00 65.00 65.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,534.00 1,539.00 2,280.00 1,820.00 0.00 0.00 0.00 1,00 0.00 0.00 0.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 0% 10% 10% 10% 10%	1,256 8CIS 1,039 1,039 925 942 942 1,071 1,071 1,073 1,256 1,256	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,55 1,449,738 3,508,000 0 0 1,2441,600 1,249,210 0 0 1,33,719 348,357	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 Units 150 Beds 1 1 2 2 2 2 2 3 3 4 4 5 5 1 1 2 2 2 2 2 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 3.75 No 0 0 0 19 19 19 19 19 19 19 19 19 19 15 10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 93 40.00 65.00 73.00 86.00 98.00 115.00 120.00 120.00 40.00 65.00 80.00 73.00 60.00 73.00 73.00 73.00 73.00	0.00 Developed m2 13,924 13,924 Total 0.00 0.00 1,387.00 1,539.00 3,724.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% Density m2/ha 3,713 3,713 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,256 BGS 1,039 1,039 925 942 1,071 1,071 1,071 1,256 1,256 1,256 1,039 1,039 925	Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,50 1,449,738 3,508,000 0 0 2,441,880 1,949,220 0 0 0 1,33,719 348,585	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 Units 150 Beds 1 1 2 2 2 3 3 4 4 4 5 5 1 1 2 2 2 3 3 3 1 1 2 2 2 3 3 3 1 1 2 2 2 3 3 3 1 1 2 2 2 3 3 3 1 1 2 2 2 3 3 3 3	0 Area ha 3.75 No 0 0 19 19 19 38 0 0 19 19 14 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 93 40.00 65.00 73.00 86.00 110.00 120.00 65.00 65.00 80.00 39.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,387.00 1,534.00 1,539.00 2,280.00 1,820.00 0.00 0.00 0.00 1,00 0.00 0.00 0.00	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 0% 10% 10% 10% 10% 10%	1,256 8CIS 1,039 1,039 925 925 942 942 1,071 1,071 1,071 1,256 1,256 1,256 1,039	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,55 1,449,738 3,508,000 0 0 1,2441,600 1,249,210 0 0 1,33,719 348,357	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 Units 150 Beds 1 1 2 2 3 3 4 4 4 5 1 1 1 2 2 3 3 4 4 5 1 1 1 2 2 3 3 2 2 3 3 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 2 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 3.75 No 0 0 0 19 19 19 19 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 93 40.00 65.00 73.00 81.00 98.00 115.00 120.00 130.00 65.00 73.00 60.00 73.00 80.00 73.00 80.00 73.00 80.00 80.00 75.00 75.00 75.00 75.00 75.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,837.00 3,124.00 0.00 2,280.00 0.00 0.00 1,1530.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% Density m2/ha 3,713 10% 10% 0% 0% 0% 10% 10% 10% 10% 10% 10	1,256 BCIS 1,039 1,039 925 942 1,071 1,071 1,071 1,256 1,256 1,256 1,259 1,039 1,039 925 925 925	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,50 1,449,738 3,508,000 0 0 1,449,738 0 0 1,949,220 0 0 1,33,719 348,585 388,500 466,200	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Elat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 Flath Fl	3 Units 150 8eds 3 1 2 2 2 3 3 3 4 4 4 5 5 1 1 2 2 2 3 3 3 2 2 2 2 3 3 3 3 3 3 3 3	Area ha 3.75 No 0 0 0 0 199 199 19 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 81.00 88.00 115.00 120.00 130.00 65.00 130.00 65.00 80.00 70.00 80.00 70.00 84.00 70.00 84.00 70.00	0.00 Developed m2 13,924 Total 0.00 0.00 1,634.00 1,634.00 1,539.00 0.00 1,820.00 0.00 1,820.00 0.00 0.00 1,820.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% Density m2/ha 3,713 3,713 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,256 BCIS 1,039 1,039 925 942 1,071 1,071 1,071 1,256 1,256 1,256 1,256 1,259 1,039 925 942 942 942	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,69 0 0 2,441,60 0 0 1,383,719 383,500 466,200 0 0 0 0	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 2 Flath Affordable Flat Terrace Semi	3 Units 150 Beds 1 2 2 3 3 4 4 5 1 1 1 2 2 3 3 4 4 5 1 1 1 1 2 2 3 3 4 4 5 1 1 1 1 1 2 2 3 3 4 4 4 5 4 5 4 4 5 4 5 4 4 5 4 6 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Area has a.75 No 0 0 0 0 19 9 19 19 14 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 120.00 115.00 120.00 130.00 40.00 65.00 39.00 61.00 70.00 84.00 98.00 99.00 99.00 99.00 99.00	0.00 Developed m24 13,924 Total 0.00 0.00 1,634.00 1,634.00 1,634.00 1,820.00 0.00 0.00 1,820.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% Density m2/ha 3,713 3,713 10% 10% 0% 0% 0% 10% 10% 10% 10% 10% 10	1,256 BCIS 1,039 1,039 925 942 942 1,071 1,071 1,256 1,256 1,256 1,039 1,039 925 925 925 924 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,680 1,449,738 3,508,000 0 0 1,449,738 3,508,000 1,949,220 0 0 1,337,19 348,385 388,300 466,200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Elat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 Flath Fl	3 Units 150 8eds 3 1 2 2 2 3 3 4 4 4 4 4 4 4	Area ha Area h	Units/ha	74.00 rage Unit Size m2 93 40.00 65.00 73.00 86.00 98.00 115.00 120.00 40.00 65.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 70.00 80.00 70.00 80.00	0.00 Developed miles and	10% Density m2/ha 3,713 10% 10% 10% 0% 0% 0% 10% 10% 10% 10% 1	1,256 8GS 1,039 1,039 225 942 1,071 1,071 1,071 1,256 1,256 1,256 1,039 925 942 1,071 1,071 1,071 1,071 1,071 1,071 1,075 1,075 1,075 1,075 1,075 1,075 1,075 1,075 1,071 1,071 1,071 1,071 1,071	0 Total Cost 13,688,049 COST 0 0 0 1,282,075 1,511,560 0 0,1,282,075 1,511,560 0 0,1,282,075 0 1,449,738 0 0,2441,860 1,949,220 0 0 0 1 133,719 388,500 466,200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 707,74	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	3 Units 150 Beds 1 1 2 2 3 3 4 4 4 4 4 4 5 5	Area has has has has has has has has has ha	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 120.00 115.00 120.00 130.00 40.00 65.00 70.00 39.00 61.00 70.00 84.00 99.00 10.00 84.00 10.00 85.00	0.00 Developed and a series of the series o	10% Density m2/ha 3,713 10% 10% 10% 10% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	1,256 BCIS 1,039 1,039 1,039 925 942 1,071 1,071 1,071 1,256 1,256 1,256 1,039 1,039 925 925 925 925 925 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071	Total Cost 13,688,049 COST 0 0 0 0 1,282,975 1,511,68 0 0 1,449,738 3,508,000 0 0 1,449,738 3,508,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 4.
	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 5 High* Flat 6 High* Flat 6 High* Flat 6 High* Flat 1 High* Flat 1 High* Flat 1 High*	3 Units 150 Beds 1 2 2 2 2 3 3 4 4 4 4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1	Nea has a 3.75 No 0 0 0 199 139 139 38 0 0 199 144 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	74.00 rage Unit Size m2 40.00 65.00 73.00 86.00 88.00 115.00 98.00 120.00 40.00 65.00 70.00 80.00 70.00 80.00 70.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 9	0.00 Developed minute of the control of the contro	10% Density m2/ha 3,713 10% 10% 10% 0% 0% 0% 0% 10% 10% 10% 10	1,256 8CS 1,039 1,039 225 942 942 1,071 1,071 1,256 1,256 1,1039 925 942 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071	0 Total Cost 13,688,049 COST 0 0 0 1,282,975 1,511,50 1,469,738 3,508,00 0 0 1,444,880 1,949,220 0 0 0 0 0 2,444,880 3,858,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial
umber	Flat 3 High* 9 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	3 Units 150 Beds 1 1 2 2 3 3 4 4 4 4 4 4 5 5	Area has has has has has has has has has ha	Units/ha	74.00 rage Unit Size m2 93 m2 40.00 65.00 73.00 86.00 120.00 115.00 120.00 130.00 40.00 65.00 70.00 39.00 61.00 70.00 84.00 99.00 10.00 84.00 10.00 85.00	0.00 Developed and a series of the series o	10% Density m2/ha 3,713 10% 10% 10% 10% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	1,256 BCIS 1,039 1,039 1,039 925 942 1,071 1,071 1,071 1,256 1,256 1,256 1,039 1,039 925 925 925 925 925 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071 1,071	Total Cost 13,688,049 COST 0 0 0 0 1,282,975 1,511,68 0 0 1,449,738 3,508,000 0 0 1,449,738 3,508,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	



Number	10	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate	Localit	e non/Rrou	n Uternative Use
Hamber	10	Onics	ha	Units/ha	m2	m2	m2/ha		TOTAL COST	£/m2	Locuit	CCII, DI ON	in attenuative out
Large Brown 60		60	1.71	35.00	91	5,475	3,194		5,374,203	981.59	Central S	Brown	Industrial
		Beds	No		m2	Total		BCIS	COST		Area	Gross	2.011
	Market								0		<u> </u>	Net	1.714
	Flat	1	0		40.00	0.00	10%	1,039	0				
		2	0		65.00	0.00	10%	1,039	0				
	Terrace	2	8		73.00	584.00	0%	925	540,200				
		3	8		86.00	688.00	0%	925	636,400				
	Semi	2	8		81.00	648.00	0%	942	610,416				
		3	15		98.00	1,470.00	0%	942	1,384,740				
		4	0		115.00	0.00	0%	1,071	0				
	Det	4	8		120.00	960.00	0%	1,071	1,028,160				
		5	4		130.00	520.00	0%	1,071	556,920				
	Flat 1 High*	1	0		40.00	0.00	10%	1,256	0				
	Flat 2 High*	2	0		65.00	0.00	10%	1,256	0				
	Flat 3 High*	3	0		80.00	0.00	10%	1,256	0				
	Affordable												
	Flat	1	2		39.00	78.00	10%	1,039	89,146				
		2	2		61.00	122.00	10%	1,039	139,434				
	Terrace	2	2		70.00	140.00	0%	925	129,500				
		3	2		84.00	168.00	0%	925	155,400				
	Semi	2	0		79.00	0.00	0%	942	0				
		3	0		93.00	0.00	0%	942	0				
		4	1		97.00	97.00	0%	1,071	103,887				
	Det	4	0		106.00	0.00	0%	1,071	0				
		5	0		110.00	0.00	0%	1,071	0				
	Flat 1 High*	1	0		39.00	0.00	10%	1,256	0				
	Flat 2 High*	2	0		61.00	0.00	10%	1,256	0				
	Flat 3 High*	3	0		74.00	0.00	10%	1,256	0				
Number	11	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate	Localit	een/Brow	n (Iternative Use
reamber		Onits	ha	Units/ha	m2	m2	m2/ha		10101 0031	£/m2	Locuit	, ccii, bi ov	in attendance out
Medium Brown 2	5	25	0.63	40.00	92	2,312	3,699		2,284,017	987.90	Central S	Brown	Industrial
	-					-,	-,		_,,				
		Beds	No		m2	Total		BCIS	COST		Area	Gross	0.751
	Market								0			Net	0.625
	Flat	1	0		40.00	0.00	10%	1,039	0				
	7.00	2	0		65.00	0.00	10%	1,039	0				
	Terrace	2	3		73.00	219.00	0%	925	202,575				
		3	3		86.00	258.00	0%	925	238,650				
	Semi	2	3		81.00	243.00	0%	942	228,906				
	-	3	6		98.00	588.00	0%	942	553,896				
		4	0		115.00	0.00	0%	1,071	0				
	Det	4	3		120.00	360.00	0%	1,071	385,560				
		5	3		130.00	390.00	0%	1,071	417,690				
	Flat 1 High*	1	0		40.00	0.00	10%	1,256	0				
	Flat 2 High*	2	0		65.00	0.00	10%	1,256	0				
	Flat 3 High*	3	0		80.00	0.00	10%	1,256	0				
	Affordable	-			93.55	2.00		2,200					
	Flat	1	1		39.00	39.00	10%	1,039	44,573				

39.00 61.00 70.00 84.00 0.00 0.00 0.00 0.00 0.00

0.00

39.00 61.00 70.00 84.00 79.00 93.00 97.00 106.00 110.00 39.00 61.00 74.00

Terrace

Flat 1 High* Flat 2 High* Flat 3 High* 1,039 1,039 925 925 942 942 1,071 1,071 1,071

1,256 1,256

10% 10%

0% 0%

10%

10%

44,573 69,717 64,750 77,700



Number		12	Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality 'een/Brown Uternative
Medium Brown	15		15	0.43	35.00	93	1,396	3,257		1,354,738	970.44	Central S Brown Industrial
			Beds	No		m2	Total		BCIS	COST		Area Gross 0
	Market									0		Net 0
	Flat		1	0		40.00	0.00	10%	1,039	0		
			2	0		65.00	0.00	10%	1,039	0		
	Terrace		2	2		73.00	146.00	0%	925	135.050		
			3	2		86.00	172.00	0%	925	159,100		
	Semi		2	2		81.00	162.00	0%	942	152,604		
			3	4		98.00	392.00	0%	942	369,264		
			4	0		115.00	0.00	0%	1,071	0		
	Det		4	2		120.00	240.00	0%	1,071	257,040		
			5	1		130.00	130.00	0%	1,071	139,230		
	Flat 1 High*		1	0		40.00	0.00	10%	1,256	0		
	Flat 2 High*		2	0		65.00	0.00	10%	1.256	0		
	Flat 3 High*		3	0		80.00	0.00	10%	1,256	0		
	Affordable		_				0.00		-,			
	Flat		1	0		39.00	0.00	10%	1,039	0		
			2	0		61.00	0.00	10%	1,039	0		
	Terrace		2	1		70.00	70.00	0%	925	64,750		
			3	1		84.00	84.00	0%	925	77,700		
	Semi		2	0		79.00	0.00	0%	942	0		
	JCIIII		3	0		93.00	0.00	0%	942	0		
			4	0		97.00	0.00	0%	1.071	0		
	Det		4	0		106.00	0.00	0%	1.071	0		
	DCC		5	0		110.00	0.00	0%	1.071	0		
	Flat 1 High*		1	0		39.00	0.00	10%	1,256	0		
	Flat 2 High*		2	0		61.00	0.00	10%	1,256	0		
	Flat 3 High*		3	0		74.00	0.00	10%	1,256	0		
umber		16	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate	Locality 'een/Brown Uternative
				ha	Units/ha	m2	m2	m2/ha			£/m2	
nall Brown 11			11	0.28	40.00	78	860	3,127		821,625	955.38	Central S Brown Industrial
			Beds	No		m2	Total		BCIS	COST		Area Gross 0
	Market									0		Net 0
	Flat		1	0		40.00	0.00	10%	1,039	0		
	1		2	0		65.00	0.00	10%	1,039	0		
	Terrace		2	1		73.00	73.00	0%	925	67,525		
			3	2		86.00	172.00	0%	925	159,100		
	Semi		2	3		81.00	243.00	0%	942	228,906		
			3	3		98.00	294.00	0%	942	276,948		
			4	0		115.00	0.00	0%	1,071	0		
	Det		4	0		120.00	0.00	0%	1,071	0		
			5	0		130.00	0.00	0%	1,071	0		
	Flat 1 High*		1	0		40.00	0.00	10%	1,256	0		
	Flat 2 High*		2	0		65.00	0.00	10%	1,256	0		
	Flat 3 High*		3	0		80.00	0.00	10%	1,256	0		
	Affordable											

10% 10%

10%

10%

1,039 1,039 925 925 942 942 1,071 1,071 1,071

1,256 1,256

89,146

39.00 61.00 70.00 84.00 79.00 93.00 97.00 106.00 110.00 39.00 61.00 74.00

0.00

Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable

Terrace

Flat 1 High* Flat 2 High* Flat 3 High*



Number	1	17 Units	NET Area	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Localit	y een/Brow	n Uternative Use
Small Brown 7	I	7	0.14	50.00	87	612	4,371		571,098	933.17	Central S	Brown	Industrial
		Beds	No		m2	Total		BCIS	COST		Area	Gross	0.140
	Market	beus	NO		IIIZ	Total		BCI3	0		Alea	Net	0.140
	Flat	1	0		40.00	0.00	10%	1,039	0				
		2	0		65.00	0.00	10%	1,039	0				
	Terrace	2	2		73.00	146.00	0%	925	135,050				
		3	2		86.00	172.00	0%	925	159,100				
	Semi	2	0		81.00	0.00	0%	942	0				
		3	3		98.00	294.00	0%	942	276,948				
		4	0		115.00	0.00	0%	1,071	0				
	Det	4	0		120.00	0.00	0%	1,071	0				
		5	0		130.00	0.00	0%	1,071	0				
	Flat 1 High*	1	0		40.00	0.00	10%	1,256	0				
	Flat 2 High*	2	0		65.00	0.00	10%	1,256	0				
	Flat 3 High*	3	0		80.00	0.00	10%	1,256	0				
	Affordable												
	Flat	1	0		39.00	0.00	10%	1,039	0				
		2	0		61.00	0.00	10%	1,039	0				
	Terrace	2	0		70.00	0.00	0%	925	0				
		3	0		84.00	0.00	0%	925	0				
	Semi	2	0		79.00	0.00	0%	942	0				
		3	0		93.00	0.00	0%	942	0				
		4	0		97.00	0.00	0%	1,071	0				
	Det	4	0		106.00	0.00	0%	1,071	0				
		5	0		110.00	0.00	0%	1,071	0				
	Flat 1 High*	1	0		39.00	0.00	10%	1,256	0				
	Flat 2 High*	2			61.00	0.00	10% 10%	1,256	0				
	Flat 3 High*	3	0		74.00	0.00	10%	1,256	0				
Number	1	18 Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate	Localit	y een/Brow	n Uternative Use
			ha	Units/ha	m2	m2	m2/ha			£/m2			
Small Brown 4		4	0.10	40.00	80	318	3,180		294,150	925.00	Central S	Brown	Industrial
		Beds	No		m2	Total		BCIS	COST		Area	Gross	0.100
	Market								0			Net	0.100
	Flat	1	0		40.00	0.00	10%	1,039	0				
		2	0		65.00	0.00	10%	1,039	0				
	Terrace	2	2		73.00	146.00	0%	925	135,050				
		3	2		86.00	172.00	0%	925	159,100				
	Semi	2	0		81.00	0.00	0%	942	0				
		3	0		98.00	0.00	0%	942	0				
		4	0		115.00	0.00	0%	1,071	0				
	Det	4	0		120.00	0.00	0%	1,071	0				
		5	0		130.00	0.00	0%	1,071	0				
	Flat 1 High*	1	0		40.00	0.00	10%	1,256	0				
	Flat 2 High*	2	0		65.00	0.00	10%	1,256	0				
	Flat 3 High*	3	0		80.00	0.00	10%	1,256	0				
	Affordable	_											

10% 10%

10%

10%

1,039 1,039 925 925 942 942 1,071 1,071 1,071

1,256 1,256

39.00 61.00 70.00 84.00 79.00 93.00 97.00 106.00 110.00 39.00 61.00 74.00

0.00

Terrace

Flat 1 High* Flat 2 High* Flat 3 High*



Number 19														
	Number	19	Units	Area	Density era	ige Unit Size	Developed	Density		Total Cost	Rate	Localit	y een/Brow	n Uternative Use
Number N							m2							
Market	Brown Plot		1	0.03	30.00	120	120	3,600		128,520	1,071.00	Central S	Brown	Industrial
Market			Beds	No		m2	Total		BCIS	COST		Area	Gross	0.033
Part														0.033
Ferrice		Flat												
Sent														
Seni		Terrace												
3 0 98.00 0.00 0% 942 0		Carrel .												
Company		Jeilii												
Det														
First 1 High*		Det					120.00			128,520				
Flaz 2 Heje*			5	0		130.00	0.00	0%						
First 3 High*						40.00								
Affordable														
Fist 1			3	0		80.00	0.00	10%	1,256	0				
Per care 2														
Terrace		Flat												
Semi 2 0 75.00 0.00 0.05 925 0 0 0.00 0.05 922 0 0 0.00 0.00 0.05 922 0 0 0.00 0.00 0.00 0.071 0 0 0.00 0.00 0.00 0.071 0 0 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 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 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 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 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 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 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 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 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 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 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 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		T												
Semi		Terrace												
3 0 93.00 0.00 0% 942 0		Comi												
Cech 4		Jeilii												
Det														
Fist 1 High*		Det												
Fital 2 Pight 2 0			5			110.00	0.00	0%	1,071					
Number 20														
Number 20														
Market														
Flat		20	75	ha 0.50	Units/ha	m2 59	m2 4,429	m2/ha		6,119,106	£/m2	Central S	Brown	Industrial
2 0 65.00 0.00 10% 1.039 0 Ferrace 2 0 73.00 0.00 0% 925 0 Semi 2 0 88.00 0.00 0% 925 0 4 0 115.00 0.00 0% 942 0 Det 4 0 1120.00 0.00 0% 1,071 0 Det 4 0 1120.00 0.00 0% 1,071 0 Hat 1 High* 1 16 40.00 640.00 10% 1,276 88.22 Hat 2 High* 2 32 25.00 0.00 10% 1,256 2.873.728 Hat 3 High* 3 16 80.00 1,240.00 10% 1,256 2.873.728 Hat 3 High* 3 16 80.00 1,240.00 10% 1,256 2.873.728 Hat 3 High* 3 16 80.00 1,200 10%			75	ha 0.50	Units/ha	m2 59	m2 4,429	m2/ha	BCIS	6,119,106 COST	£/m2	Central S	Brown	Industrial 0.773
Terrace 2 0 73.00 0.00 0% 925 0 Semi 2 0 88.00 0.00 0% 9925 0 4 0 88.00 0.00 0% 992 0 4 0 115.00 0.00 0% 1.071 0 Det 4 0 115.00 0.00 0% 1.071 0 5 0 130.00 0.00 0% 1.071 0 flat 1*igh* 1 16 40.00 640.00 10% 1.256 2.88.224 flat 3*igh* 2 32 65.00 2.08.00 10% 1.256 2.873.728 flat 3*igh* 3 16 80.00 1.2300 10% 1.256 2.2873.728 flat 1 0 39.00 0.00 10% 1.256 2.2873.728 flat 1 0 39.00 0.00 10% 1.256 2.2873.728 </td <td></td> <td>Market</td> <td>75 Beds</td> <td>ha 0.50 No</td> <td>Units/ha</td> <td>m2 59 m2</td> <td>m2 4,429 Total</td> <td>m2/ha 8,858</td> <td></td> <td>6,119,106 COST 0</td> <td>£/m2</td> <td>Central S</td> <td>Brown</td> <td>Industrial 0.773</td>		Market	75 Beds	ha 0.50 No	Units/ha	m2 59 m2	m2 4,429 Total	m2/ha 8,858		6,119,106 COST 0	£/m2	Central S	Brown	Industrial 0.773
Semi 2 0 88.00 0.00 0% 925 0 88.00 0.00 0% 942 0 88.00 0.00 0% 942 0 88.00 0.00 0% 942 0 88.00 0.00 0% 942 0 88.00 0.00 0% 942 0 88.00 0.00 0% 942 0 88.00 0.00 0% 942 0 88.00 0.00 0% 942 0 88.00 0.00 0% 1071 0 88.00 0.00 0% 1071 0 88.00 0.00 0% 1071 0 88.00 0.00 0.00 0% 1071 0 88.00 0.00 0.00 0% 1071 0 88.00 0.00 0.00 0% 1071 0 88.00 0.00 0.00 0.00 0% 1072 0 88.00 0.00 0.00 0.00 0.00 0.00 0.00 0		Market	75 Beds	No 0.50	Units/ha	m2 59 m2 40.00	m2 4,429 Total	m2/ha 8,858	1,039	6,119,106 COST 0	£/m2	Central S	Brown	Industrial 0.773
Semi 2 0 81.00 0.00 0% 942 0 3 0 98.00 0.00 0% 942 0 6 4 0 115.00 0.00 0% 1.071 0 6 4 0 115.00 0.00 0% 1.071 0 6 5 0 130.00 0.00 0% 1.071 0 6 1 16 40.00 640.00 10% 1.256 2.8273.728 6 131.00 6.00 2.080.00 10% 1.256 2.8273.728 6 13 18gh* 2 32 65.00 2.080.00 10% 1.256 2.873.728 6 14 0 30.0 0.00 10% 1.256 2.873.728 6 14 0 39.00 0.00 10% 1.256 2.873.728 6 14 0 39.00 0.00 10% 1.256		Market Flat	75 Beds 1 2	No 0.50	Units/ha	m2 59 m2 40.00 65.00	70tal 0.00 0.00	m2/ha 8,858 10%	1,039 1,039	6,119,106 COST 0 0 0	£/m2	Central S	Brown	Industrial 0.773
3 0 98.00 0.00 0% 942 0		Market Flat	75 Beds 1 2 2	No 0.50	Units/ha	m2 59 m2 40.00 65.00 73.00	Total 0.00 0.00 0.00	m2/ha 8,858 10% 10% 0%	1,039 1,039 925	6,119,106 COST 0 0 0	£/m2	Central S	Brown	Industrial 0.773
Det 4 0 120,00 0,00 0% 1,071 0 1st 1 High* 1 16 40,00 640,00 10% 1,256 884,224 flist 2 High* 2 32 65,00 2,080,00 10% 1,256 2,873,728 flist 3 High* 3 16 80,00 1,280,00 10% 1,256 2,873,728 Affordable		Market Flat Terrace	75 Beds 1 2 2 3	No 0.50	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00	Total 0.00 0.00 0.00 0.00	m2/ha 8,858 10% 10% 0% 0%	1,039 1,039 925 925	6,119,106 COST 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
S O 130.00 0.00 0% 1.071 0		Market Flat Terrace	75 Beds 1 2 2 3 2 3 2 3	No 0.50	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha 8,858 10% 10% 0% 0% 0% 0%	1,039 1,039 925 925 942 942	6,119,106	£/m2	Central S	Brown	Industrial 0.773
Fist 1 High*		Market Flat Terrace	75 Beds 1 2 2 3 2 3 4	No 0.50	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha 8,858 10% 10% 0% 0% 0% 0% 0%	1,039 1,039 925 925 942 942 1,071	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
Flat 2 High* 2 32 65.00 2,080.00 10% 1,256 2,287,37.28 Flat 3 High* 3 16 80.00 1,280.00 10% 1,255 2,278,728 Flat 3 High* 3 16 80.00 10% 1,255 1,758,448 Affordable		Market Flat Terrace Semi	75 Beds 1 2 2 3 4 4	No 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00 115.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 8,858 10% 10% 0% 0% 0% 0% 0%	1,039 1,039 925 925 942 942 1,071 1,071	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
Flat 3 High* 3 16 8 0.00 1,28 0.00 1.0% 1,256 1,768,448		Market Flat Terrace Semil	75 Beds 1 2 2 3 4 4 5	No 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 8,858 10% 10% 0% 0% 0% 0% 0% 0%	1,039 1,039 925 925 942 942 1,071 1,071	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
Affordable		Market Flat Terrace Semi Det Flat 1 High*	75 Beds 1 2 2 3 3 4 4 5 1	No 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 40.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 8,858 10% 0% 0% 0% 0% 0% 0% 0%	1,039 1,039 925 925 942 942 1,071 1,071 1,071	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 884,224	£/m2	Central S	Brown	Industrial 0.773
Flat		Market Flat Terrace Semi Det Flat 1 High* flat 2 High*	75 Beds 1 2 2 3 4 4 5 1 2 2	No 0.50 No 0 0 0 0 0 0 0 0 0 0 166 32	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 133.00 40.00 65.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 8,858 10% 0% 0% 0% 0% 0% 0% 0% 10%	1,039 1,039 925 925 942 942 1,071 1,071 1,071 1,256	6,119,106 COST 0 0 0 0 0 0 0 0 0 884,224 2,873,728	£/m2	Central S	Brown	Industrial 0.773
2 0 61.00 0.00 10% 1.039 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* flat 3 High*	75 Beds 1 2 2 3 4 4 5 1 2 2	No 0.50 No 0 0 0 0 0 0 0 0 0 0 166 32	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 133.00 40.00 65.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 8,858 10% 0% 0% 0% 0% 0% 0% 0% 10%	1,039 1,039 925 925 942 942 1,071 1,071 1,071 1,256	6,119,106 COST 0 0 0 0 0 0 0 0 0 884,224 2,873,728	£/m2	Central S	Brown	Industrial 0.773
Terrace 2 0 70.00 0.00 0% 925 0 3 0 84.00 0.00 0% 925 0 5eml 2 0 79.00 0.00 0% 925 0 5eml 2 0 79.00 0.00 0% 942 0 4 0 93.00 0.00 0% 942 0 5eml 4 0 97.00 0.00 0% 1942 0 5eml 4 0 106.00 0.00 0% 1071 0 5eml 4 0 106.00 0.00 0% 1,071 0 6ml 4 1 1 11 33.00 449.00 10% 1,256 592.706		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	75 Beds 1 2 2 2 3 4 4 5 1 2 3 3	No 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 130.00 40.00 65.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 8,858 10% 10% 0% 0% 0% 0% 0% 10% 10%	1,039 1,039 925 925 942 942 1,071 1,071 1,071 1,256 1,256	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 884,224 2,873,728	£/m2	Central S	Brown	Industrial 0.773
3 0 84.00 0.00 0% 925 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	75 Beds 1 2 2 2 3 3 4 4 5 5 1 1 2 1	No 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 40.00 65.00 80.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 10% 0% 0% 0% 0% 10% 10% 10% 10%	1,039 1,039 925 925 942 1,071 1,071 1,071 1,256 1,256	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 884,224 2,873,728 1,768,448	£/m2	Central S	Brown	Industrial 0.773
Semi 2 0 79.00 0.00 0% 942 0 3 0 93.00 0.00 0% 942 0 4 0 97.00 0.00 0% 1,071 0 Det 4 0 1100.600 0.00 0% 1,071 0 5 0 1110.00 0.00 0% 1,071 0 Flat 1 High* 1 11 35.00 449.00 10% 1,256 59.706 Flat 2 High* 2 0 61.00 0.00 10% 1,256 0		Market Flat Yerrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 6 High* Flat 6 High* Flat 7 High*	75 Beds 1 2 2 3 3 2 4 4 4 5 5 1 1 2 2 3 3 4 4 4 2 2 3 3 4 4 4 2 2 3 3 3 4 4 4 4	No 0.50 No 0 0 0 0 0 0 0 0 0 16 32 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00 98.00 115.00 120.00 40.00 65.00 80.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 10% 0% 0% 0% 10% 10% 10% 10% 10% 10	1,039 1,039 925 925 942 1,071 1,071 1,071 1,256 1,256	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 884,224 2,873,728	£/m2	Central S	Brown	Industrial 0.773
4 0 97.00 0.00 0% 1.071 0		Market Flat Yerrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 6 High* Flat 6 High* Flat 7 High*	75 Beds 1 2 2 2 3 3 4 5 1 1 2 2 2 2 2 3 1 4 5 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	No 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 166 322 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 20 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 65.00 80.00 39.00 61.00 70.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 10% 0% 0% 0% 0% 10% 10% 10% 10% 10	1,039 925 925 942 942 1,071 1,071 1,256 1,256 1,256 1,039 1,039	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 884,224 2,873,728 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		Market flat Terrace Semi Det List 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	75 Beds 1 2 2 3 3 4 4 5 5 11 2 2 3 3 3 3 3 4 5 5 3 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ha 0.50 No 0 0 0 0 0 0 0 0 0 0 0 166 322 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00 98.00 115.00 120.00 130.00 40.00 65.00 80.00 70.00 84.00 70.00 84.00 70.00 84.00 70.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 10% 10% 0% 0% 0% 10% 10% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	1,039 1,039 1,039 925 925 9424 942 1,071 1,071 1,256 1,256 1,256 1,039 1,039 925 925	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
5 0 1110.00 0.00 0% 1,071 0		Market flat Terrace Semi Det List 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	75 Beds 1 2 2 2 3 3 4 4 4 5 1 1 2 2 3 3 3 4 4 3 3 3 3 4 4 4 3 3 3 3 4 4 4 5 3 3 3 3	ha 0.50 No 0 0 0 0 0 0 0 0 0 0 16 32 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00 115.00 120.00 80.00 80.00 80.00 80.00 80.00 84.00 79.00 93.00 84.00 79.00 93.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 10% 0% 0% 0% 0% 10% 10% 10% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	1,039 1,039 925 925 942 942 1,071 1,071 1,071 1,256 1,256 1,039 1,039 1,039 1,039 942 942	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 884,224 2,873,728 1,768,448 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
Flat 1 High* 1 11 39.00 429.00 10% 1,256 592,706 Flat 2 High* 2 0 61.00 0.00 10% 1,256 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable flat Terrace Semi	75 Beds 1 2 2 2 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 6 6 6 6 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00 81.00 120.00 130.00 40.00 65.00 80.00 70.00 80.00 70.00 81.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 70.00 80.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90.00 90	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 10% 0% 0% 0% 0% 10% 10% 10% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	1,039 1,039 225 942 942 1,071 1,071 1,071 1,256 1,256 1,039 925 942 942 1,039 925 942 942 942	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
Flat 2 High* 2 0 61.00 0.00 10% 1,256 0		Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable flat Terrace Semi	75 Beds 1 2 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 4 4 5 5 1 1 2 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	ha 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00 81.00 98.00 115.00 80.00 98.00 130.00 40.00 65.00 70.00 80.00 97.00 93.00 93.00 93.00 93.00 93.00 97.00 106.00 106.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858	1,039 1,039 925 925 942 942 1,071 1,071 1,072 1,256 1,256 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 884,224 1,768,448 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
		Market Flat Yerrace Semi Det Itst 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 5 High* Flat 5 High* Flat 5 High* Flat 5 High* Flat 6 High* Flat 6 High* Flat 6 High* Flat 7 High* Flat 7 High* Flat 7 High* Flat 7 High* Det	75 Beds 1 2 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 4 5 5	ha 0.50 No 0 0 0 0 0 0 0 0 0 0 16 16 16 0 0 0 0 0	Units/ha	m2 59 40.00 65.00 86.00 81.00 115.00 120.00 130.00 65.00 80.00 65.00 80.00 70.00 80.00 70.00 84.00 79.00 98.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 10% 0% 0% 0% 0% 10% 10% 10% 0% 0% 0% 0% 0% 0% 10% 1	1,039 1,039 925 942 942 1,071 1,071 1,256 1,256 1,256 1,259 1,039 1,039 925 942 942 1,071 1,071	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
		Market flat Terrace Semi Det Det Flat 1 High* Flat 3 High* Flat 3 High* Flat 9 High* Det Flat 1 High*	75 Beds 1 1 2 2 2 3 3 4 4 5 1 1 2 2 2 3 3 4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ha 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 m2 40.00 65.00 73.00 86.00 81.00 98.00 115.00 120.00 130.00 40.00 65.00 80.00 80.00 98.00 130.00 98.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00 100.00	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 10% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	1,039 1,039 925 942 1,071 1,071 1,256 1,256 1,256 1,256 1,256 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,03	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773
[Market Flat Yerrace Semi Det List 1 High** Flat 2 High* Flat 3 High* Flat 3 High* Flat 5 High* Flat 1 High* Flat 1 High* Flat 1 High* Flat 1 High*	75 Beds 1	ha 0.50 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 59 9 20 20 20 20 20 20 20 20 20 20 20 20 20	m2 4,429 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	m2/ha 8,858 10% 0% 0% 0% 0% 0% 10% 10% 10% 10% 10%	1,039 1,039 925 942 1,071 1,071 1,256 1,256 1,256 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,039 1,03	6,119,106 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Central S	Brown	Industrial 0.773



	Beds	No	m2	Total		BCIS	COST
Market							C
Flat	1	5	40.00	200.00	10%	1,039	228,580
	2	12	65.00	780.00	10%	1,039	891,462
Terrace	2	0	73.00	0.00	0%	925	C
	3	0	86.00	0.00	0%	925	C
Semi	2	0	81.00	0.00	0%	942	C
	3	0	98.00	0.00	0%	942	C
	4	0	115.00	0.00	0%	1,071	C
Det	4	0	120.00	0.00	0%	1,071	C
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	C
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	C
Affordable							
Flat	1	3	39.00	117.00	10%	1,039	133,719
	2	0	61.00	0.00	10%	1,039	C
Terrace	2	0	70.00	0.00	0%	925	C
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	C
	3	0	93.00	0.00	0%	942	C
	4	0	97.00	0.00	0%	1,071	C
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1.256	0

Central Appendix For Apps

			Site 8 Large Brown 500	Site 9 Large Brown 150	Site 10 Large Brown 60	Site 11 Medium Brown 25	Site 12 Medium Brown 15	Site 16 Small Brown 11	Site 17 Small Brown 7	Site 18 Small Brown 4	Site 19 Brown Plot	Site 20 Urban Flats 75	Site 21 Urban Flats 20
	Green/brown field Use Locality		Brown Industrial Central S										
Cito Avec	Cana	h	16.70	4.51	2.01	0.75	0.50	0.20	0.14	0.10	0.03	0.77	0.22
Site Area	Gross Net	ha ha	16.79 14.29	3.75	2.01 1.71	0.75 0.63	0.50	0.28 0.28	0.14 0.14	0.10 0.10	0.03	0.77	0.33 0.27
Units			500	150	60	25	15	11	7	4	1	75	20
Average Unit S	Size	m2	92.12	92.83	91.25	92.48	93.07	78.18	87.43	79.50	120.00	59.05	54.85
Mix	Intermediate to Buy Affordable Rent Social Rent	,	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%				3.75% 11.25% 0.00%	3.75% 11.25% 0.00%
Price	Market	£/m2	1,900	1,900	1,900	1,900	1,900	1,850	1,850	1,850	1,850	1,650	1,650
	Intermediate to Buy	£/m2	1,330	1,330	1,330	1,330	1,330	1,295	1,295	1,295	1,295	1,155	1,155
	Affordable Rent Social Rent	£/m2 £/m2	1,200	1,200 1,035	1,200	1,200	1,200 1,035	1,200	1,200	1,200 1,035	1,200 1,035	1,200 1,035	1,200
Grant and Subs	sic Intermediate to Buy Affordable Rent	£/unit £/unit	1,035	1,055	1,035	1,035	1,055	1,035	1,035	1,055	1,055	1,055	1,035
	Social Rent	£/unit											
Sales per Quart Unit Build Time			3	3	3	3	3	3	3	3	3	3	3
Alternative Use Up Lift % Additional Upli		£/ha % £/ha	400,000 20%	400,000									
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0
Legals / Acquis	ition	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consu Other Profession		% %	1.00% 2.50%										
		,,	2.5075	2.5075	2.5075	2.50%	2.5070	2.50%	2.5075	2.5075	2.5070	2.5075	2.5075
BCIS		£/m2	982	983	982	988	970	955	933	925	1,071	1,382	1,143
FHS Energy		% £/m2	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%
Design		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0
Acc & Adpt		£/m2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Water		£/m2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Small Sites Site Costs		% %	15.66%	15.66%	15.66%	15.66%	10.66%	10.66%	10.66%	10.66%	10.66%	5.66%	5.66%
Pre CIL s106		£/Unit	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
Post CIL s106		£/Unit	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
		£/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Inf Tariff Contingency		% %	0.00% 5.00%										
Abnormals		%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
		£/site											
FINANCE	Fees Interest Legal and Valuation	£ % £	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
SALLS	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£	0	0	0	0	0	0	0	0	0	0	0
Developers Pro	ofi Market Housing Affordable Housing		17.50% 17.50%										



			Site 8	Site 9	Site 10	Site 11	Site 12	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21
			Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Us	se	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Site A	re Gross	ha	16.79	4.51	2.01	0.75	0.50	0.28	0.14	0.10	0.03	0.77	0.33
	Net	ha	14.29	3.75	1.71	0.63	0.43	0.28	0.14	0.10	0.03	0.50	0.27
Units			500	150	60	25	15	11	7	4	1	75	20
Mix	Market		85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	100.00%	100.00%	100.00%	85.00%	85.00%
	Intermediate to Buy		3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	0.00%	0.00%	0.00%	3.75%	3.75%
	Affordable Rent		11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	0.00%	0.00%	0.00%	11.25%	11.25%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Existir	ng Use Value	£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		£ site	6,715,416	1,802,940	804,544	300,490	201,519	110,000	56,000	40,000	13,333	309,140	133,187
Uplift		£/ha	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
·		£ site	1,343,083	360,588	160,909	60,098	40,304	22,000	11,200	8,000	2,667	61,828	26,637
Bench	mark Land Value	£/ha	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000
		£ site	8,058,499	2,163,528	965,453	360,588	241,822	132,000	67,200	48,000	16,000	370,968	159,824
Resid	ua Gross	£/ha	-20,028	-120,725	-134,515	-176,478	29,694	54,247	335,102	269,077	-350,979	-3,533,171	-1,066,631
110010	Net	£/ha	-23,537	-145,107	-157,826	-212,119	34,907	54,247	335,102	269,077	-350,979	-5,461,223	-1,331,822
		£ site	-336,244	-544,150	-270,558	-132,574	14,960	14,918	46,914	26,908	-11,699	-2,730,611	-355,152
			,	- ,	- /	- ,-	,	,	- ,	-,-,-	,- ,-	,,	,



SITE NAME	Site 8 L	Large Brown 5	00																						
INCOME	Av Size m2	%	Number 500		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS						Ī	Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 982		
Market Housing	96.5	85%	425		1,900		41,028		LAND	Land		/unit or m2 -672	Total	-336,244	1		No dwgs No dwgs under	500 50	462	23,100		FHS Energy	0	0.00%	
Shared Ownership	67.1	4%			1,330		1,259			Stamp Duty Easements etc.			0		•		No dwgs over 5		138 Total	62,100 85,200		Design Acc & Adpt	0		
Affordable Rent	67.1	11%	56		1,200	4,530,600	3,776			Legals Acquisit	ion	1.50%	-5,044	-5,044								Water Small Sites	0	0%	
Social Rent	67.1	0%	0		1,035	0	0		PLANNING	Planning Fee		4.00%	85,200 2,441,069				Stamp duty ca	lc - Residual		-336,244		Site Costs	154 1,137	16%	
Grant and Subsidy	Shared Ownershi Affordable Rent	ip			0					Architects QS / PM Planning Consu	iltants	0.50% 1.00%	305,134				Land payment			-330,244					
	Social Rent				0	0				Other Professio		2.50%													
SITE AREA - Net SITE AREA - Gross	14.29 h 16.79 h		35 30			84,157,605	46,062		CONSTRUCTI	ION Build Cost - BC	IS Based	1,137	52.371.058						Total	0					
										s106 / CIL Contingency		5.00%	800,000				Stamp duty ca	lc - Add Profit			Ī				
Sales per Quarter Unit Build Time	3 (Quarters								Abnormals			5,237,106	61,026,717			Land payment 125,000	0%	0%	8,058,499					
		Whole Site		Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			C				250,000 500,000	1% 3%	0% 0%						
Alternative Use Value		-336,244 6,715,416		400,000		RUN CIL MACR				Interest Legal and Valua	ation	6.50%	C	0			1,000,000 above	4% 5%	0% 0%						
Uplift Plus /h		1,343,083		80,000			osing balance =	-1,335,988	SALES										Total	0	l r				т
Via	ability Threshold	8,058,499	£/m2	480,000		Check on phasing o				Agents Legals		3.0% 0.5%			co 500 000		Pre CIL s106		E/ Unit (all) Total	800,000		LIT	% GDV 0.00%	0	_
Additional Profit		-8,617,901]					Developers Pr	Misc.				2,945,516	68,598,283	l T	Post CIL s106 CIL	1,600	£/ Unit (all) £/m2	800,000					
									Developers Pr	Market Housin Affordable Hou		17.50% 17.50%			13,641,810 1,085,771	29455.16175		0	Total	800,000					
RESIDUAL CASH FLOV	W 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		30	30	35	35	35	35	35	35	35	35	35	35	35	35	20						Tour El		. 20. 20	24
Market Housing Shared Ownership			4,677,192 100,428	4,677,192 100,428	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	3,118,128 66,952	0	0	0	0	0	0	0	0
Affordable Rent Social Rent			271,836 0	271,836 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	317,142 0	181, <u>22</u> 4 0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	E	0	0 5,049,456	0 5,049,456	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	3,366,304	0	0	0	0	0	0	0	0
EXPENDITURE		•																							
Stamp Duty Easements etc.		0 0																							
Legals Acquisition		-5,044 85,200																							
Architects QS		2,441,069 305,134		0																					
Planning Consultants Other Professional		610,267 1,525,668		0																					
Build Cost - BCIS Base			3,142,263	3,142,263	3,665,974	3,665,974	3,665,974		3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	2,094,842	0		0	0	0	0	0	0
s106/CIL Contingency			48,000 157,113	48,000 157,113	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	32,000 104,742	0	0	0	0	0	0	0	0
Abnormals			314,226	314,226	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	209,484	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents		0	151,484 25,247	151,484 25,247	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	100,989 16,832	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND	INT AND PROFIT		3.838.334	0	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4.478.056	4.478.056	4.478.056	4,478,056		4,478,056	4.478.056	2.558.889	0	0	0	0	0	0	0	0
			.,,		, ,,,,,,	, , , , , ,	, ,,,,,,,					, .,			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,								
For Residual Valuation	Land Interest	-336,244	300,693	241,515	178,491	98,249	12,792	0	0	. 0	0	0	0	. 0	0	0	0	0	0	0	0	. 0	0	0	0
	Profit on Costs Profit on GDV																								13,641,810 1,085,771
	Cash Flow	-4,626,050	910,429	969,607	1,234,485	1,314,727	1,400,184	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	807,415	0	0	0	0	0	0	0	-14,727,581
	Opening Balance Closing Balance	0 -4,626,050	-3,715,621	-2,746,014	-1,511,529	-196,802	1,203,382	2,616,358	4,029,334	5,442,310	6,855,286	8,268,262	9,681,238	11,094,214	12,507,190	13,920,166	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	0
CASH FLOW FOR CIL	ADDITIONAL PROF	eiT																							
INCOME	As Above	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
INCOM		0	5,049,456	5,049,456	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	3,366,304	0	0	0	0	0	0	0	0
EXPENDITURE Land		8,058,499																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 120,877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		85,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants		2,441,069 305,134 610,267	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
Other Professional		1,525,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0 -718,158	3,142,263 -718,158	3,142,263 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974 -718,158	3,665,974	3,665,974	3,665,974	2,094,842	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	48,000 157,113	48,000 157,113	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	32,000 104,742	0	0	0	0	0	0	0	0
Abnormals		0	314,226	314,226	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	209,484	0	0	0	0	0	0	0	0
Finance Fees 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
Agents		0	151,484	151,484	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	100,989	0	0	0	0	0	0	0	0
Misc.	INT AND DOCUMENT	0 0	25,247 0	25,247 0	29,455	29,455 0	29,455	29,455	29,455	29,455	29,455 0	29,455	29,455	29,455 0	29,455 0	29,455 0	16,832	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	DINI AND PROFIT	12,428,555	3,120,176	3,120,176	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	4,478,056	4,478,056	4,478,056	2,558,889	0	0	0	0	0	0	0	0
For CIL calculation	Interest		807,856	734,963	657,333	561,536	459,512	350,856	235,138	111,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost Profit on GDV		501,000	, 54,003	550,155	551,550	-00,012	550,000	200,100	111,099	Ü	Ü	Ü		Ü	Ü	U		Ü	Ü	Ü		Ü	Ü	11,987,683 1,085,771
	Cash Flow	-12,428,555	1,121,425	1,194,317	1,473,802	1,569,599	1,671,623	1,780,278	1,895,996	2,019,236	2,131,134	2,131,134	2,131,134	1,412,976	1,412,976	1,412,976	807,415	0	0	0	0	0	0	0	-13,073,454
	Opening Balanc	0	-11,307,131			-7,069,413	-5,397,790	-3,617,512	-1,721,516		2,428,854	4,559,989	6,691,123		9,517,075	10,930,051							11,737,466		-1,335,988



	9 Large Brown	% Numbe		Price	GDV	GIA		DEVELOPMEN	T COSTS							Planning fee ca	ılc			ſ	Build Cost	/m2	1	
ICOME AV	w Size m2	% Numbe 150		£/m2		m2			II COSIS							Planning app fee	dwgs	rate		ł	BCIS	/m2 983		
arket Housing	96.8 85	% 128	8	1,900	23,437,688	12,336		LAND	Land		/unit or m2 -3,628	Total	-544,150			No dwgs No dwgs under	150 50	462	23,100	1	FHS Energy	0	0.00%	%
nared Ownership	70.0 4	% 6	6	1.330	523,688	394			Stamp Duty Easements etc.			0				No dwgs over 50	100	138 Total	13,800 36,900	1	Design Acc & Adpt	0	1	
			_						Legals Acquisition	on	1.50%	-8,162	-8,162					Total	30,300	•	Water	ó	-	
ordable Rent	70.0 11	% 17	/	1,200		1,181		PLANNING													Small Sites Site Costs	154	0% 16%	
cial Rent	70.0 0	% (0	1,035	0	0			Planning Fee Architects		4.00%	36,900 737,602				Stamp duty call Land payment	c - Residual		-544,150	l		1,138	1	
ant and Subsidy Shared On Affordable				0					QS / PM Planning Consul	tants	0.50% 1.00%	92,200 184,400								1				
Social Ren				0					Other Profession		2.50%	461,001	1,512,104							1				
	3.75 ha	40	0 /ha		25,378,875	13,911		CONSTRUCTION	ON											1				
TE AREA - Gross	4.51 ha	30	3 /ha					1	Build Cost - BCI: s106 / CIL	S Based	1,138	15,826,127 240.000						Total	0	ı				
eles per Quarter 0		7							Contingency Abnormals		5.00%	791,306 1,582,613	18,440,046			Stamp duty cal	c - Add Profit		2,163,528	i				
it Build Time 3	Quarters								Abnormals			1,582,613	18,440,046			Land payment 125,000	0%	0%	2,103,528	ł				
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual M	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%		ł				
sidual Land Value ernative Use Value	-544,15		7 -120,725 400,000		RUN CIL MACRO	O ctrl+l			Interest Legal and Valuat	tion	6.50%	0	0			1,000,000 above	4% 5%	0% 0%		ł				
lift 20%	% 360,58		80,000			sing balance =	-496,533		Logar and Valoa			ŭ	ŭ			2010		Total	0	I				
Plus /ha 0 Viability Thres		8	480,000	l	Check on phasing di	lwgs nos		SALES	Agents		3.0%	761,366				Pre CIL s106	1,600	E/ Unit (all)		[LIT	% GDV		7
		£/m2		•	corre				Legals Misc.		0.5%	126,894	888.261	20,288,099				Total	240,000	1		0.00%	0	0
ditional Profit	-2,348,11		0									·	000,201	20,200,033		Post CIL s106	1,600	£/ Unit (all)	240,000	ĺ				
								Developers Pro	ofit Market Housing		17.50%			4,101,595		CIL	0	£/m2 Total	240,000	ĺ				
									Affordable Hous	sing	17.50%			339,708	29608.6875									
SIDUAL CASH FLOW FOR INTE		Year 1			~	Year 2	22		~4	Year 3			~4	Year 4		24	~4	Year 5			~	Year 6		
OME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
TS Started ket Housing			7	0	0	0	8 1,093,759	1,250,010	1,250,010	8 1,250,010	8 1,250,010	8 1,250,010	15 1,250,010	1,250,010	8 1,250,010	8 1,250,010	8 2,343,769	1,250,010	8 1,250,010	1,250,010	1,250,010	1,250,010	1,250,010	1
red Ownership rdable Rent				0	0	0	24,439 66,150	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	52,369 141,750	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	
al Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
t and Subsidy INCOME	0	0	0	0	0	0 0	0 1,184,348	0 1,353,540	0 1,353,540	0 1,353,540	0 1,353,540	0 1,353,540	0 1,353,540	0 1,353,540	0 1,353,540	0 1,353,540	0 2,537,888	0 1,353,540	0 1,353,540	0 1,353,540	1,353,540	0 1,353,540	0 1,353,540	1
ENDITURE																								
np Duty ements etc.	0																							
ments etc. s Acquisition	-8,162																							
ning Fee	36,900																							
itects	368,801 46,100		368,801 46,100																					
ning Consultants	92,200 230,501		92,200 230,501																					
r Professional	230,501	_																					_	
d Cost - BCIS Base S/CIL		0	246,184 3,733	527,538 8,000	808,891 12,267	844,060 12,800	844,060 12,800	844,060 12,800	844,060 12,800	844,060 12,800	844,060 12,800	844,060 12,800	1,090,244 16,533	1,090,244 16,533	1,090,244 16,533	844,060 12,800	844,060 12,800	844,060 12,800	844,060 12,800	844,060 12,800	562,707 8,533	281,353 4,267	0	
tingency ormals		0	12,309 24,618	26,377 52,754	40,445 80,889	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	54,512 109,024	54,512 109,024	54,512 109,024	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	28,135 56,271	14,068 28,135	0	
nce Fees	0		,- ·-		.,	,	, <u>-</u>	,		, .=	, .=	,					,		,			=	-	
nce Fees il and Valuation	0																							
nts	0	0	0	0	0	0	35,530	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	76,137	40,606	40,606	40,606	40,606	40,606	40,606	
als :.	0	0	0	0	0	0	5,922	6,768	6,768	6,768	6,768	6,768	6,768	6,768	6,768	6,768	12,689	6,768	6,768	6,768	6,768	6,768	6,768	
STS BEFORE LAND INT AND PI	PROFIT 766,340	0	1,024,447	614,668	942,491	983,469	1,024,921	1,030,843	1,030,843	1,030,843	1,030,843	1,030,843	1,317,688	1,317,688	1,317,688	1,030,843	1,072,295	1,030,843	1,030,843	1,030,843	703,020	375,197	47,374	
		_																						
	Land -544,150 nterest	3,611	3,669	20,376	30,696	46,510	63,247	61,684	57,443	53,132	48,752	44,300	39,776	39,840	39,905	39,971	35,376	12,135	7,089	1,960	0	0	0	
Market Ho Affordable Ho																								4
Cash Flow	w -222,190	-3,611	-1,028,116	-635,044	-973,187	-1,029,979	96,179	261,013	265,254	269,565	273,945	278,397	-3,925	-3,988	-4,053	282,726	1,430,216	310,561	315,608	320,737	650,520	978,343	1,306,166	-
Opening E	Balanc 0																							~
Closing Ba	Balance -222,190	-225,801	-1,253,917	-1,888,961	-2,862,148	-3,892,127	-3,795,948	-3,534,935	-3,269,681	-3,000,116	-2,726,171	-2,447,774	-2,451,699	-2,455,687	-2,459,740	-2,177,014	-746,798	-436,237	-120,629	200,108	850,628	1,828,971	3,135,137	
H FLOW FOR CIL ADDITIONAL	AL PROFIT	Year 1	1			Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	1,184,348	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	2,537,888	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1
ENDITURE																								
	2,163,528																							
p Duty ments etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. s Acquisition	32,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Fee	36,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
tects	368,801 46,100	0	368,801 46,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	92,200 230,501	0	92,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional			230,501			U									U							U	U	
Cost - BCIS Base ENTIAL CIL	0	0	246,184 -156,541	527,538 -156,541	808,891 -156,541	844,060 -156,541	844,060 -156,541	844,060 -156,541	844,060 -156,541	844,060 -156,541	844,060 -156,541	844,060 -156,541	1,090,244 -156,541	1,090,244 -156,541	1,090,244 -156,541	844,060 -156,541	844,060 -156,541	844,060	844,060	844,060	562,707	281,353	0	
CIL s106 ngency	0	0	12,309	26,377	11,200 40,445	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 54,512	12,800 54,512	24,000 54,512	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 28,135	12,800 14,068	0	
ingency irmals	0	0	12,309 24,618	52,754	40,445 80,889	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	54,512 109,024	109,024	54,512 109,024	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	28,135 56,271	14,068 28,135	0	
nce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
I 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	35,530 5,922	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	76,137 12,689	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	40,606 6.768	
nts		0	0	0	0	0	5,922 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	12,689 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	
nts ols	0	0	864,173	450,127	784,884	826,928	868,380	874,302	874,302	874,302	874,302	874,302	1,157,414	1,157,414	1,168,614	874,302	915,754	1,030,843	1,030,843	1,030,843	707,287	383,730	47,374	
ots Is	v																							
onts ils :- :TTS BEFORE LAND INT AND PI	v																							
ts is TS BEFORE LAND INT AND PI CIL calculation	PROFII 2,970,483	48,270	49,055	63,895	72,248	86,176	101,014	97,521	91,318	85,014	78,608	72,098	65,482	63,359	61,201	59,191	52,365	26,856	22,049	17,163	12,199	1,895	0	
is s IS BEFORE LAND INT AND PI IIL calculation	PROFIT 2,970,483		49,055	63,895	72,248	86,176	101,014	97,521	91,318	85,014	78,608	72,098	65,482	63,359	61,201	59,191	52,365	26,856	22,049	17,163	12,199	1,895	0	
its Is TS BEFORE LAND INT AND PI CIL calculation In Market Ho Alfordable Ho	PROFIT 2,970,483		49,055 -913,227	63,895	72,248 -857,131	86,176 -913,104	101,014	97,521	91,318	85,014	78,608 400,630	72,098 407,140	65,482	63,359	61,201	59,191 420,047	52,365	26,856	22,049	17,163 305,534	12,199	1,895 967,915	1,306,166	3,6



SITE NAME	Site 10 La	arge Brown en	1						1																
INCOME	Av Size	arge Brown 60			Price	g GDV	GIA		DEVELOPMEN	NT COSTS						ī	Planning fee ca	alc.			7	Build Cost	/m2	1	
	m2	70	60		£/m2				LAND	55015		/unit or m2	Total				Planning ree ca Planning app fer No dwgs					BCIS FHS	982 0	0.009	%
Market Housing	95.5	85%	51		1,900	9,253,000	4,870		LAND	Land Stamp Duty		-4,509	10141	-270,558			No dwgs under No dwgs over 50	50	462			Energy Design	0	0.007	76
Shared Ownership	67.2	4%	2		1,330	201,163	151			Easements etc. Legals Acquisiti		1.50%	0 -4,058				TWO GWIGS OVER SK		Total			Acc & Adpt Water	1		
Affordable Rent	67.2	11%	7		1,200	544,500	454		PLANNING	Legais Acquisiti	ioi	1.50%	4,000	4,000								Small Sites	0	09	
Social Rent	67.2	0%	0		1,035	5 0	0		PLANNING	Planning Fee Architects		4.00%	24,480 289,943				Stamp duty cal Land payment	lc - Residual		-270.558		Site Costs	1,136		76
Grant and Subsidy	Shared Ownership Affordable Rent				0					QS / PM Planning Consu	iltante	0.50% 1.00%	36,243 72,486				Cario payment			-270,300					
	Social Rent				0					Other Professio		2.50%	181,215												
SITE AREA - Net SITE AREA - Gross	1.71 ha 2.01 ha		35 30			9,998,663	5,475		CONSTRUCTI	ION Build Cost - BC	'IS Based	1,136	6,219,636						Total						
SITE AREA - Gross	2.01 na	1	30	/na						s106 / CIL Contingency	ils Based	5.00%	96,000 310,982				Stamp duty cal	lo Add Drofit	I Otal		1				
Sales per Quarter	0 3 Q	uortoro								Abnormals		5.00%	621,964				Land payment		00/	965,453	B				
Unit Build Time		uarters	Decks NET	D		RUN Residual I		•	FINANCE	F							125,000 250,000	0% 1%	0%						
Residual Land Value		Whole Site -270,558 804.544	-157,826			RUN CIL MACE	osing balance =	v		Fees Interest	ation	6.50%	0				500,000 1,000,000	3% 4%	0%						
Alternative Use Value Uplift Plus /h:	20%	160,909		400,000 80,000			O ctrl+l osing balance =	-182,551	SALES	Legal and Valua	audi i		0	0			above	5%	Total						
	ability Threshold	965,453		480,000		Check on phasing			OMLES	Agents		3.0%	299,960				Pre CIL s106		£/ Unit (all)		J	LIT	% GDV		
Tanana	_		£/m2	1		cor	reCt			Legals Misc.		0.5%	49,993 0		7,928,284		David City		Total	96,000	-		0.00%		<u>- 1</u>
Additional Profit		-1,016,747	-209	1					Developers Pr							Ī	Post CIL s106 CIL	1,600 0	£/m2	(
										Market Housin Affordable Hou		17.50% 17.50%			1,619,275 130,491	29162.76563	3		Total	96,000	1				
RESIDUAL CASH FLOW	W 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 Market Housing				5	0	0	0	771,083	1,079,517	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	16,764 45,375	23,469 63,525	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	0	0	0	0	0	0	0	0	0	0
Social Rent 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	0	0	0	0	0
INCOME	E	0	0	0	0	0	0	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -4,058																							
Planning Fee		24,480		444.0==																					
Architects QS		144,972 18,121		144,972 18,121																					
Planning Consultants Other Professional		36,243 90,607		36,243 90,607																					
Build Cost - BCIS Base			0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	2,667 8,638	6,400 20,732	10,667 34,554	12,267 39,737	12,800 41,464	12,800 41,464	12,800 41,464	12,800 41,464	8,533 27,643	4,267 13,821	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		_	0	17,277	41,464	69,107	79,473	82,928	82,928	82,928	82,928	55,286	27,643	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents		0	0	0	0	0	0	24,997	34,995	39,995	39,995	39,995	39,995	39,995	39,995	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	4,166	5,833	6,666	6,666	6,666	6,666	6,666	6,666	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROFIT	310,365	0	491,293	483,239	805,398	926,208	995,640	1,007,305	1,013,138	1,013,138	690,979	368,820	46,660	46,660	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		-270,558																							
	Interest Market Housing		647	657	8,652	16,645	30,003	45,541	48,921	47,129	42,694	38,188	28,373	13,163	0	0	0	0	0	0	0	0	0	0	1,619,275
A	Affordable Housing		- 10				4	4				40.7	40	4.0	1677										130,491
	Cash Flow Opening Balanc	-39,807 0	-647	-491,950	-491,890	-822,043	-956,211	-207,960	110,285	272,888	277,323	603,989	935,963	1,273,331	1,286,495	0	0	0	0	0	0	0	0	0	-1,749,766
	Closing Balance	-39,807	-40,453	-532,404	-1,024,294	-1,846,337	-2,802,547	-3,010,507	-2,900,222	-2,627,334	-2,350,011	-1,746,022	-810,060	463,271	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	0
CASH FLOW FOR CIL A	ADDITIONAL PROFI		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	E	0	0	0	0	0	0	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		965,453																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 14,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		144,972 18,121	0	144,972 18,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		36,243 90,607	0	36,243 90,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106				-169,458	-169,458	-169,458 8,000	-169,458 11,200	-169,458 12,800	-169,458 12,800	12,800	12,800	12,800	12,800	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	8,638 17,277	20,732 41,464	34,554 69,107	39,737 79,473	41,464 82,928	41,464 82,928	41,464 82,928	41,464 82,928	27,643 55,286	13,821 27,643	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents Legals		0	0	0	0	0	0	24,997 4,166	34,995 5,833	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	INT AND PROFIT	0 1,294,358	0	0 319,168	0 307,381	0 633,273	0 755,683	0 826,182	0 837,848	1,013,138	0 1,013,138	0 695,245	0 377,353	0 46,660	0 46,660	0	0	0	0	0	0	0	0	0	0
				-																					
For CIL calculation	Interest		21,033	21,375	26,909	32,341	43,157	56,139	56,936	52,521	48,174	43,757	34,102	19,124	0	0	0	0	0	0	0	0	0	0	0
A	Market Housing			y	V	,-			,		•		, -		-	-	-		-	-			-		1,429,066 130,491
		-1,294,358	-21,033	-340,543	-334,290	-665,615	-798,841	-49,099	271,727	267,496	271,843	594,153	921,700	1,267,371	1,286,495	0	0	0	0	0	0	0	0	0	-1,559,557
	Opening Balance Closing Balance	0	-1,315,392	-1,655,935	-1,990,225	-2,655,839	-3,454,680	-3,503,779	-3,232,052		-2,692,713	-2,098,560	-1,176,860	90,511	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006		1,377,006	1,377,006	-182,551
																,				,					



	ite 11 Medium E							DEVE: 5	T 000=0							Di					D. II · ·	, .1	
NCOME	Av Size m2	% Nun	1ber 25	Price £/m2				DEVELOPMEN	T COSTS							Planning fee ca Planning app fee	dwgs	rate			Build Cost BCIS	/m2 988	
arket Housing	98.0	85%	21	1,900	0 3,956,750	2,083		LAND	Land		/unit or m2 -5,303	Total	-132,574			No dwgs No dwgs under	25 25	462	11,550		FHS Energy	0	0.00%
nared Ownership	63.5	4%	1	1,330	0 79,177	60			Stamp Duty Easements etc.			0				No dwgs over 50	0	138 Total	0 11,550		Design Acc & Adpt	0	
fordable Rent	63.5	11%	3	1,200	0 214,313	179			Legals Acquisition	on	1.50%	-1,989	-1,989								Water Small Sites	0	0%
ocial Rent	63.5	0%	0	1,038	5 0	0		PLANNING	Planning Fee			11,550				Stamp duty cal	lc - Residual				Site Costs	155 1,143	16%
	ed Ownership								Architects QS / PM		4.00% 0.50%	123,646 15.456				Land payment			-132,574				
Afford	dable Rent I Rent			(0 0				Planning Consul Other Profession		1.00% 2.50%	30,911 77,279											
ITE AREA - Net ITE AREA - Gross	0.63 ha 0.75 ha		40 /ha 33 /ha		4,250,239	2,321			Build Cost - BCI: s106 / CIL Contingency	S Based	1,143 5.00%	2,653,173 40,000 132,659				Stamp duty cal	lc - Add Profit	Total	0				
	0 3 Quarters			_	RUN Residual I			FINANCE	Abnormals		3.00%	265,317				Land payment 125,000 250,000	0% 1%	0% 0%	360,588				
	20% 66	,574 -212 ,490 ,098	Per ha GROSS ,119 -176,478 400,000 80,000	8 0 0	RUN CIL MACE	losing balance = RO ctrl+l losing balance =			Fees Interest Legal and Valuat	tion	6.50%	0	0			500,000 1,000,000 above	3% 4% 5%	0% 0% 0% Total	0				
Plus /ha Viability T	0 hreshold 36	0 ,588 £/m2	480,000	_	Check on phasing cor	dwgs nos rect		SALES	Agents Legals Misc.		3.0% 0.5%	127,507 21,251 0	148,758	3,364,187		Pre CIL s106		£/ Unit (all) Total	40,000		LIT	% GDV 0.00%	0
Additional Profit	-402		-193					Developers Pro	ofit Market Housing		17.50%		-,	692,431		Post CIL s106 CIL	1,600 0	£/ Unit (all) £/m2 Total	40,000 0 40,000				
RESIDUAL CASH FLOW FOR II	NTEREST Q1	Ye Q2	ar 1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Affordable House	Year 3	17.50% Q3	Q4	Q1	51,361 Year 4	29751.67344 Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3 C
NCOME INITS Started	31	42	5	5	5	5	5															-	'
Market Housing Shared Ownership				0	0	0	791,350 15,835	791,350 15,835	791,350 15,835	791,350 15,835	791,350 15,835	0	0	0	0	0	0	0	0	0	0	0	0 0
Snared Ownership Affordable Rent Social Rent				0	0	0	42,863 0	42,863 0	42,863 0	42,863 0	42,863 0	0	0	0	0	0	0	0	0	0	0	0	0 0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 850,048	0 850.048	0 850.048	0 850,048	0 850.048	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE		U U	U	U		J	050,040	000,040	050,040	030,040	050,040	J		v		0	,		v	U			,
stamp Duty assements etc. egals Acquisition	0 0 -1,98	1																					
lanning Fee	11,55																						
chitects S	61,82 7,728		61,823 7,728																				
anning Consultants ther Professional	15,45 38,63	5	15,456 38,639																				
ild Cost - BCIS Base		0	176,878	353,756	530,635	530,635	530,635	353,756	176,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06/CIL ontingency		0	2,667 8,844	5,333 17,688	8,000 26,532	8,000 26,532	8,000 26,532	5,333 17,688	2,667 8,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
bnormals		0	17,688	35,376	53,063	53,063	53,063	35,376	17,688	0	0	0	ő	0	0	0	ő	0	0	0	0	0	0
nance Fees gal and Valuation	0																						
gents	0	0	0	0	0	0	25,501	25,501	25,501	25,501	25,501	0	0	0	0	0	0	0	0	0	0	0	0
egals lisc.	0	0	0	0	0	0	4,250	4,250	4,250	4,250	4,250	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND INT AN	ID PROFIT 133,20	7 0	329,723	412,153	618,230	618,230	647,982	441,905	235,828	29,752	29,752	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land -132,5	·4																					
	Interest t Housing	10	10	5,369	12,153	22,397	32,807	30,057	23,913	14,320	1,223	0	0	0	0	0	0	0	0	0	0	0	0 692
Affordable																							51,
Cash		-10	-329,733	-417,522	-630,383	-640,627	169,259	378,086	590,307	805,976	819,073	0	0	0	0	0	0	0	0	0	0	0	0 -743
	ing Balance 0 ng Balance -633	-643	-330,376	-747,898	-1,378,281	-2,018,908	-1,849,649	-1,471,563	-881,257	-75,281	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792 7	743,792
ASH FLOW FOR CIL ADDITIO	NAI PROFIT	,,	ar 1			v				v				V-a- 4				V F				Van- *	
	Q1	Q2	ar 1 Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3 C
INCOME As Ab	oove 0	0	0	0	0	0	850,048	850,048	850,048	850,048	850,048	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE	360,58	R																					
and	360,58		0		0		0	•	0		0	•	0	0	0		0	•	0		0		0
asements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition	5,409		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
anning Fee rchitects	11,55 61,82	3 0	0 61,823	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
S lanning Consultants	7,728 15,45	0	7,728 15,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 (
ther Professional	38,63		38,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base DTENTIAL CIL	0	0	176,878 -134,309	353,756 -134,309	530,635 -134,309	530,635	530,635	353,756	176,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ost CIL s106 ontingency	0	0	8,844	17,688	8,000 26,532	8,000 26,532	8,000 26,532	8,000 17,688	8,000 8,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
onormals	0	0	17,688	35,376	53,063	53,063	53,063	35,376	17,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees gal 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
gents	0	0	0	0	0	0	25,501	25,501	25,501	25,501	25,501	0	0	0	0	0	0	0	0	0	0	0	0
egals isc.	0	0	0	0	0	0	4,250 0	4,250 0	4,250 0	4,250 0	4,250 0	0	0	0	0	0	0	0	0	0	0	0	0 0
OSTS BEFORE LAND INT AN	ID PROFIT 501,19	3 0	192,747	272,511	483,920	618,230	647,982	444,572	241,162	29,752	29,752	0	0	0	0	0	0	0	0	0	0	0	0
or CIL calculation					1			32.007	25,938	16,465	3,403	0	I .	0	0	0	0	0			1		0
	Interest at Housing	8,144	8,277	11,543	16,159	24,286	34,726	32,007	23,830	10,400	3,403	U	0	U	0	0	0	U	0	0	0	0	605
	t Housing	8,144	8,277	11,543	16,159	24,286	34,726	32,007	25,936	16,463	3,403	Ü	0	Ü	Ü	Ü		Ü	0	0	0	0	
Affordable	t Housing			-284,054	-500,080	-642,515	167,340	373,469	582,948	803,831	816,893	0	0	0	0	0	0	0	0	0	0	0	605



INCOME		Medium Brown			R-I	AP:	01.1		DEVEL OPER	NT CORTS					-	ī	Diameir - f-	le.			ī	Build Cost	£ 4	1	
INCOME	Av Size m2	%	Number 15		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	dwgs	rate			BCIS	/m2 970		
Market Housing	95.5	85%	13		1,900	2,314,419	1,218		LAND	Land		/unit or m2 997	Total	14,960			No dwgs No dwgs under	15 15		6,930		FHS Energy	0	0.009	6
Shared Ownership	77.0		1		1.330					Stamp Duty Easements etc.			0				No dwgs over 50			0 6,930		Design Acc & Adpt	0		
Affordable Rent			2							Legals Acquisiti	on	1.50%	224	224					10.01	0,000		Water	0	05	9/
	77.0				1,200				PLANNING													Small Sites Site Costs	103	119	
Social Rent	77.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	6,930 69,737				Stamp duty cal Land payment	c - Residual		14,960			1,075	l	
	Shared Ownersh Affordable Rent				0					QS / PM Planning Consu	Itants	0.50% 1.00%	8,717 17,434												
	Social Rent				0					Other Professio		2.50%	43,586												
SITE AREA - Net	0.43		35			2,527,950	1,391		CONSTRUCTI																
SITE AREA - Gross	0.50	ha	30	/ha						Build Cost - BC s106 / CIL	IS Based	1,075	1,495,150 24,000						Total	0	!				
Sales per Quarter	0									Contingency Abnormals		5.00%	74,757 149,515				Stamp duty cal Land payment	c - Add Profit		241,822					
Unit Build Time		Quarters				RUN Residual I	MACRO ctrlur		FINANCE				,	1,1 10,122			125,000 250,000	0% 1%							
-				Per ha GROSS			osing balance =	0	FINANCE	Fees			0				500,000	3%	0%						
Residual Land Value Alternative Use Value		14,960 201,519	34,907	29,694 400,000		RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	tion	6.50%	0	0			1,000,000 above	4% 5%							
Uplift Plus /ha	20%	40,304		80,000		CI	osing balance =	-44,457	SALES										Total	0	l				
	bility Threshold	241,822		480,000		Check on phasing of				Agents		3.0%	75,838				Pre CIL s106		£/ Unit (all)			LIT	% GDV]
			2/m2			cor	rect			Legals Misc.		0.5%	12,640 0		1,993,489				Total	24,000	l		0.00%		<u>al</u>
Additional Profit		-162,065	-133						Developers Pr	rofit						ī	Post CIL s106 CII	1,600		24,000					
									Бетаюрагат	Market Housing		17.50%			405,023				Total	24,000					
										Affordable Hou		17.50%			37,368	_	:								
RESIDUAL CASH FLOW I	FOR INTEREST	Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started				3	3	3	3	3																	
Market Housing					0	0	0	462,884	462,884	462,884	462,884	462,884	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	11,521 31,185	11,521 31,185	11,521 31,185	11,521 31,185	11,521 31,185	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		0																							
Stamp Duty Easements etc.		0																							
Legals Acquisition		224																							
Planning Fee Architects		6,930 34,868		34,868																					
QS		4,359		4,359																					
Planning Consultants Other Professional		8,717 21,793		8,717 21,793																					
Build Cost - BCIS Base			0	99,677	199,353	299,030	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	1,600 4,984	3,200 9,968	4,800 14,951	4,800 14,951	4,800 14,951	3,200 9,968	1,600 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	9,968	19,935	29,903	29,903	29,903	19,935	9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND IN	INT AND PROFIT			0		348.684	348,684						0		0	0	0	0	0	0			0	0	
COSTS BEFORE LAND IN	INT AND PROFIT	76,891	0	185,965	232,456	340,004	348,684	366,380	250,152	133,924	17,696	17,696		0		U			U		0	0			0
For Residual Valuation	Land	14,960																							
	Interest Market Housing		1,493	1,517	4,563	8,415	14,218	20,115	18,180	14,324	8,517	728	0	0	0	0	0	0	0	0	0	0	0	0	405.022
	fordable Housing																								405,023 37,368
	Cash Flow	-91,851	-1,493	-187,482	-237,020	-357,099	-362,902	119,095	237,258	357,342	479,377	487,167	0	0	0	0	0	0	0	0	0	0	0	0	-442,391
	Opening Balance Closing Balance	0 -91,851	-93,344	-280,826	-517,845	-874,945	-1,237,847	-1,118,752	-881,494	-524,152	-44,775	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	0
	1	0.,000			011,010	0. 1,0.0	1,201,011	.,,,,				,	,	,	,	,	,	,			,	,			
CASH FLOW FOR CIL AD	DDITIONAL PRO		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		211 222																							
Land		241,822																							
Stamp Duty Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		3,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		6,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		34,868 4,359	0	34,868 4,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		8,717 21,793	0	8,717 21,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
											_														
Build Cost - BCIS Base POTENTIAL CIL		0	0	99,677 -54,022	199,353 -54,022	299,030 -54,022	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	4,984	9,968	4,800 14,951	4,800 14,951	4,800 14,951	4,800 9,968	4,800 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	9,968	19,935	29,903	29,903	29,903	19,935	9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		322,117	0	130,343	175,235	294,663	348,684	366,380	251,752	137,124	17,696	17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	INT AND PROFIT									1				1								1			
Legals Misc. COSTS BEFORE LAND IN	INT AND PROFIT																								
Legals Misc. COSTS BEFORE LAND IN	Interest		5,234	5,319	7,524	10,494	15,453	21,370	19,455	15,646	9,913	2,146	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND IN For CIL calculation			5,234	5,319	7,524	10,494	15,453	21,370	19,455	15,646	9,913	2,146	0	0	0	0	0	0	0	0	0	0	0	0	0 360,796 37,368
Legals Misc. COSTS BEFORE LAND IN For CIL calculation	Interest Market Housing fordable Housing				7,524		15,453		19,455				0	0				0	0			0		0	360,796 37,368
Legals Misc. COSTS BEFORE LAND IN For CIL calculation Affor	Interest Market Housing	-322,117 0	5,234 -5,234 -327,351	5,319 -135,663 -463,014	·	10,494 -305,157 -950,929		21,370 117,840 -1,197,226		15,646 352,820 -610,023	9,913 477,981 -132,042	2,146 485,749 353,707	-	-	0 0 353,707	0 0 353,707	0 0 353,707			0 0 353,707	0 0 353,707		0 353,707		360,796

SITE NAME	Site 16	Small Brown 1	1]																
NCOME	Av Size	%			Price				DEVELOPMEN	IT COSTS						Ī	Planning fee c				Ī	Build Cost	/m2		
	m2		11		£/m2				LAND			/unit or m2					Planning app fe No dwgs	11				BCIS FHS	955	0.00	%
arket Housing	86.9	85%			1,850					Land Stamp Duty		1,356	C				No dwgs under No dwgs over 5	(0	138	0		Energy Design	0		
hared Ownership	39.0				1,295					Easements etc. Legals Acquisiti		1.50%	224						Total	5,082	1	Acc & Adpt Water	1		
ffordable Rent	39.0				1,200				PLANNING												т	Small Sites Site Costs	102	119	% %
ocial Rent	39.0	0%	0		1,035					Planning Fee Architects		4.00%					Stamp duty ca Land payment	ic - Kesiduai		14,918			1,058	1	
rant and Subsidy	Shared Ownersh Affordable Rent Social Rent				(QS / PM Planning Consu Other Professio		0.50% 1.00% 2.50%	10,843	3											
SITE AREA - Net SITE AREA - Gross	0.28 0.28		40 40			1,581,709	877			DN Build Cost - BC s106 / CIL Contingency	IS Based	1,058 5.00%	17,600)			Stamp duty ca	Ic - Add Profit	Total	0] ī				
Sales per Quarter Unit Build Time Residual Land Value	0 3	Quarters Whole Site 14,918		Per ha GROSS	i.	RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Abnormals Fees Interest		6.50%	92,754				Land payment 125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	0% 0%						
Alternative Use Value Uplift Plus /I	20% na 0 lability Threshold	110,000 22,000 0 132,000		54,247 400,000 80,000 0 480,000	<u>.</u>	RUN CIL MACI	losing balance =	-17,749	SALES	Legal and Valua	ation	3.0%	C				above	5%] ī	шт	% GDV		_
Additional Profit	ability Till Control	-76,529	£/m2	400,000			rrect]	Developers Pro	Legals Misc.		0.5%		9	1,246,602	l I	Post CIL s106 CIL	1,600	Total £/ Unit (all)	17,600 17,600	_		0.00%		0
										Market Housing Affordable Hou	sing	17.50% 17.50%			263,018 13,781	•			Total	17,600					
RESIDUAL CASH FLO	W FUK INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing				1	2	2 0	2	2 136,633	2 273,266	273,266	273,266	273,266	273,266	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	1,894 5,265	3,788 10,530	3,788 10,530	3,788 10,530	3,788 10,530	3,788 10,530	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	E	0	0	0	0	0	0	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 224																							
Planning Fee Architects		5,082 21,686		21,686																					
QS Planning Consultants		2,711 5,421		2,711 5,421																					
Other Professional		13,553		13,553																					
Build Cost - BCIS Base 106/CIL			0	28,107 533	84,322 1,600	140,537 2,667	168,644 3,200	168,644 3,200	168,644 3,200	112,430 2,133	56,215 1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Shormals Finance Fees		0	0	1,405 2,811	4,216 8,432	7,027 14,054	8,432 16,864	8,432 16,864	8,432 16,864	5,621 11,243	2,811 5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	4,314 719	8,628 1,438	8,628 1,438	8,628 1,438	8,628 1,438	8,628 1,438	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	INT AND PROFIT	48,677	0	0 76,228	98,571	164,284	197,141	202,174	207,207	141,493	75,779	10,065	10,065	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	14,918]																						
,	Interest Market Housing Affordable Housing		1,033	1,050	2,306	3,945	6,679	9,991	11,102	9,976	7,765	4,449	11	0	0	0	0	0	0	0	0	0	0	0	0 263,018 13,781
	Cash Flow Opening Balanc	-63,595 0	-1,033	-77,278	-100,877	-168,229	-203,820	-68,373	69,275	136,114	204,040	273,069	277,507	0	0	0	0	0	0	0	0	0	0	0	-276,799
	Closing Balance	-63,595	-64,628	-141,906	-242,783	-411,012	-614,832	-683,205	-613,931	-477,816	-273,777	-707	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	0
CASH FLOW FOR CIL	ADDITIONAL PRO		Year 1			1	Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOM	E	0	0	0	0	0	0	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		132,000	l																						
Stamp Duty Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		1,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		5,082 21,686	0	0 21,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IS lanning Consultants		2,711 5,421	0	2,711 5,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		13,553	0	13,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	28,107 -19,132	84,322 -19,132	140,537 -19,132	168,644 -19,132	168,644	168,644	112,430	56,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ost CIL s106 ontingency		0	0	1,405	4,216	1,600 7,027	3,200 8,432	3,200 8,432	3,200 8,432	3,200 5,621	3,200 2,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bnormals		0	0	2,811	8,432	14,054	16,864	16,864	16,864	11,243	5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal 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
gents		0	0	0	0	0	0	4,314	8,628	8,628	8,628	8,628	8,628	0	0	0	0	0	0	0	0	0	0	0	0
egals fisc.		0	0	0	0	0	0	719 0	1,438 0	1,438 0	1,438 0	1,438 0	1,438 0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LANE	INT AND PROFIT	182,433	0	56,562	77,838	144,085	178,009	202,174	207,207	142,559	77,912	10,065	10,065	0	0	0	0	0	0	0	0	0	0	0	0
or CIL calculation	Interest Market Housing		2,965	3,013	3,981	5,310	7,738	10,756	11,880	10,767	8,585	5,318	894	0	0	0	0	0	0	0	0	0	0	0	0 225,559
,	Affordable Housing																								13,781
	Cash Flow Opening Balance Closing Balance	-182,433 0 -182,433	-2,965 -185,398	-59,575 -244,973	-81,819 -326,792	-149,396 -476,187	-185,747 -661,934	-69,139 -731,073	68,497 -662,576	134,257 -528,319	201,086	272,200 -55,032	276,624 221,591	0 221,591	0 221,591	0 221,591	0 221,591	0 221,591	0 221,591	0 221,591	0 221,591	0 221,591	0 221,591	0 221,591	-239,340 -17,749
	5 ==:50		,		,=			. ,	,		,		,			,	,			,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,	,	- ,,, ,,,

SITE NAME Site 17	Small Brown 7	•]																
INCOME Av Size		Number		Price		GIA	1	DEVELOPME	NT COSTS							Planning fee ca				Ī	Build Cost	/m2		
m2	2	7		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fer No dwgs	dwgs				BCIS FHS	933 0	0.00%	6
Market Housing 87.4		7		1,850	1,132,200	612			Land Stamp Duty		6,702	(46,914			No dwgs under No dwgs over 50	7	138	0		Energy Design	0		
Shared Ownership 87.4				1,295					Easements etc. Legals Acquisiti	on	1.50%	70-						Total	3,234	1	Acc & Adpt Water	1 0		
Affordable Rent 87.4				1,200				PLANNING												T	Small Sites Site Costs	0 99	0% 11%	
Social Rent 87.4		0		1,035					Planning Fee Architects		4.00%	3,23 29,53	•			Stamp duty cal Land payment	lc - Residual		46,914			1,033		
Grant and Subsidy Shared Owners Affordable Ren Social Rent				0	0				QS / PM Planning Consu Other Professio		0.50% 1.00% 2.50%	3,690 7,380 18,460	5											
SITE AREA - Net 0.14 SITE AREA - Gross 0.14		50 50			1,132,200	612		CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	1,033	632,408 11,200						Total	0					
Sales per Quarter 0 Unit Build Time 3	Quarters]			RUN Residual I	MACDO!		FINANCE	Contingency Abnormals		5.00%)			Stamp duty cal Land payment 125,000 250,000	lc - Add Profit 0% 1%							
Residual Land Value	Whole Site 46,914		Per ha GROSS 335,102			losing balance =	0	IIIANOL	Fees Interest		6.50%	()			500,000	3% 4%	0%						
Alternative Use Value Uplift 20%	56,000 11,200		400,000 80,000		RUN CIL MACE	RO ctrl+l losing balance =	-11,723		Legal and Valua	tion		(0			above	5%	0% Total						
Plus /ha 0 Viability Threshold	d 67,200		480,000		Check on phasing]	SALES	Agents		3.0%					Pre CIL s106		£/ Unit (all)		Ī	LIT	% GDV		7
Additional Profit	21,189	£/m2]		cor	rect	J		Legals Misc.		0.5%	5,66		888,023		Post CIL s106	1,600		11,200	_		0.00%	0	0
								Developers P	Market Housin Affordable Hou		17.50% 17.50%			198,135 0		CIL	0	£/m2 Total	11,200					
RESIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			1	2	2	2	_	_		_														
Market Housing Shared Ownership				0	0	0	161,743 0	323,486	323,486 0	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0 0	0	0 0	0 161,743	0 323,486	0 323,486	0 323,486	0 0	0	0	0 0	0 0	0	0 0	0 0	0 0	0	0	0 0	0 0	0 0
EXPENDITURE	_																							
Stamp Duty Easements etc. Legals Acquisition	0 0 704																							
Planning Fee Architects	3,234 14,769		14,769																					
Architects QS Planning Consultants	14,769 1,846 3,692		14,769 1,846 3,692																					
Planning Consultants Other Professional	9,231		9,231																					
Build Cost - BCIS Base s106/CIL		0	30,115 533	90,344 1,600	150,573 2,667	180,687 3,200	120,458 2,133	60,229 1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	1,506 3,011	4,517 9,034	7,529 15,057	9,034 18,069	6,023 12,046	3,011 6,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	U	3,011	9,034	15,057	18,069	12,046	6,023	"	0	0	U	0	U	U	U	0	0	U	0	"	U	U	U
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	4,852 809	9,705 1,617	9,705 1,617	9,705 1,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND PROFI		0	64,704	105,495	175,825	210,990	146,321	81,652	11,322	11,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COOTS BET ONE EARD INT AND TROP	33,470		04,704	100,400	173,023	210,330	140,321	01,032	11,322	11,322									-					
For Residual Valuation Land Interest Market Housing	it.	1,306	1,328	2,401	4,154	7,079	10,622	10,544	6,786	1,823	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing	9																							0
Cash Flow Opening Balan Closing Balanc		-1,306 -81,697	-66,031 -147,728	-107,896 -255,624	-179,979 -435,603	-218,069 -653,672	4,799 -648,873	231,289	305,378 -112,205	310,340 198,135	0 198,135	0 198,135	0 198,135	0	0 198,135	0 198,135	0 198,135	0 198,135	0 198,135	0 198,135	198,135	0 198,135	0 198,135	-198,13 0
Ordering Dutano	30,001	01,007	147,720	200,024	400,000	000,072	040,070	417,000	112,200	100,100	100,100	100,100	150,100	100,100	150,100	150,100	100,100	150,100	150,100	100,100	100,100	150,100	100,100	
CASH FLOW FOR CIL ADDITIONAL PRO	OFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above	0	0	0	0	0	0	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	67,200							-		-														
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 1,008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	3,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	14,769 1,846	0	14,769 1,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	3,692 9,231	0	3,692 9,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	30,115	90,344	150,573	180,687	120,458	60,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			10,595	10,595	1,600	3,200	3,200	3,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	1,506 3,011	4,517 9,034	7,529 15,057	9,034 18,069	6,023 12,046	3,011 6,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals Finance Fees	0 0 0	0	0	0	0	0	0	U					1								1			
Post CIL s106 Contingency Abnormals Finance Fees	0 0	0	0	0	0	0	4,852	9,705	9,705	9,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation	0	0	0						9,705 1,617 0	9,705 1,617 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
Post CIL st 06 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc.	0 0 0 0	0	0 0	0	0	0	4,852 809	9,705 1,617	1,617	1,617	0	0	0		0	0				0	0	0	0	0
Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PROFI	0 0 0 0	0 0 0	0 0 0 0 74,765	0 0 0 114,490	0 0 0 174,759	0 0	4,852 809 0	9,705 1,617 0 83,785	1,617 0	1,617 0 11,322	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0 0	0 0	0
Legals Misc. COSTS BEFORE LAND INT AND PROFI For CIL calculation Interest Market Housing	0 0 0 0 0 1 100,981	0 0 0	0 0 0	0 0 0	0 0 0	0 0	4,852 809 0	9,705 1,617 0	1,617 0	1,617 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 0
Peas CIL 1616 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFI	0 0 0 0 11 100,981	0 0 0 0	0 0 0 0 74,765	0 0 0 114,490	0 0 0 174,759	0 0 0 210,990	4,852 809 0 147,388	9,705 1,617 0 83,785	1,617 0 11,322	1,617 0 11,322	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
ost CIL s106 ontingency normals nance Fees sgal and Valuation gents sgals sisc. OSTS BEFORE LAND INT AND PROFI or CIL calculation Interess Market Housing Affordable Housing	0 0 0 0 0 11 100,981	0 0 0 0 0	0 0 0 0 74,765	0 0 114,490	0 0 0 174,759 4,817	0 0 210,990	4,852 809 0 147,388	9,705 1,617 0 83,785	1,617 0 11,322 7,527	1,617 0 11,322 2,577	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 0 162,7

SITE NAME Site 18	Small Brown 4]																
INCOME Av Si		Number	•	Price				DEVELOPMEN	NT COSTS						ī	Planning fee ca				Ī	Build Cost	/m2		
	n2	4		£/m2				LAND			/unit or m2			ı		Planning app fe No dwgs	4	1			BCIS FHS	925 0	0.00	%
Market Housing 79	9.5 100%	4		1,850	588,300	318			Land Stamp Duty		6,727	· c	26,908			No dwgs under No dwgs over 5	1 0	138	1,848 0		Energy Design	0		
	9.5 0%			1,295					Easements etc. Legals Acquisiti		1.50%	404						Total	1,848	1	Acc & Adpt Water	1		
	9.5 0%			1,200				PLANNING												-	Small Sites Site Costs	0 99	0 11	% %
	9.5 0%	0	1	1,035					Planning Fee Architects		4.00%)			Stamp duty ca Land payment	lc - Residual		26,908	k.		1,024		
Grant and Subsidy Shared Own Affordable Ro Social Rent				0	0				QS / PM Planning Consu Other Professio		0.50% 1.00% 2.50%	3,810)											
	10 ha 10 ha	40 40			588,300	318		CONSTRUCTI	Build Cost - BC s106 / CIL Contingency	IS Based	1,024 5.00%	6,400)			Stamp duty ca	Ic - Add Profit	Total	0] T				
Sales per Quarter 0 Unit Build Time 3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Abnormals		3.00%	32,573	380,988			Land payment 125,000 250,000 500,000	0% 1% 3%	6 0% 6 0%	48,000	<u>.</u>				
Residual Land Value Alternative Use Value Uplift 20% Plus /ha 0	26,908 40,000 8,000	269,077			RUN CIL MACE			SALES	Interest Legal and Valua	ation	6.50%	C	0			1,000,000 above	4% 5%	6 0%	0					
Viability Thresho		£/m2	480,000]	Check on phasing cor	dwgs nos rrect		CALLO	Agents Legals Misc.		3.0% 0.5%			461,217	,	Pre CIL s106		£/Unit (all) Total	6,400	_	LIT	% GDV 0.00%		0
Additional Profit	267	1						Developers Pr	rofit Market Housin Affordable Hou		17.50% 17.50%			102,953		Post CIL s106 CIL	1,600		6,400 6, 400					
RESIDUAL CASH FLOW FOR INTERE		Year 1				Year 2		24		Year 3				Year 4				Year 5		24		Year 6		
INCOME UNITS Started	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 Market Housing Shared Ownership				0 0	0	0	294,150 0	294,150 0	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
Social Rent 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	0	U	0	294,150	294,150	0	0	0	0	0	0	0	0	0	U	0	0	0	U	0	0
Stamp Duty	0																							
Easements etc. Legals Acquisition	404																							
Planning Fee	1,848																							
Architects QS	7,620 952		7,620 952																					
Planning Consultants Other Professional	1,905 4,762		1,905 4,762																					
Build Cost - BCIS Base		0	54,288	108,576	108,576	54,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	1,067 2,714	2,133 5,429	2,133 5,429	1,067 2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,429	10,858	10,858	5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	8,825	8,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	o	1,471	1,471	0	0	0	ō	ō	ō	0	0	ō	0	0	ō	0	0	0	0
COSTS BEFORE LAND INT AND PRO	FIT 17,491	0	78,738	126,996	126,996	63,498	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation La	26 908	1																						
Intere	est	721	733	2,025	4,121	6,252	7,385	2,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housi Affordable Housi																								102,953
Cash Flow	-44,399	-721	-79,471	-129,021	-131,117	-69,750	276,469	280,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-102,953
Opening Bala Closing Bala		-45,120	-124,591	-253,612	-384,729	-454,479	-178,010	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	0
											-													
CASH FLOW FOR CIL ADDITIONAL P	ROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above	0	0	0	0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE															-									
Land	48,000																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	7,620 952	0	7,620 952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	1,905 4,762	0	1,905 4,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	54,288	108,576	108,576	54,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			267	ı	3,200	3,200	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	2,714 5,429	5,429 10,858	5,429 10,858	2,714 5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents	0	0	0	0	0	0	8,825	8,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	1,471 0	1,471 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	FIT 65,808	0	77,937	124,863	128,063	65,631	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Intere Market Housi		1,069	1,087	2,371	4,438	6,592	7,765	3,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 84,506
Affordable Housi	ing																							0
Cash Flo Opening Balan		-1,069	-79,024	-127,234	-132,501	-72,223	276,090	280,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-84,506
Closing Balan		-66,877	-145,901	-273,135	-405,636	-477,859	-201,769	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	-5,700



INCOME Av Size	Brown Plot	Mumbe-	,	Dela-	CDV	CIA.	I	DEVEL COMES	NT COSTS							Planning for	alc			ī	Build Cost	lan	1	
NCOME Av Size m2		Number 1		Price £/m2		GIA m2		DEVELOPMEN	NI COSTS			_				Planning fee ca Planning app fee	dwgs	rate			BCIS	/m2 1,071		_
farket Housing 120.0	100%	1		1,850	222,000	120		LAND	Land		/unit or m2 -11,699		-11,699			No dwgs No dwgs under			462		FHS Energy	0	0.009	%
nared Ownership 120.0	0%	0		1,295	0	0			Stamp Duty Easements etc.			0				No dwgs over 50	(0	138 Total	0 462		Design Acc & Adpt	0		
ffordable Rent 120.0	0%	0		1,200		0			Legals Acquisition	n	1.50%	-175	-175			,				-	Water Small Sites	0	09	%
ocial Rent 120.0		0		1,035		0		PLANNING	Planning Fee			462				Stamp duty ca	lc - Residual			ī	Site Costs	114 1,186	119	
rant and Subsidy Shared Owners				0					Architects QS / PM		4.00% 0.50%	6,610 826				Land payment		ı	-11,699					
Affordable Rent				0	0				Planning Consul Other Profession		1.00% 2.50%	1,652 4,131												
SITE AREA - Net 0.03 SITE AREA - Gross 0.03		30 30			222,000	120		CONSTRUCTI	Build Cost - BCI: s106 / CIL Contingency	S Based	1,186 5.00%	142,304 1,600 7,115				Stamp duty cal	le - Add Profit	Total	0	1				
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual N			FINANCE	Abnormals		3.00%	14,230				Land payment 125,000 250,000	0% 1%	0%	16,000					
Residual Land Value	-11,699	-350,979				osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	0%						
Alternative Use Value Uplift 20%	13,333 2,667		400,000 80,000		RUN CIL MACR	O ctrl+l osing balance =	-2,183		Legal and Valuat	ion		0	0			above	5%	0% Total	0					
Plus /ha 0 Viability Threshold	16,000		480,000		Check on phasing d	lwgs nos		SALES	Agents		3.0%	6,660				Pre CIL s106	1,600	£/ Unit (all)		ī	LIT	% GDV		٦
	1	£/m2			corr				Legals Misc.		0.5%	1,110		174,827				Total	1,600			0.00%		0
Additional Profit	-20,342	-170]					Developers Pr					- 1,1.1	,		Post CIL s106 CIL	1,600		1,600	Ī				
								Develope: 5 1	Market Housing Affordable Hous		17.50% 17.50%			38,850 0		0.2		Total	1,600					
RESIDUAL CASH FLOW FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			1																					
Market Housing Shared Ownership				0	0	0	222,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE			*					-			*	-				-								
Stamp Duty Easements etc.	0																							
asements etc. Legals Acquisition	-175																							
Planning Fee	462																							
Architects QS	3,305 413		3,305 413																					
Planning Consultants Other Professional	826 2,066		826 2,066																					
Build Cost - BCIS Base		0	47,435	47,435	47,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	533 2,372	533 2,372	533 2,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,743	4,743	4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents Legals	0	0	0	0	0	0	6,660 1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROFIT	6,897	0	0 61,693	55,083	55,083	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Land Interest	-11,699	0	0	924	1,835	2,760	2,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable Housing		-	-		,,,,,,		-,	-		-	-	-		-	-	-		-	-	-		-	-	38,850
Cash Flow	4,803	0	-61,693	-56,008	-56,918	-2,760	211,426	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-38,850
Opening Balance	0																							
Closing Balance	4,803	4,803	-56,890	-112,898	-169,816	-172,576	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	0
CASH FLOW FOR CIL ADDITIONAL PRO		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	16,000																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	462 3,305	0	0 3,305	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	413 826	0	413 826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	2,066	0	2,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0	0	47,435 -20,342	47,435	47,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	0	0		2 272	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	2,372 4,743	2,372 4,743	2,372 4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents Legals	0	0	0	0	0	0	6,660 1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROFIT	0	0	0	0 54,550	0 56,150	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DEL ONE EMBLINI AND FROM	,		,510	,500	22,100		.,							-										
For CIL calculation		070	205	1 055	4.055	2.000	0.050	•	_	^	•	^	_	•	•	•		^	^	•		•	_	_
Interest Market Housing		379	385	1,055	1,958	2,902	2,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 31,955
Affordable Housing																								0
Cash Flow Opening Balance Closing Balance	0	-379 -23,691	-41,203 -64,894	-55,604 -120,498	-58,108 -178,606	-2,902 -181,509	211,280 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	-31,955 -2,183



ICOME	Av Size	9/	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	nia.			ī	Build Cost	/m2		
ICOME	AV Size m2	%	Number 75		£/m2					NI COSIS							Planning app fee	dwgs				BCIS	1,382		
rket Housing	62.5	85%	64		1,650	6,574,219	3,984		LAND	Land		/unit or m2 -36,408	Total	-2,730,611			No dwgs No dwgs under	75 50	462	23,100		FHS Energy	0	0.00	%
ared Ownership	39.0	4%	3		1.155					Stamp Duty Easements etc.			0				No dwgs over 50			3,450		Design Acc & Adpt	0		
			3		,	.,				Legals Acquisition	on	1.50%							Total	20,330	,	Water	0	_	
rdable Rent	39.0	11%	8		1,200	394,875	329		PLANNING													Small Sites Site Costs	78	0°	1% 5%
al Rent	39.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	26,550 301,959				Stamp duty cal Land payment	lc - Residual		-2,730,611			1,460		
	Shared Ownersh Affordable Rent	p			0					QS / PM Planning Consul	lonto	0.50% 1.00%	37,745												
	Social Rent				0					Other Profession		2.50%													
E AREA - Net	0.50	na	150			7,095,783	4,423		CONSTRUCTION																
E AREA - Gross	0.77	na	97	/ha						Build Cost - BCI: s106 / CIL	S Based	1,460	6,459,968 120.000						Total	0	l				
	0									Contingency Abnormals		5.00%					Stamp duty cal	lc - Add Profit		370,968					
es per Quarter it Build Time		Quarters							1	Abnormais			640,997	7,548,963			Land payment 125,000	0%							
		Whole Site	Per ha NET	Per ha GROSS	;	RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%							
esidual Land Value ternative Use Value		-2,730,611 309,140	-5,461,223	-3,533,171 400,000]	RUN CIL MACE	RO ctrl4l			Interest Legal and Valuat	ion	6.50%	0	0			1,000,000 above	4% 5%							
lift	20%	61,828		80,000			losing balance =	-50,779		Legal and valual	ion						above	3,6	Total						
Plus /ha Viabil	0 ility Threshold	370,968		480,000	1	Check on phasing	dwgs nos		SALES	Agents		3.0%	212,873				Pre CIL s106	1,600	£/ Unit (all)			LIT	% GDV		7
			C/m/2		•		rrect			Legals Misc.		0.5%			E 656 242				Total	120,000			0.00%		0
Iditional Profit		-2,998,600	E/m2 -753]									0	248,352	5,656,212		Post CIL s106	1,600	£/ Unit (all)	120,000	Ī				
				=					Developers Pr	rofit Market Housing		17.50%			1,150,488		CIL	0	£/m2 Total	0 120,000					
										Affordable Hous		17.50%			91,274										
SIDUAL CASH FLOW F	FOR INTEREST		Year 1			ı	Year 2			T	Year 3			ı	Year 4				Year 5				Year 6		
OME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
TS Started ket Housing	ļ			25	25 0	25 0	0	2,191,406	2,191,406	2,191,406	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ared Ownership					0	0	0	42,230	42,230	42,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ordable Rent cial Rent					0	0	0	131,625 0	131,625 0	131,625 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME		0	0	0	0	0	0	0 2,365,261	0 2,365,261	0 2,365,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE		-	-	-	-		-	,		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	-	-				-		-	-	-			*	
mp Duty		0																							
sements etc. pals Acquisition		0 -40,959																							
nning Fee		26,550																							
hitects		150,979		150,979																					
nning Consultants		18,872 37,745		18,872 37,745																					
ner Professional		94,362		94,362																					
ild Cost - BCIS Base			0	717,774	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
06/CIL ontingency			0	13,333 35,889	26,667 71,777	40,000 107,666	26,667 71,777	13,333 35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
onormals			0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nance Fees		0																							
gal and Valuation		0																							
gents gals		0	0	0	0	0	0	70,958 11,826	70,958 11,826	70,958 11,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SC.				0																					
OSTS BEFORE LAND IN	NT AND PROFIT	287,549	0	1,140,732	1,677,547	2,516,321	1,677,547	921,558	82,784	82,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
or Residual Valuation	Land	-2,730,611																							
	Interest	2,100,011	0	0	0	6,097	47,087	75,112	52,872	16,641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Market Housing ordable Housing																								
Ī	Cash Flow	2,443,062	0	-1,140,732	-1,677,547	-2,522,418	-1,724,634	1,368,591	2,229,605	2,265,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C	Opening Balanc	0																							
	Closing Balance	2,443,062	2,443,062	1,302,330	-375,217	-2,897,636	-4,622,269	-3,253,678	-1,024,074	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	1,241,762	_
ASH FLOW FOR CIL ADI	DITIONAL PROF	TIT .	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
OME INCOME	As Above	0	0	0	0	0	0	2,365,261	2,365,261	2,365,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE																									
nd		370,968																							
mp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
sements etc. gals Acquisition		0 5,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Fee		26,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
chitects		150,979	0	150,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S anning Consultants		18,872 37,745	0	18,872 37,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ner Professional		94,362	0	94,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ld Cost - BCIS Base		0	0	717,774	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TENTIAL CIL st CIL s106				-2,998,600	ı	40,000	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
tingency ormals		0	0	35,889 71,777	71,777 143,555	107,666 215,332	71,777 143,555	35,889 71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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ance Fees al 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		70,958	70,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ents pals		0	0	0	0	0	0	70,958 11,826	11,826	11,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
c. STS BEFORE LAND IN	NT AND PROFIT	0 705,041	0	0 -1,871,201	0 1,650,881	0 2,516,321	0 1,690,881	948,224	0 82,784	0 82,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
O DEI ONE LAND IN	AND I ROFI			.,011,201	.,200,001	_,5.0,321	.,500,001	- rojaž4	32,104	32,134					<u> </u>		· ·					<u> </u>			
r CIL calculation																									
	Interest Market Housing		11,457	11,643	0	8,252	49,276	77,554	55,787	19,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	ordable Housing																								
	ordable riodaling																								
	Cash Flow	-705,041	-11,457	1,859,558	-1,650,881	-2,524,573	-1,740,157	1,339,483	2,226,689	2,262,873	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



The content of the		44																							
The content of the	ICOME Av Size m2		Number 20		Price £/m2	GDV £	GIA m2		DEVELOPMEN	IT COSTS							Planning fee cal Planning app fer	dwgs	rate				/m2 1,143		
Control Cont	arket Housing 57.6	85%	17		1,650	1,617,000	980		LAND	Land			Total	-355,152					462	9,240			0	0.00%	
Martine Mart							20												138	0		Design	0		
The content is a part The							20					1.50%		-5,327					Total	3,240		Water	0	00/	,
Column							88		PLANNING															0% 6%	
State Stat	cial Rent 39.0	0%	0		1,035	0	0					4.00%						- Residual		-355,152			1,208		
The column											nts														
Martin		is.			0									133,745											
Part		7 ha				1,756,084	1,097		CONSTRUCTI																
Column	E AREA - Gross 0.33	3 ha	60	/ha							Based	1,208							Total	0					
Martin M	on nor Ounster									Contingency		5.00%		1 556 216				- Add Profit		150.024					
The column	t Build Time 3	Quarters								Abhomas			132,349	1,330,310			125,000			139,624					
Martin M		Whole Site	Per ha NET	Per ha GROSS				0	FINANCE	Fees			0												
The column	rnative Use Value	, .	-1,331,822			RUN CIL MACR	O ctrl+l				n	6.50%	0	0											
The column	ft 20%	26,637		80,000				-14,345					_	-						0					
The state The					Ī	Check on phasing of	lwgs nos		SALES	Agents		3.0%	52,683				Pre CIL s106	1,600 £	/ Unit (all)			LIT	% GDV		Ī
Part			f/m2		Į.	corr	ect					0.5%		61.463	1.391.044			1	Total	32,000			0.00%	0	4
Part	litional Profit]										01,100	1,001,011					32,000					
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The column The										Affordable Housin	ng	17.50%			24,340										
THE	DUAL CASH FLOW FOR INTERES				04	01		03	04	01			04	01		03	04	01		03	04	01		03	
Control Cont	DME	Q1	- Q2			41	42	45		41				Q1				Q ,		45		<u> </u>	42		
THE	et Housing			10	0																				
The field of the control of the cont	ed Ownership dable Rent																								
THE	Rent				0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	
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STATE OF THE STATE	nce Fees I and Valuation																								
Second Column Second Colum	nts	0	0	0	0	0	0	26,341	26,341	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Property Name Property Nam	ls	0	0		0	0	0	4,390	4,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Second Control Seco	TS BEFORE LAND INT AND PROFI	66,165	0	321,639	518,772	518,772	259,386	30,731	30,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ξ
Second Control Seco																									
Model Picture Model Pictur			0	0	531	8.969	17.545	22.045	8.635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Control Cont	Market Housing	9				5,000	,	,-	5,000				.				-								
Confusion Conf																									_
Part			0	-321,639	-519,303	-527,741	-276,931	825,265	838,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ME As Above ME As	Closing Balance	288,987	288,987	-32,652	-551,954	-1,079,695	-1,356,626	-531,361	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	307,315	_
ME As Above ME As																									
NOTIVE					Q4	Q1			Q4	Q1			Q4	Q1		Q3	Q4	Q1		Q3	Q4	Q1		Q3	_
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Professional 19.454 0 19.454 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		7,782	0	7,782	0	0	0	0	0	0	-	-	- 1	0	0	0	0	0	0	-	0	0		0	
NTIAL CIL 498,087		19,454	0	19,454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11,510 0		0	0		441,831	441,831	220,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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IS BEFORE LAND INT AND PROFT 233,714 0 -169,752 508,105 524,105 270,053 30,731 30,731 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	s	0	0	0	0	0	0	4,390	4,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interest 3,798 3,860 1,164 9,439 18,110 22,792 9,394 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TS BEFORE LAND INT AND PROFI				-	-	0			_			-		-										_
Interest 3,798 3,860 1,164 9,439 18,110 22,792 9,394 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																	7	· <u></u>							_
Market Housing Affordsble Housing Cash Flow -233,714 -3,798 165,893 -509,269 -533,545 -288,162 824,518 837,917 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	CIL calculation		3 700	3 960	1 164	0.420	18 110	22 702	0.204	_	0	0		0	0	n		0	0	0	0	_	0	n	
Cash Flow -233,714 -3,798 165,893 -509,269 -533,545 -288,162 824,518 837,917 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Market Housing	9	3,130	3,000	1,104	a,408	10,110	261,22	3,334		U	U	ū	U	Ü	U	ū	U	U	U	U		U	U	
Opening Balance 0	Affordable Housing	3																							
																									_
			-3,798	165,893	-509,269	-533,545	-288,162	824,518	837,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_

N Sunderland Appendix Cover



Sunderland City Council (October 2020)

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Number 1 Units NET Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 92 Large Green 350 31,718,579 350 10.00 35.00 32,284 3,228 982.49

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	44	73.00	3,212.00		925	2,971,100
	3	45	86.00	3,870.00		925	3,579,750
Semi	2	45	81.00	3,645.00		942	3,433,590
	3	89	98.00	8,722.00		942	8,216,124
	4	0	115.00	0.00		1,071	0
Det	4	45	120.00	5,400.00		1,071	5,783,400
	5	30	130.00	3,900.00		1,071	4,176,900
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	10	39.00	390.00	10%	1,039	445,731
	2	11	61.00	671.00	10%	1,039	766,886
Terrace	2	13	70.00	910.00		925	841,750
	3	14	84.00	1,176.00		925	1,087,800
Semi	2	0	79.00	0.00		942	0
	3	0	93.00	0.00		942	0
	4	4	97.00	388.00		1,071	415,548
Det	4	0	106.00	0.00		1,071	0
	5	0	110.00	0.00		1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number Units Area Density erage Unit Size Developed Density Total Cost Units/ha m2/ha ha m2 m2 Large Green 175 175 93 15,971,713 5.00 35.00 16,239 3,248

	Beds	No	m2	Total		BCIS	COST
Market							C
Flat	1	0	40.00	0.00	10%	1,039	(
	2	0	65.00	0.00	10%	1,039	(
Terrace	2	21	73.00	1,533.00	0%	925	1,418,025
	3	22	86.00	1,892.00	0%	925	1,750,100
Semi	2	22	81.00	1,782.00	0%	942	1,678,644
	3	45	98.00	4,410.00	0%	942	4,154,220
	4	0	115.00	0.00	0%	1,071	(
Det	4	22	120.00	2,640.00	0%	1,071	2,827,440
	5	17	130.00	2,210.00	0%	1,071	2,366,910
Flat 1 High*	1	0	40.00	0.00	10%	1,256	(
Flat 2 High*	2	0	65.00	0.00	10%	1,256	(
Flat 3 High*	3	0	80.00	0.00	10%	1,256	(
Affordable							
Flat	1	5	39.00	195.00	10%	1,039	222,866
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	7	70.00	490.00	0%	925	453,250
	3	7	84.00	588.00	0%	925	543,900
Semi	2	0	79.00	0.00	0%	942	(
	3	0	93.00	0.00	0%	942	(
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	(
	5	0	110.00	0.00	0%	1,071	(
Flat 1 High*	1	0	39.00	0.00	10%	1,256	(
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	(

Locality een/ Brown Iternative Use

North Si	und Green	Agricultural
Area	Gross	13.333
	Net	10.000

Locality reen/Brown Iternative Use

North Sund	Green	Agricultural
Area	Gross	6.667
	Net	5.000

Rate

£/m2

983.54

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Number Density erage Unit Size Total Cost Locality 'een/Brown Iternative Use 3 Units Area Developed Density Rate ha Units/ha m2 m2 m2/ha £/m2 North Sund Green Agricultural Large Green 175 LD 175 5.83 30.00 92 16,053 2,752 16,017,045 997.76 Beds No Total BCIS COST 7.778 m2 Area Gross Market 5.833 Net 40.00 0.00 10% 1,039 Flat 10% 65.00 0.00 1,039 Terrace 22 73.00 1,606.00 0% 925 1,485,550 22 86.00 1,892.00 0% 925 1,750,100 0% 942 15 81.00 1,215.00 1,144,530 Semi 37 98.00 3,626.00 0% 942 3,415,692 115.00 0% 1,071 0% 2,640.00 1,071 2,827,440 Det 22 120.00 130.00 2,210.00 0% 1,071 2,366,910 0.00 10% 1041 10% 490.00 1041 561,099 BUNGALOW 70.0 602.00 10% 1041 689,350 Affordable 195.00 10% 1,039 222,866 39.00 61.00 305.00 10% 1,039 348,585 Terrace 70.00 490.00 0% 925 453,250 84.00 588.00 0% 925 543,900 0% 942 79.00 0.00 Semi 93.00 0.00 0% 942 97.00 194.00 0% 1,071 207,774 0% 106.00 0.00 1,071 Det 110.00 0.00 0% 1,071 Flat 1 High* 39.00 0.00 10% 1,256 Flat 2 High* 61.00 0.00 10% 1,256 74.00 0.00 10% Flat 3 High* 1,256 Number 4 Units Area Density erage Unit Size Developed **Total Cost** Rate Locality een/Brown Iternative Use Units/ha m2/ha £/m2 ha m2 m2 North Sund Green Agricultural Large Green 75 75 2.14 35.00 92 6,928 3,233 6,800,646 981.62 Area Gross

	Beds	No	m2	Total		BCIS	COST
Market							(
Flat	1	0	40.00	0.00	10%	1,039	(
	2	0	65.00	0.00	10%	1,039	(
Terrace	2	9	73.00	657.00	0%	925	607,725
	3	10	86.00	860.00	0%	925	795,500
Semi	2	10	81.00	810.00	0%	942	763,020
	3	19	98.00	1,862.00	0%	942	1,754,004
	4	0	115.00	0.00	0%	1,071	C
Det	4	10	120.00	1,200.00	0%	1,071	1,285,200
	5	6	130.00	780.00	0%	1,071	835,380
Flat 1 High*	1	0	40.00	0.00	10%	1,256	C
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	C
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	2	61.00	122.00	10%	1,039	139,434
Terrace	2	3	70.00	210.00	0%	925	194,250
	3	3	84.00	252.00	0%	925	233,100
Semi	2	0	79.00	0.00	0%	942	(
	3	0	93.00	0.00	0%	942	(
	4	1	97.00	97.00	0%	1,071	103,887
Det	4	0	106.00	0.00	0%	1,071	(
	5	0	110.00	0.00	0%	1,071	(
Flat 1 High*	1	0	39.00	0.00	10%	1,256	(
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	(

2.857 2.143



Number 5 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 94 Medium Green 35 987.89 35 1.00 35.00 3,296 3,296 3,256,072

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	4	73.00	292.00	0%	925	270,100
	3	4	86.00	344.00	0%	925	318,200
Semi	2	4	81.00	324.00	0%	942	305,208
	3	9	98.00	882.00	0%	942	830,844
	4	0	115.00	0.00	0%	1,071	0
Det	4	4	120.00	480.00	0%	1,071	514,080
	5	5	130.00	650.00	0%	1,071	696,150
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density Total Cost Rate Units/ha m2/ha £/m2 ha m2 m2 Medium Green 35 LD 35 1.17 30.00 94 3,305 2,833 3,313,004 1,002.42

	Beds	No	m2	Total		BCIS	COST
Market							C
Flat	1	0	40.00	0.00	10%	1,039	(
	2	0	65.00	0.00	10%	1,039	(
Terrace	2	4	73.00	292.00	0%	925	270,100
	3	4	86.00	344.00	0%	925	318,200
Semi	2	3	81.00	243.00	0%	942	228,906
	3	7	98.00	686.00	0%	942	646,212
	4	0	115.00	0.00	0%	1,071	(
Det	4	4	120.00	480.00	0%	1,071	514,080
	5	6	130.00	780.00	0%	1,071	835,380
BUNGALOW	1	0	58.00	0.00	10%	1041	(
BUNGALOW	2	1	70.00	70.00	10%	1041	80,157
BUNGALOW	3	1	86.00	86.00	10%	1041	98,479
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	(
	3	0	93.00	0.00	0%	942	(
	4	0	97.00	0.00	0%	1,071	(
Det	4	0	106.00	0.00	0%	1,071	(
	5	0	110.00	0.00	0%	1,071	(
Flat 1 High*	1	0	39.00	0.00	10%	1,256	(
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	(

Locality 'een/Brown Iternative Use

North Sund Green Agricultural

Area	Gross	1.176
	Net	1.000

Locality 'een/Brown Iternative Use

North	Sund Green	Agricultural
Area	Gross	1.296
	Net	1.167



Number Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 93 Medium Green 15 970.44 15 0.43 35.00 1,396 3,257 1,354,738

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	2	81.00	162.00	0%	942	152,604
	3	4	98.00	392.00	0%	942	369,264
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density Total Cost m2/ha ha Units/ha m2 m2 Large Brown 500 500 92 45,252,304 14.29 35.00 46,062 3,224

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	62	73.00	4,526.00	0%	925	4,186,550
	3	64	86.00	5,504.00	0%	925	5,091,200
Semi	2	64	81.00	5,184.00	0%	942	4,883,328
	3	128	98.00	12,544.00	0%	942	11,816,448
	4	0	115.00	0.00	0%	1,071	0
Det	4	64	120.00	7,680.00	0%	1,071	8,225,280
	5	43	130.00	5,590.00	0%	1,071	5,986,890
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	16	39.00	624.00	10%	1,039	713,170
	2	15	61.00	915.00	10%	1,039	1,045,754
Terrace	2	19	70.00	1,330.00	0%	925	1,230,250
	3	20	84.00	1,680.00	0%	925	1,554,000
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	5	97.00	485.00	0%	1,071	519,435
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

North Sund Green Paddock

Area	Gross	0.476
	Net	0.429

Locality een/ Brown Iternative Use

Rate

£/m2

982.42

orth Su	and Brown	Industrial
02	Gross	16 789

14.286

2,441,880

1,949,220

133,719

348,585

388,500

466,200

207,774

Rate

£/m2

981.59



Density erage Unit Size Total Cost Locality 'een/Brown Iternative Use Number 9 Units Area Developed Density Rate ha Units/ha m2 m2 m2/ha £/m2 North Sund Brown Industrial Large Brown 150 150 3.75 40.00 93 13,924 3,713 13,688,049 983.05 Beds No Total BCIS COST 4.507 m2 Area Gross Market 3.750 Net 40.00 0.00 10% 1,039 Flat 10% 65.00 0.00 1,039 Terrace 19 73.00 1,387.00 0% 925 1,282,975 19 86.00 1,634.00 0% 925 1,511,450 0% 942 19 81.00 1,539.00 1,449,738 Semi 98.00 3,724.00 0% 942 3,508,008

2,280.00

1,820.00

0.00

0.00

0.00

117.00

305.00

420.00

504.00

0.00

0.00

194.00

0.00

0.00

0.00

0.00

0.00

0%

0%

0%

10%

10%

10%

10%

10%

0%

0%

0%

0%

0%

0%

0%

10%

10%

10%

1,071

1,071

1,071

1,256

1,256

1,256

1,039

1,039

925

925

942

942

1,071

1,071

1,071

1,256

1,256

1,256

Number 10 Units Area Density erage Unit Size Developed Density **Total Cost** ha Units/ha m2/ha m2 m2 Large Brown 60 1.71 35.00 91 5,475 3,194 5,374,203

115.00

120.00

40.00

65.00

80.00

39.00

61.00

70.00

84.00

79.00

93.00

97.00

106.00

110.00

39.00

61.00

74.00

19

Det

Flat 1 High*

Flat 2 High*

Flat 3 High*

Affordable

Terrace

Semi

Det

Flat 1 High*

Flat 2 High*

Flat 3 High*

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	8	73.00	584.00	0%	925	540,200
	3	8	86.00	688.00	0%	925	636,400
Semi	2	8	81.00	648.00	0%	942	610,416
	3	15	98.00	1,470.00	0%	942	1,384,740
	4	0	115.00	0.00	0%	1,071	0
Det	4	8	120.00	960.00	0%	1,071	1,028,160
	5	4	130.00	520.00	0%	1,071	556,920
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	2	61.00	122.00	10%	1,039	139,434
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	2	84.00	168.00	0%	925	155,400
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	1	97.00	97.00	0%	1,071	103,887
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality 'een/Brown Iternative Use

North Sund	Brown	Industrial

rea	Gross	2.011
	Net	1.714



Number 11 Density erage Unit Size Total Cost Units Area Developed Density Rate ha Units/ha m2 m2 m2/ha £/m2 Medium Brown 25 25 0.63 40.00 92 2,312 3,699 2,284,017 987.90

> Beds No Total BCIS COST m2 Market 40.00 0.00 10% 1,039 10% 65.00 0.00 1,039 Terrace 73.00 219.00 0% 925 202,575 86.00 258.00 0% 925 238,650 0% 942 Semi 81.00 243.00 228,906 98.00 588.00 0% 942 553,896 115.00 0% 1,071 0% 360.00 1,071 385,560 Det 120.00 130.00 390.00 0% 1,071 417,690 Flat 1 High* 40.00 0.00 10% 1,256 Flat 2 High* 65.00 0.00 10% 1,256 80.00 0.00 10% 1,256 Flat 3 High* Affordable 10% 39.00 39.00 1,039 44,573 61.00 61.00 10% 1,039 69,717 Terrace 70.00 70.00 0% 925 64,750 84.00 84.00 0% 925 77,700 0% 942 Semi 79.00 0.00 93.00 0.00 0% 942 97.00 0.00 0% 1,071 0.00 0% 106.00 1,071 Det 110.00 0.00 0% 1,071

> > 39.00

61.00

74.00

0.00

0.00

0.00

10%

10%

10%

1,256

1,256

1,256

Number 12 Units Area Density erage Unit Size Developed **Total Cost** Units/ha m2 m2/ha ha m2 Medium Brown 15 0.43 35.00 93 1,396 3,257 1,354,738

Flat 1 High*

Flat 2 High*

Flat 3 High*

	Beds	No		m2 Tota	al	BCIS	COST
Market							0
Flat	1	0	40	.00 0.0	0 10%	1,039	0
	2	0	65	.00 0.0	0 10%	1,039	0
Terrace	2	2	73	.00 146.0	0 0%	925	135,050
	3	2	86	.00 172.0	0 0%	925	159,100
Semi	2	2	81	.00 162.0	0 0%	942	152,604
	3	4	98	.00 392.0	0 0%	942	369,264
	4	0	115	.00 0.0	0 0%	1,071	0
Det	4	2	120	.00 240.0	0 0%	1,071	257,040
	5	1	130	.00 130.0	0 0%	1,071	139,230
Flat 1 High*	1	0	40	.00	0 10%	1,256	0
Flat 2 High*	2	0	65	.00 0.0	0 10%	1,256	0
Flat 3 High*	3	0	80	.00 0.0	0 10%	1,256	0
Affordable							
Flat	1	0	39	.00	0 10%	1,039	0
	2	0	61	.00	0 10%	1,039	0
Terrace	2	1	70	.00 70.0	0 0%	925	64,750
	3	1	84	.00 84.0	0 0%	925	77,700
Semi	2	0	79	.00 0.0	0 0%	942	0
	3	0	93	.00 0.0	0 0%	942	0
	4	0	97	.00 0.0	0 0%	1,071	0
Det	4	0	106	.00 0.0	0 0%	1,071	0
	5	0	110	.00 0.0	0 0%	1,071	0
Flat 1 High*	1	0	39	.00 0.0	0 10%	1,256	0
Flat 2 High*	2	0	61	.00 0.0	0 10%	1,256	0
Flat 3 High*	3	0	74	.00 0.0	0 10%	1,256	0

Locality een/Brown Iternative Use

North Sund Brown Industrial

Area	Gross	0.751
	Net	0.625

orth Sund	Brown	Industrial

Rate

£/m2

970.44

Area	Gross	0.504
	Net	0.429



Number 13 Density erage Unit Size Total Cost Locality 'een/Brown Iternative Use Units Area Developed Density Rate ha Units/ha m2 m2 m2/ha £/m2 North Sund Green Paddock Small Green 7 7 0.23 30.00 101 706 3,026 697,302 987.68 0.233 Beds No Total BCIS COST m2 Area Gross Market 0.233 Net 40.00 0.00 10% 1,039 0.00 10% 1,039 65.00 Terrace 73.00 0.00 0% 925 0.0 86.00 0.00 0% 925 0% 942 162.00 Semi 81.00 152,604 98.00 294.00 0% 942 276,948 115.00 0.00 0% 1,071 0% 128,520 120.00 1,071 Det 120.00 130.00 130.00 0% 1,071 139,230 Flat 1 High* 40.00 0.00 10% 1,256 0.00 10% Flat 2 High* 65.00 1,256 Flat 3 High* 80.00 0.00 10% 1,256 Affordable 0.00 10% 39.00 1,039 61.00 0.00 10% 1,039 Terrace 0.0 70.00 0.00 0% 925 84.00 0.00 0% 925 0% 942 Semi 79.00 0.00 93.00 0.00 0% 942 97.00 0.00 0% 1,071 0.00 0% 106.00 1,071 Det 110.00 0.00 0% 1,071

Number 14 Units Area Density erage Unit Size Developed Total Cost Rate £/m2 Units/ha m2 m2/ha ha m2 Small Green 4 0.16 25.00 109 436 2,725 441,672 1,013.01

39.00

61.00

74.00

0.00

0.00

0.00

10%

10%

10%

1,256

1,256

1,256

Flat 1 High*

Flat 2 High*

Flat 3 High*

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0.0	81.00	0.00	0%	942	0
	3	2.0	98.00	196.00	0%	942	184,632
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0.0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/ Brown Iternative Use

0.160

North Sund Green Paddock		_	0.450
	North Sund	Green	Paddock



Number 15 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 130 1,071.00 Green Plot 0.05 20.00 130 2,600 139,230

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density **Total Cost** Rate Units/ha m2/ha £/m2 ha m2 m2 Small Brown 11 821,625 11 0.28 40.00 78 860 3,127 955.38

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	1	73.00	73.00	0%	925	67,525
	3	2	86.00	172.00	0%	925	159,100
Semi	2	3	81.00	243.00	0%	942	228,906
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality reen/Brown liternative Use

North Sundi Green Paddock

Area	Gross	0.050
	Net	0.050

Locality 'een/Brown Iternative Use

North Sund Brown Industrial

Area	Gross	0.275
	Net	0.275



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 87 Small Brown 7 933.17 0.14 50.00 612 4,371 571,098

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	0
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density **Total Cost** Rate Units/ha m2/ha £/m2 ha m2 m2 Small Brown 4 0.10 40.00 318 3,180 294,150 925.00

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	C
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	C
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	C
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	C
	3	0	84.00	0.00	0%	925	C
Semi	2	0	79.00	0.00	0%	942	C
	3	0	93.00	0.00	0%	942	C
	4	0	97.00	0.00	0%	1,071	C
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1,256	C

Locality een/Brown Iternative Use

North Sund Brown Industrial

Area	Gross	0.140
	Net	0.140

Locality reen/Brown Iternative Use

North Sund Brown Industrial

Area	Gross	0.100
	Net	0.100



Number 19 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 120 1,071.00 Brown Plot 0.03 30.00 120 3,600 128,520

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	C
Terrace	2	0	73.00	0.00	0%	925	C
	3	0	86.00	0.00	0%	925	C
Semi	2	0	81.00	0.00	0%	942	C
	3	0	98.00	0.00	0%	942	C
	4	0	115.00	0.00	0%	1,071	C
Det	4	1	120.00	120.00	0%	1,071	128,520
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	C
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	C
	2	0	61.00	0.00	10%	1,039	C
Terrace	2	0	70.00	0.00	0%	925	C
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	C
	3	0	93.00	0.00	0%	942	C
	4	0	97.00	0.00	0%	1,071	C
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number 20 Units Area Developed Density Total Cost Rate m2/ha £/m2 ha Units/ha m2 m2 Urban Flats 75 75 0.50 150.00 59 4,429 8,858 6,119,106 1,381.60

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	16	40.00	640.00	10%	1,256	884,224
Flat 2 High*	2	32	65.00	2,080.00	10%	1,256	2,873,728
Flat 3 High*	3	16	80.00	1,280.00	10%	1,256	1,768,448
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	11	39.00	429.00	10%	1,256	592,706
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

North Sund Brown Industrial

Area	Gross	0.033
	Net	0.033

Locality 'een/Brown Iternative Use

North Sund	Brown	Industrial

Area	Gross	0.773
	Net	0.500

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Number 21 Units Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2 m2 m2/ha £/m2 Urban Flats 20 55 1,253,761 1,142.90 20 0.27 75.00 1,097 4,114

		0.27	75.00	33	1,057	4,114		1,233,701
	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	5		40.00	200.00	10%	1,039	228,580
	2	12		65.00	780.00	10%	1,039	891,462
Terrace	2	0		73.00	0.00	0%	925	0
	3	0		86.00	0.00	0%	925	0
Semi	2	0		81.00	0.00	0%	942	0
	3	0		98.00	0.00	0%	942	0
	4	0		115.00	0.00	0%	1,071	0
Det	4	0		120.00	0.00	0%	1,071	0
	5	0		130.00	0.00	0%	1,071	0
Flat 1 High*	1	0		40.00	0.00	10%	1,256	0
Flat 2 High*	2	0		65.00	0.00	10%	1,256	0
Flat 3 High*	3	0		80.00	0.00	10%	1,256	0
Affordable								
Flat	1	3		39.00	117.00	10%	1,039	133,719
	2	0		61.00	0.00	10%	1,039	0
Terrace	2	0		70.00	0.00	0%	925	0
	3	0		84.00	0.00	0%	925	0
Semi	2	0		79.00	0.00	0%	942	0
	3	0		93.00	0.00	0%	942	0
	4	0		97.00	0.00	0%	1,071	0
Det	4	0		106.00	0.00	0%	1,071	0
	5	0		110.00	0.00	0%	1,071	0
Flat 1 High*	1	0		39.00	0.00	10%	1,256	0
Flat 2 High*	2	0		61.00	0.00	10%	1,256	0
Flat 3 High*	3	0		74.00	0.00	10%	1,256	0

Locality een/ Brown Iternative Use

North Sund Brown Industrial

Area	Gross	0.33
	Net	0.26

N Sunderland Appendix For Apps

												and Appendix											
											Fo	or Apps											KEH
			Site 1 Large Green 350 La	Site 2 arge Green 175 La	Site 3 orge Green 175 LD	Site 4 Large Green 75	Site 5 Medium Green 35	Site 6 Medium Green M 35 LD	Site 7 Nedium Green 15	Site 8 Large Brown 500	Site 9 Large Brown 150	Site 10 Large Brown 60	Site 11 Medium Brown 25	Site 12 Medium Brown 15	Site 13 Small Green 7	Site 14 Small Green 4	Site 15 Green Plot S	Site 16 mall Brown 11	Site 17 Small Brown 7	Site 18 Small Brown 4	Site 19 Brown Plot	Site 20 Urban Flats 75	Site 21 Urban Flats 20
	Green/brown fie	ld	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
	Use Locality		Agricultural North Sunderland	Agricultural North Sunderland	Agricultural North Sunderland	Agricultural North Sunderland	Agricultural North Sunderland	Agricultural North Sunderland	Paddock North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Paddock North Sunderland	Paddock North Sunderland	Paddock North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Industrial North Sunderland	Industrial North Sunderland
Site Area	Gross	ha	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
Units	Net	ha	10.00 350	5.00 175	5.83 175	2.14 75	1.00 35	1.17 35	0.43 15	14.29 500	3.75 150	1.71 60	0.63 25	0.43 15	0.23 7	0.16 4	0.05 1	0.28 11	0.14 7	0.10 4	0.03	0.50 75	0.27 20
Average Unit	Size	m2	92.24	92.79	91.73	92.37	94.17	94.43	93.07	92.12	92.83	91.25	92.48	93.07	100.86	109.00	130.00	78.18	87.43	79.50	120.00	59.05	54.85
Mix	Intermediate to I Affordable Rent Social Rent	Buy	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%	3.75% 11.25% 0.00%				3.75% 11.25% 0.00%				3.75% 11.25% 0.00%	3.75% 11.25% 0.00%
Price	Market	£/m2	2,000	2,000	2,200	2,200	2,200	2,200	2,200	1,900	1,900	1,900	1,900	1,900	2,450	2,450	2,450	1,850	1,850	1,850	1,850	2,000	2,000
	Intermediate to I Affordable Rent Social Rent	£/m2 £/m2 £/m2	1,400 1,200 1,035	1,400 1,200 1,035	1,540 1,200 1,035	1,540 1,200 1,035	1,540 1,200 1,035	1,540 1,200 1,035	1,540 1,200 1,035	1,330 1,200 1,035	1,330 1,200 1,035	1,330 1,200 1,035	1,330 1,200 1,035	1,330 1,200 1,035	1,715 1,200 1,035	1,715 1,200 1,035	1,715 1,200 1,035	1,295 1,200 1,035	1,295 1,200 1,035	1,295 1,200 1,035	1,295 1,200 1,035	1,400 1,200 1,035	1,400 1,200 1,035
Grant and Sul	osic Intermediate to I Affordable Rent Social Rent	Buy £/unit £/unit £/unit																					
Sales per Qua Unit Build Tin			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative U Up Lift %	se Value	£/ha %	20,000 20%	20,000 20%	20,000 20%	20,000 20%	20,000 20%	20,000 20%	50,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000 20%	50,000 20%	50,000 20%	50,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000
Additional Up		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000						350,000	350,000	350,000						
Easements et Legals / Acqu	isition	£ % land	1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%
Planning Fee	<50 >50	£/unit £/unit	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138
Architects QS / PM		%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%
Planning Cons Other Profess		% %	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%
BCIS		£/m2	982	984	998	982	988	1,002	970	982	983	982	988	970	988	1,013	1,071	955	933	925	1,071	1,382	1,143
FHS Energy		% £/m2		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	0.00% 0.00	0.00% 0.00	0.00% 0.00
Design Acc & Adpt		£/m2 £/m2	0.6	0 0.6	0 0.6	0 0.6	0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6
Water		£/m2	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
Small Sites Site Costs		% %	20.66%	20.66%	20.66%	15.66%	15.66%	15.66%	10.66%	15.66%	15.66%	15.66%	15.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	5.66%	5.66%
Pre CIL s106		£/Unit	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
Post CIL s106		£/Unit £/m2	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00	1,600 0.00
Inf Tariff		%	2.500/	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%
Contingency Abnormals		% % £/site	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00% 10.00%	5.00% 10.00%	5.00% 10.00%	5.00% 10.00%	5.00% 10.00%	2.50%	2.50%	2.50%	5.00% 10.00%	5.00% 10.00%	5.00% 10.00%	5.00% 10.00%	5.00% 10.00%	5.00% 10.00%
FINANCE	Fees Interest Legal and Valuati	£ % on £	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
SALES	Agents Legals Misc.	% % £	3.00% 0.50%	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0
Developers P	r of i Market Housing Affordable Housi	ng	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%

	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 21
	Large Green 350	Large Green 175	Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
Green/brown field	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
Use	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Site Are Gross ha	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
Net ha	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27
Units	350	175	175	75	35	35	15	500	150	60	25	15	7	4	1	11	7	4	1	75	20
Mix Market	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	100.00%	100.00%	100.00%	85.00%	100.00%	100.00%	100.00%	85.00%	85.00%
Intermediate to Buy	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	0.00%	0.00%	0.00%	3.75%	0.00%	0.00%	0.00%	3.75%	3.75%
Affordable Rent	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	0.00%	0.00%	0.00%	11.25%	0.00%	0.00%	0.00%	11.25%	11.25%
Social Rent	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%
Existing Use Value £/ha	20,000	20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	400,000	50,000	50,000	50,000	400,000	400,000	400,000	400,000	400,000	400,000
£ site	266,667	133,333	155,556	57,143	23,529	25,926	23,810	6,715,416	1,802,940	804,544	300,490	201,519	11,667	8,000	2,500	110,000	56,000	40,000	13,333	309,140	133,187
Uplift £/ha	354,000	354,000	354,000	354,000	354,000	354,000	360,000	80,000	80,000	80,000	80,000	80,000	360,000	360,000	360,000	80,000	80,000	80,000	80,000	80,000	80,000
£ site	4,720,000	2,360,000	2,753,333	1,011,429	416,471	458,889	171,429	1,343,083	360,588	160,909	60,098	40,304	84,000	57,600	18,000	22,000	11,200	8,000	2,667	61,828	26,637
Benchmark Land Value £/ha	374,000	374,000	374,000	374,000	374,000	374,000	410,000	480,000	480,000	480,000	480,000	480,000	410,000	410,000	410,000	480,000	480,000	480,000	480,000	480,000	480,000
£ site	4,986,667	2,493,333	2,908,889	1,068,571	440,000	484,815	195,238	8,058,499	2,163,528	965,453	360,588	241,822	95,667	65,600	20,500	132,000	67,200	48,000	16,000	370,968	159,824
Residua Gross £/ha	294,000	227,551	384,150	626,286	729,978	624,227	940,962	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-2,186,186	-303,988
Net £/ha	392,000	303,401	512,199	835,047	858,797	693,586	1,045,513	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,379,188	-379,567
£ site	3,920,000	1,517,006	2,987,830	1,789,387	858,797	809,183	448,077	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-1,689,594	-101,218



SITE NAME	Site 1	Large Green 3	50						1																
INCOME	Av Size		Number		Price	e GDV	GIA		DEVELOPMEN	NT COSTS						ī	Planning fee ca	alc			1	Build Cost	/m2	1	
	m2		350		£/m2				LAND			/unit or m2	Total				Planning app fe No dwgs					BCIS FHS	982 0		/6
Market Housing	96.5	85%	298		2,000	57,401,527	28,701			Land Stamp Duty		11,200		3,920,000	1		No dwgs under No dwgs over 5	50	462			Energy Design	0		
Shared Ownership	68.0	4%	13		1,400	1,249,147	892			Easements etc. Legals Acquisiti		1.50%)				-	Total			Acc & Adpt Water	1	1	
Affordable Rent	68.0	11%	39		1,200	3,212,091	2,677		PLANNING	Logais Acquisiti	ion .	1.5076	30,000	244,300	,							Small Sites	0 203	0% 21%	
Social Rent	68.0	0%	0		1,035	5 0	0		PLANNING	Planning Fee Architects		4.00%	64,500				Stamp duty ca	lc - Residual		3,920,000	Ī	Site Costs	1,186		,
Grant and Subsidy	Shared Owners				C					QS / PM		0.50%	198,971				Land payment			3,920,000	1				
	Affordable Rent Social Rent	t			c					Planning Consu Other Professio		1.00% 2.50%			!										
SITE AREA - Net	10.00		35	/ha		61,862,765	32,270		CONSTRUCTI																
SITE AREA - Gross	13.33	i ha	26	/ha						Build Cost - BC s106 / CIL	IS Based	1,186	38,277,338 560,000						Total	185,500					
Sales per Quarter	0		1							Contingency Abnormals		2.50%		39,794,271			Stamp duty ca Land payment	lc - Add Profit		4,986,667	,				
Unit Build Time	3	Quarters]			RUN Residual	MACRO etrlar		FINANCE	Turiorinas			,	00,704,277			125,000 250,000	0% 1%							
Decident Lend Volum		Whole Site 3,920,000		Per ha GROSS			losing balance =	0	IIIAIICE	Fees		0.500/)			500,000	3%	4%						
Residual Land Value Alternative Use Value		266,667		20,000		RUN CIL MACI				Interest Legal and Valua	ation	6.50%	,	0	1		1,000,000 above	4% 5%	5%						
Uplift Plus /ha	20% a 350,000	53,333 4,666,667		4,000 350,000		C	losing balance =	-880,009	SALES										Total	249,333	31				_
Vial	bility Threshold	4,986,667		374,000	J	Check on phasing	dwgs nos rect			Agents Legals		3.0% 0.5%					Pre CIL s106	1,600) £/ Unit (all) Total	560,000	,	LIT	% GDV 0.00%	. ,	0
Additional Profit		305,635	£/m2	1						Misc.			(2,165,197	49,371,810	1	Post CIL s106	1,600	£/ Unit (all)	560,000	il .				-
raditional Front		000,000							Developers Pr	ofit Market Housin	a	17.50%			10,045,267	Ţ	CIL	0		(
										Affordable Hou		17.50%			780,717				10.0.		1				
RESIDUAL CASH FLOW	FOR INTERES	T 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 2
INCOME UNITS Started		17	35	35	35	35	35	35	35	35	35	18			117										
Market Housing		-17	2,788,074	5,740,153	5,740,153	5,740,153	5,740,153	5,740,153	5,740,153	5,740,153	5,740,153	5,740,153	2,952,079	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			60,673 156,016	124,915 321,209	124,915 321,209	124,915 321,209	64,242 165,193	0	0	0	0	0	0	0	0	0	0	0	0						
Social Rent 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	3,004,763	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	3,181,514	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		185,500																							
Easements etc. Legals Acquisition		0 58,800																							
Planning Fee		64,500																							
Architects		1,591,771		0																					
QS Planning Consultants		198,971 397,943		0																					
Other Professional		994,857		0																					
Build Cost - BCIS Base s106/CIL			1,859,185 27,200	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	1,968,549 28,800	0	0	0	0	0	0	0	0	0	0	0	0						
Contingency Abnormals			46,480 0	95,693 0	95,693 0	95,693 0	49,214 0	0	0	0	0	0	0	0	0	0	0	0	0						
Finance Fees		0			Ü		Ü	· ·	Ū			Ü			0	· ·	U								
Legal and Valuation		0																							
Agents		0	90,143	185,588	185,588	185,588	185,588	185,588	185,588	185,588	185,588	185,588	95,445	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	15,024	30,931 0	30,931	30,931	30,931	30,931	30,931	30,931	30,931	30,931	15,908	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND I	INT AND PROFI	3,492,342	2,038,031	4,195,947	4,195,947	4,195,947	4,195,947	4,195,947	4,195,947	4,195,947	4,195,947	4,195,947	2,157,915	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	3,920,000]																						
	Interest Profit on Costs	t	481,802	450,282	350,179	243,569	130,029	9,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,045,2
	Profit on GDV																								780,71
	Cash Flow Opening Balance	-7,412,342 0	484,929	1,540,048	1,640,151	1,746,761	1,860,300	1,981,220	1,990,330	1,990,330	1,990,330	1,990,330	1,023,598	0	0	0	0	0	0	0	0	0	0	0	-10,825,9
	Closing Balance		-6,927,413	-5,387,365	-3,747,214	-2,000,453	-140,153	1,841,067	3,831,397	5,821,726	7,812,056	9,802,386	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	10,825,984	0
CASH FLOW FOR CIL AI		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 2
INCOME INCOME	As Above	0	3,004,763	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	6,186,276	3,181,514	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land		4,986,667																							
Stamp Duty Easements etc.		249,333 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		74,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		64,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		1,591,771 198,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		397,943 994,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	1,859,185	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	1,968,549	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		30,563	30,563 27,200	30,563 56,000	30,563 56,000	56.000	28.800	0	0	0	0	0	0	0	0	0	0	I .	0						
Contingency		0	46,480	95,693	95,693	95,693	95,693	95,693	95,693	95,693	95,693	95,693	49,214	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents		0	90,143	185,588	185,588	185,588	185,588	185,588	185,588	185,588	185,588	185,588	95,445	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	15,024	30,931	30,931	30,931	30,931	30,931	30,931	30,931	30,931	30,931	15,908	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND I	INT AND PROFI	8,589,405	2,068,595	4,226,510	4,226,510	4,226,510	4,226,510	4,226,510	4,226,510	4,226,510	4,226,510	4,195,947	2,157,915	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest		558,311	533,751	441,060	342,344	237,211	125,245	6,001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost Profit on GDV	;																							8,894,19 780,71
	Cash Flow	-8,589,405	377,857	1,426,016	1,518,707	1,617,423	1,722,555	1,834,521	1,953,765	1,959,766	1,959,766	1,990,330	1,023,598	0	0	0	0	0	0	0	0	0	0	0	-9,674,9
İ	Opening Balance	0																							
	Closing Balance	-8,589,405	-8,211,548	-6,785,533	-5,266,826	-3,649,404	-1,926,849	-92,328	1,861,437	3,821,204	5,780,970	7,771,299	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	8,794,898	-880,009

	Large Green 17	5]												_			-	
NCOME Av Size m2		Number 175		Price £/m2		GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fe	dwgs	rate			Build Cost BCIS	/m2 984		
arket Housing 97.1	85%	149		2,000	28,885,453	14,443		LAND	Land		/unit or m2 8,669		1,517,006			No dwgs No dwgs under	175 50	462			FHS Energy	0	0.00%	%
ared Ownership 68.2	4%	7		1,400	626,163	447			Stamp Duty Easements etc.			65,350 0				No dwgs over 50	125	138 Total			Design Acc & Adpt	0		
fordable Rent 68.2	11%	20		1,200	1,610,135	1,342			Legals Acquisition	on	1.50%	22,755	88,105								Water Small Sites	0	0%	
cial Rent 68.2	0%	0		1,035	. 0	0		PLANNING	Planning Fee			40,350				Stamp duty cal	lc - Residual				Site Costs	203 1,187		%
ant and Subsidy Shared Owners				0					Architects QS / PM		4.00% 0.50%	100,181				Land payment			1,517,006					
Affordable Rent Social Rent				0					Planning Consul Other Profession		1.00% 2.50%		1,643,238											
TE AREA - Net 5.00 TE AREA - Gross 6.67		35 26	/ha /ha		31,121,751	16,232			Build Cost - BCI	S Based	1,187							Total	65,350					
ales per Quarter 0 nit Build Time 3	Quarters								s106 / CIL Contingency Abnormals		2.50%	280,000 481,856 0				Stamp duty cal Land payment 125,000	lc - Add Profit	1%	2,493,333					
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual N	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%							
esidual Land Value ternative Use Value	1,517,006 133,333	303,401	227,551 20,000		RUN CIL MACR	RO ctrl+l			Interest Legal and Valuat	ion	6.50%	0	0			1,000,000 above	4% 5%							
olift 20% Plus /ha 350,000	26,667 2,333,333		4,000 350,000		Ck	osing balance =	-481,422	SALES										Total	124,667	l				
Viability Threshold	2,493,333		374,000		Check on phasing o				Agents Legals		3.0% 0.5%					Pre CIL s106		£/ Unit (all) Total	280,000		LIT	% GDV 0.00%	. ,	0
Iditional Profit	-252,087	£/m2							Misc.			0		24,373,712		Post CIL s106	1,600		280,000					
		<u> </u>						Developers Pro	ofit Market Housing Affordable Hous	,	17.50% 17.50%			5,054,954 391,352	31121.7511	CIL	0		280,000					
SIDUAL CASH FLOW FOR INTEREST		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
COME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
NITS Started arket Housing			8	0	0	0	1,320,478	1,320,478	1,320,478	1,320,478	1,320,478	1,320,478	16 1,320,478	1,320,478	1,320,478	1,320,478	2,640,956 57,240	2,640,956	2,640,956	2,475,896	1,320,478	1,320,478	1,320,478	
hared Ownership Ifordable Rent				0	0	0	28,625 73,606	28,625 73,606	28,625 73,606	28,625 73,606	28,625 73,606	28,625 73,606	28,625 73,606	28,625 73,606	28,625 73,606	28,625 73,606	57,249 147,212	57,249 147,212	57,249 147,212	53,671 138,012	28,625 73,606	28,625 73,606	28,625 73,606	
ocial Rent rant 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 0	0 0	0 0	0 0	0 0	0 0	0 0	
INCOME PENDITURE	0	0	0	0	0	0	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	2,845,417	2,845,417	2,845,417	2,667,579	1,422,709	1,422,709	1,422,709	
amp Duty asements etc.	65,350 0																							
gals Acquisition	22,755																							
anning Fee chitects	40,350 400,722		400,722																					
S anning Consultants	50,090 100,181		50,090 100,181																					
her Professional	250,451		250,451																					
uild Cost - BCIS Base 06/CIL		0	293,703 4,267	587,406 8,533	881,108 12,800	881,108 12,800	881,108 12,800	881,108 12,800	881,108 12,800	881,108 12,800	881,108 12,800	881,108 12,800	1,174,811 17,067	1,468,514 21,333	1,762,217 25,600	1,725,504 25,067	1,431,801 20,800	1,138,098 16,533	881,108 12,800	881,108 12,800	587,406 8,533	293,703 4,267	0	
ontingency onormals		0	7,343 0	14,685 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	29,370 0	36,713 0	44,055 0	43,138 0	35,795 0	28,452 0	22,028 0	22,028 0	14,685 0	7,343 0	0	
nance Fees	0																							
gal and Valuation	0		_	_		_																		
gents gals	0	0	0	0	0	0	42,681 7,114	42,681 7,114	42,681 7,114	42,681 7,114	42,681 7,114	42,681 7,114	42,681 7,114	42,681 7,114	42,681 7,114	42,681 7,114	85,363 14,227	85,363 14,227	85,363 14,227	80,027 13,338	42,681 7,114	42,681 7,114	42,681 7,114	
isc. OSTS BEFORE LAND INT AND PROFI	929,899	0	1,106,756	610,624	915,936	915,936	965,731	965,731	965,731	965,731	965,731	965,731	1,271,043	1,576,355	1,881,667	1,843,503	1,587,986	1,282,674	1,015,526	1,009,301	660,419	355,107	49,795	
Beeldool Webseller	4.547.000																							
or Residual Valuation Land Interest		39,762	40,408	59,050	69,932	85,952	102,233	96,468	90,610	84,657	78,606	72,458	66,209	64,821	68,371	76,940	85,028	65,977	41,654	12,595	0	0	0	
Market Housing Affordable Housing																								Ę
Cash Flow	-2,446,906 0	-39,762	-1,147,164	-669,674	-985,868	-1,001,888	354,745	360,509	366,368	372,321	378,371	384,520	85,456	-218,467	-527,329	-497,734	1,172,403	1,496,767	1,788,237	1,645,682	762,290	1,067,602	1,372,914	-
Opening Balance Closing Balance		-2,486,668	-3,633,832	-4,303,506	-5,289,374	-6,291,262	-5,936,518	-5,576,008	-5,209,641	-4,837,320	-4,458,948	-4,074,428	-3,988,972	-4,207,439	-4,734,768	-5,232,503	-4,060,099	-2,563,332	-775,095	870,587	1,632,877	2,700,479	4,073,393	
ACUTE ON FOR OIL APPLITIONAL PRO	NEIT.	V4				V0				V 2				V 4				V 5				V 6		
ASH FLOW FOR CIL ADDITIONAL PRO	Q1	Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
COME As Above INCOME	0	0	0	0	0	0	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	1,422,709	2,845,417	2,845,417	2,845,417	2,667,579	1,422,709	1,422,709	1,422,709	
(PENDITURE nd	2,493,333																							
amp Duty	124,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
sements etc.	0 37,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals Acquisition	40,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
anning Fee chitects S	40,350 400,722 50,090	0	400,722 50,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
anning Consultants	100,181	0	100,181 250,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ner Professional	250,451	0	250,451	587,406	881.108	881.108	881.108	881.108	881.108	881.108	881,108	881.108	1,174,811	1,468,514	1.762.217	1.725.504	1,431,801	1,138,098	881.108	881,108	587,406	293.703	0	
TENTIAL CIL	U	U	-15,755	-15,755	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	1,468,514 -15,755 12,800	1,762,217 -15,755 25,600	1,725,504 -15,755 25,600	-15,755 25,600	1,138,098 -15,755 24,000	12.800	12,800	12,800	12,800	-	
t CIL s106	0	0	7,343	14,685	22,028	22,028	22,028	22,028	22,028	22,028	22,028	22,028	29,370	36,713	44,055	43,138	35,795	28,452	22,028	22,028	14,685	7,343	0	
ormals	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	0	0	42,681	42,681	42,681	42,681	42,681	42,681	42,681	42,681	42,681	42,681	85,363	85,363	85,363	80,027	42,681	42,681	42,681	
aal and Valuation ents		0	0	0	0	0	7,114 0	7,114 0	7,114 0	7,114 0	7,114 0	7,114 0	7,114 0	7,114 0	7,114 0	7,114 0	14,227 0	14,227 0	14,227 0	13,338 0	7,114 0	7,114 0	7,114 0	
al and Valuation ents pals oc.	0	0					949,975	949,975	949,975	949,975	949,975	949,975	1,251,021	1,552,066	1,865,911	1,828,281	1,577,030	1,274,385	1,015,526	1,009,301	664,686	363,640	49,795	_
ance Fees pal and Valuation ents pals sc. STS BEFORE LAND INT AND PROFIT	0	0	1,086,734	586,335	900,181	900,181	343,313																	
gal and Valuation ents gals ic. ISTS BEFORE LAND INT AND PROFIT CIL calculation	0																							
pal and Valuation ents pals c. STS BEFORE LAND INT AND PROFT CIL calculation Interest Market Housing	0 0 3,497,194	0 0 56,829	1,086,734 57,753	586,335 76,351	900,181 87,119	103,163	119,467	113,727	107,893	101,964	95,939	89,816	83,594	82,163	85,600	94,193	102,314	83,365	59,191	30,417	3,964	0	0	
al and Valuation ints als c. STS BEFORE LAND INT AND PROFI CIL calculation	0 0 3,497,194									101,964	95,939 376,794	89,816	83,594 88,094	82,163	85,600 -528,803	94,193	1,166,073	83,365	59,191	30,417	3,964 754,059		0 1,372,914	

NCOME Av Size	Large Green 17	5 LD																						
		Number		Price		GIA		DEVELOPMEN	IT COSTS							Planning fee ca					Build Cost	/m2]	
m2		175		£/m2		m2		LAND			/unit or m2	Total				Planning app fei No dwgs	dwgs 175	rate			BCIS FHS	998 0	0.009	%
ket Housing 95.8	8 85%	149		2,200	31,365,485	14,257			Land Stamp Duty		17,073	138,891	2,987,830			No dwgs under No dwgs over 50	50 125	462 138	23,100 17,250		Energy Design	0		
red Ownership 68.2	2 4%	7		1,540	688,780	447		1	Easements etc. Legals Acquisition	~	1.50%	0 44,817	183,709		[Total	40,350		Acc & Adpt Water	1		
ordable Rent 68.2	2 11%	20		1,200	1,610,135	1,342			Legais Acquisitio	on	1.50%	44,817	183,709								Small Sites	0	05	
cial Rent 68.2	2 0%	0		1,035	0	0		PLANNING	Planning Fee			40,350			Ī	Stamp duty cal	c - Residual				Site Costs	206 1,205	219	%
ant and Subsidy Shared Owners	rship			0	0				Architects QS / PM		4.00% 0.50%	803,692 100,461				Land payment			2,987,830					
Affordable Ren Social Rent	nt			0	0				Planning Consul Other Profession		1.00% 2.50%	200,923 502,307	1,647,733											
				Ü						idi	2.50%	302,307	1,047,733											
E AREA - Net 5.83 E AREA - Gross 7.78	3 ha 8 ha	30 23	/ha /ha		33,664,399	16,046		CONSTRUCTION	DN Build Cost - BCI:	S Based	1,205	19,329,064						Total	138,891					
									s106 / CIL Contingency		2.50%	280,000 483,227			Г	Stamp duty cal	c - Add Profit							
les per Quarter 0 it Build Time 3	Quarters								Abnormals			0	20,092,291			Land payment 125,000	0%	1%	2,908,889					
in Baild Tillio					RUN Residual M			FINANCE	_							250,000	1%	3%						
esidual Land Value	Whole Site 2,987,830	Per ha NET 512,199	384,150			sing balance = (U		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	4% 5%						
ternative Use Value olift 20%	155,556 31,111		20,000 4,000		RUN CIL MACRO	O ctrl+l sing balance = :	2,504,281		Legal and Valuat	tion		0	0			above	5%	5% Total	145,444					
Plus /ha 350,000 Viability Threshold	2,722,222 d 2,908,889		350,000 374,000		Check on phasing du			SALES	Agents		3.0%	1,009,932				Pre CIL s106	1.600	£/ Unit (all)			LIT	% GDV		_
Viability Tillesiloic			374,000	ŀ	corre				Legals		0.5%	168,322			[T TO CIL 3 TOO		Total	280,000			0.00%		0
Iditional Profit	-1,093,917	£/m2 -77							Misc.			0	1,178,254	26,089,817	Г	Post CIL s106	1,600	£/ Unit (all)	280,000					
								Developers Pro	ofit Market Housing	,	17.50%			5,488,960		CIL	0	£/m2 Total	0 280,000					
									Affordable Hous		17.50%				33664.39932			i Vial	200,000					
SIDUAL CASH FLOW FOR INTERES		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
TS Started ket Housing			8	8	8 0	8	8 1.433.851	8 1.433.851	8 1.433.851	8 1.433.851	8 1.433.851	8 1.433.851	16 1.433.851	16 1.433.851	16 1.433.851	15 1.433.851	8 2.867.701	8 2.867.701	8 2.867.701	8 2.688.470	1.433.851	1,433,851	1.433.851	
ared Ownership				0	0	0	31,487	31,487	31,487	31,487	31,487	31,487	31,487	31,487	31,487	31,487	62,974	62,974	62,974	59,038	31,487	31,487	31,487	
ordable Rent ial Rent				0	0	0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	147,212 0	147,212 0	147,212 0	138,012 0	73,606 0	73,606 0	73,606 0	
nt and Subsidy INCOME	0	0	0	0	0	0	0 1,538,944	0 1,538,944	0 1,538,944	0 1,538,944	0 1,538,944	0 1,538,944	0 1,538,944	0 1,538,944	0 1,538,944	0 1,538,944	0 3,077,888	0 3,077,888	0 3,077,888	0 2,885,520	0 1,538,944	0 1,538,944	0 1,538,944	-
ENDITURE											-		-	-									*	
np Duty	138,891			1	[
ements etc. als Acquisition	0 44,817			1	[
ning Fee	40,350			1	[
nitects	401,846 50,231		401,846 50,231	1	[
ning Consultants	100,461		100,461	1	[
er Professional	251,154		251,154	1	[
ld Cost - BCIS Base 6/CIL		0	294,538 4,267	589,076 8,533	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	1,178,153 17,067	1,472,691 21,333	1,767,229 25,600	1,730,411 25,067	1,435,873 20,800	1,141,335 16,533	883,614 12,800	883,614 12,800	589,076 8,533	294,538 4,267	0	
ntingency normals		0	7,363	14,727	22,090	22,090	22,090	22,090	22,090	22,090	22,090	22,090	29,454	36,817	44,181	43,260	35,897	28,533	22,090	22,090	14,727	7,363	0	
		U	U	U		U	U	U		U	U	U	U	U	U	U	U	U	U	U		U	U	
ince Fees al and Valuation	0			- 1	[
ents	0	0	0	0	0	0	46,168	46,168	46,168	46,168	46,168	46,168	46,168	46,168	46,168	46,168	92,337	92,337	92,337	86,566	46,168	46,168	46,168	
als c.	0	0	0	0	0	0	7,695	7,695	7,695	7,695	7,695	7,695	7,695	7,695	7,695	7,695	15,389	15,389	15,389	14,428	7,695	7,695	7,695	
STS BEFORE LAND INT AND PROFI	1,027,751	0	1,109,860	612,336	918,505	918,505	972,368	972,368	972,368	972,368	972,368	972,368	1,278,536	1,584,704	1,890,873	1,852,601	1,600,296	1,294,128	1,026,231	1,019,498	666,200	360,031	53,863	
					[
Residual Valuation Land Interes		65,253	66,314	85,426	96,765	113,263	130,029	122,935	115,726	108,400	100,955	93,388	85,699	82,860	84,950	92,049	98,642	76,234	48,487	15,935	0	0	0	
Market Housing Affordable Housing	g		-												- '		-		-					5
Cash Flow	-4,015,581	-65,253	-1,176,173	-697,763	-1,015,270	-1,031,768	436,547	443,641	450,850	458,176	465,622	473,188	174,709	-128,620	-436,879	-405,707	1,378,950	1,707,526	2,003,170	1,850,087	872,744	1,178,913	1.485.081	
Opening Balan	nc 0																						,,	-
Closing Balance	-4,015,581	-4,080,834	-5,257,007	-5,954,770	-6,970,040	-8,001,808	-7,565,261	-7,121,620	-6,670,770	-6,212,594	-5,746,973	-5,273,785	-5,099,076	-5,227,696	-5,664,575	-6,070,281	-4,691,332	-2,983,806	-980,636	869,451	1,742,195	2,921,108	4,406,189	
	OFIT	Year 1				Year 2				Year 3				Year 4				V F				Year 6		
H FLOW FOR CIL ADDITIONAL PRO	Q1		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2								Tear 2						
		Q2	Q3		Į.					Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Q2	Q3	
	0	Q2 0	0	0	0	0	1,538,944	1,538,944	1,538,944	1,538,944	Q3 1,538,944	Q4 1,538,944	Q1 1,538,944	1,538,944	Q3 1,538,944	Q4 1,538,944	Q1 3,077,888		Q3 3,077,888	Q4 2,885,520	Q1 1,538,944	Q2 1,538,944	Q3 1,538,944	-
	0																	Q2						1
OME As Above INCOME																		Q2						1
DME As Above INCOME ENDITURE	2,908,889 145,444	0	0	0	0	0	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	3,077,888	Q2 3,077,888	3,077,888	2,885,520	1,538,944	1,538,944	1,538,944	1
OME As Above INCOME ENDITURE up Duty ments etc.	2,908,889	0	0	0	0	0	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	1,538,944	3,077,888	Q2 3,077,888	3,077,888	2,885,520	1,538,944	1,538,944	1,538,944	1
DME As Above INCOME	2,908,889 145,444 0	0 0	0 0	0 0	0 0	0 0	1,538,944 0 0	1,538,944 0 0	1,538,944 0 0	1,538,944 0 0	1,538,944 0 0	1,538,944 0 0	1,538,944 0 0	1,538,944 0 0	1,538,944	1,538,944 0 0	3,077,888 0 0	Q2 3,077,888 0 0	3,077,888 0 0	2,885,520 0 0	1,538,944 0 0	1,538,944 0 0	1,538,944 0 0	
ME As Above INCOME ENDITURE p Duty ments etc. s Acquisition ning Fee	2,908,889 145,444 0 43,633 40,350 401,846	0 0 0	0 0 0 0 401,846	0 0 0 0 0	0 0 0	0 0	1,538,944 0 0 0	1,538,944 0 0 0	1,538,944 0 0 0	1,538,944 0 0 0	1,538,944 0 0 0	1,538,944 0 0 0 0	1,538,944 0 0 0	1,538,944 0 0 0	1,538,944	1,538,944 0 0 0 0	3,077,888 0 0 0 0	Q2 3,077,888 0 0 0	3,077,888 0 0 0	2,885,520 0 0 0 0	1,538,944 0 0 0 0	1,538,944 0 0	1,538,944 0 0 0 0	
INCOME INCOME ENDITURE p Duty ments etc. is Acquisition bring Fee tects	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461	0 0 0 0 0 0 0 0 0	0 0 0 0 0 401,846 50,231 100,461	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 0 0	1,538,944 0 0 0 0	1,538,944	1,538,944 0 0 0 0	0 0 0 0 0	1,538,944 0 0 0 0 0	1,538,944 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	3,077,888 0 0 0 0 0	Q2 3,077,888 0 0 0 0	3,077,888 0 0 0 0 0	2,885,520 0 0 0 0	1,538,944	1,538,944 0 0 0 0	1,538,944 0 0 0 0 0	
INCOME INCOME INCOME ENDITURE p Duty ments etc. s Acquisition sing Fee tects tects rp Consultants rp rofessional	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 401,846 50,231 100,461 251,154	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 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	1,538,944	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	1,538,944 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	1,538,944 0 0 0 0 0	3,077,888 0 0 0 0 0 0	Q2 3,077,888	3,077,888 0 0 0 0 0 0	2,885,520 0 0 0 0 0	1,538,944	1,538,944	1,538,944 0 0 0 0 0	
INCOME INCOME INCOME ENDITURE p Duty ments etc. is Acquisition ining Fee tects sing Consultants r Professional Cost - BCIS Base	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461	0 0 0 0 0 0 0 0 0	0 0 0 0 0 401,846 50,231 100,461	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 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	1,538,944 0 0 0 0	1,538,944	1,538,944 0 0 0 0	0 0 0 0 0	1,538,944 0 0 0 0 0	1,538,944 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	3,077,888 0 0 0 0 0	Q2 3,077,888 0 0 0 0	3,077,888 0 0 0 0 0	2,885,520 0 0 0 0	1,538,944	1,538,944 0 0 0 0	1,538,944 0 0 0 0 0	
ME As Above INCOME INCOME INDITURE D Duty D Duty The income in the control of the control o	2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 401,846 50,231 100,461 251,154 294,538	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 0 883,614 -68,370	0 0 0 0 0 0 0 0 0 0 0 833,614 -68,370 12,800	0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800	1,538,944 0 0 0 0 0 0 0 0 0 0 833,614 -68,370 12,800	1,538,944 0 0 0 0 0 0 0 0 0 0 0 83,614 -68,370 12,800	1,538,944 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800	0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800	0 0 0 0 0 0 0 0 0 0 883,614 -68,370	1,538,944 0 0 0 0 0 0 0 0 1,178,153 -68,370 12,800	0 0 0 0 0 0 0 0 1,472,691 -68,370 12,800	0 0 0 0 0 0 0 0 0 1,767,229 -68,370 25,600	0 0 0 0 0 0 0 0 0 1,730,411 -68,370 25,600	3,077,888 0 0 0 0 0 0 0 0 0 1,435,873 -68,370 25,600	Q2 3,077,888 0 0 0 0 0 0 0 0 0 0 1,141,335 -68,370 24,000	3,077,888 0 0 0 0 0 0 0 0 0 0 0 883,614 12,800	0 0 0 0 0 0 0 0 0 883,614	1,538,944 0 0 0 0 0 0 0 0 0 0 589,076	1,538,944 0 0 0 0 0 0 0 0 0 0 294,538 12,800	1,538,944	
INCOME INCOME INCOME ENDITURE p Duty ments etc. Is Acquisition hing Fee tects tects tr Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 401,846 50,231 100,461 251,154	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 83,614	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 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	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370	0 0 0 0 0 0 0 0 0 0 0 1,178,153 -68,370	0 0 0 0 0 0 0 0 0 0 1,472,691 -68,370	0 0 0 0 0 0 0 0 0 0 0 0 1,767,229 -68,370	1,538,944 0 0 0 0 0 0 0 0 0 1,730,411 -68,370	3,077,888 0 0 0 0 0 0 0 0 0 0 0 1,435,873 -68,370	Q2 3,077,888 0 0 0 0 0 0 0 0 0 1,141,335 -68,370	3,077,688 0 0 0 0 0 0 0 0 0 0 0 0 0	2,885,520 0 0 0 0 0 0 0 0 0 0 0 883,614	1,538,944	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944	
DME As Above INCOME ENDITURE In p Duty In p Duty In p As Above In p Duty In p Duty In p As Above In p Duty	2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 401,846 50,231 100,461 251,154 294,538 -68,370	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 0 883,614 -68,370 12,800 22,090	0 0 0 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,809	0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800	0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,080	1,538,944 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090	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 0 883,614 -88,370 12,900	0 0 0 0 0 0 0 0 0 0 0 1,178,153 -68,370 12,800 29,454	0 0 0 0 0 0 0 0 0 0 1.472.691 -68,370 12,800 36,817	1,538,944 0 0 0 0 0 0 0 0 0 0 1,767,229 -68,370 25,600 44,181	0 0 0 0 0 0 0 0 1,730,411 -88,370 25,600 43,260	3,077,888 0 0 0 0 0 0 0 0 0 1,435,873 -68,370 25,600 35,997	Q2 3,077,888 0 0 0 0 0 0 0 0 0 1,141,335 -68,370 24,000 26,533	3,077,888 0 0 0 0 0 0 0 0 0 0 0 883,614 12,800 22,090	0 0 0 0 0 0 0 0 0 0 833,614 12,800 22,090	1,538,944 0 0 0 0 0 0 0 0 589,076 12,800 14,727	1,538,944 0 0 0 0 0 0 0 0 0 0 294,538 12,800 7,363	1,538,944	
INCOME INCOME ENDITURE up Duty ments etc. Is Acquisition ning Fee tects r Professional I Cost - BCIS Base ENTIAL CIL CIL s106 ingency ymals	2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 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 0 401,846 50,231 100,461 251,154 294,538 -68,370 7,363 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 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 12,800 12,900 0	0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 22,090 0	0 0 0 0 0 0 0 0 0 883,614 -68,370 22,090 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 0 833,614 -88370 12,800 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 883,614 -88,370 12,800 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 22,090 0	0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0	1,538,944 0 0 0 0 0 0 0 0 0 1,178,153 -88,370 12,800 29,454 0	1,538,944 0 0 0 0 0 0 0 0 0 0 1,472,691 -68,370 0 36,817 0	1,538,944 0 0 0 0 0 0 0 0 0 0 1,767,229 -68,370 25,600 44,181 0	1,538,944 0 0 0 0 0 0 0 0 0 1,730,411 -68,370 25,600 0	3,077,888 0 0 0 0 0 0 0 0 0 1,435,873 -88,370 25,900	Q2 3,077,888 0 0 0 0 0 0 0 0 0 1,141,335 -68,370 24,000	3,077,888 0 0 0 0 0 0 0 0 0 0 883,614 12,800 22,090 0	0 0 0 0 0 0 0 0 0 0 883,614 12,800 22,090 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 2,589,076 12,800 14,727 0	0 0 0 0 0 0 0 0 0 0 294,538 12,800 7,363 0	1,538,944	
INCOME INCOME ENDITURE p Duty ments etc. is Acquisition bing Fee tects ing Consultants r professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency rmals ince Fees and Valuation ts	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 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 0 401,846 50,231 100,461 251,154 294,538 -68,370 7,363 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 0 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 12,800 22,090 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 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	1,538,944 0 0 0 0 0 0 0 0 883,614 -88,370 12,800 22,990 0 0 46,168	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 1,178,153 -83,370 0 12,800 29,454 0 0 46,168	1,538,944 0 0 0 0 0 1 1,472,691 -68,370 0 36,817 0 0 46,168	1,538,944 0 0 0 0 0 0 0 0 1,767,229 -68,370 25,600 44,181 0 0 46,168	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 1,730,411 -88,370 0 0 43,260 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 1,435,873 -88,370 25,600 35,897 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 3,077,888 0 0 0 0 0 0 0 0 0 0 1,141,335 -88,370 24,000 28,533 0	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0	2,885,520 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 0 0 0 0 0 0	1,538,944	
INCOME INCOME ENDITURE p Duty ments etc. is Acquisition bing Fee tects ing Consultants r professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency rmals ince Fees and Valuation ts	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 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 0 401,646 50,231 100,461 251,154 2294,538 -68,370 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 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 0 0 0 0 0 0 0 0	1,538,944 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 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 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	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 1,730,411 -68,370 25,600 43,260 0	3,077,888 0 0 0 0 0 0 0 0 0 0 1,435,873 68,370 25,600 35,897 0	02 3,077,886 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 883,614 12,800 0 0 0	2,885,520 0 0 0 0 0 0 0 0 0 883,614 12,800 22,090 0	1,538,944 0 0 0 0 0 0 0 0 0 0 589,076 12,800 14,727 0	0 0 0 0 0 0 0 0 294,538 12,800 7,363 0	1,538,944	
INCOME INCOME ENDITURE p Duty ments etc. s Acquisition hing Fee tects hing Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals hore Fees and Valuation ts ss	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 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 0 401,846 50,231 100,461 251,154 294,538 -68,370 7,363 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 14,727 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 12,800 22,090 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 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	1,538,944 0 0 0 0 0 0 0 0 0 0 12,800 12,800 0 0 0 46,168 7,695	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 1,178,153 -68,370 12,800 29,454 0	1,538,944 0 0 0 0 0 0 1,472,691 -68,370 12,800 0 0 46,168 7,695	1,538,944 0 0 0 0 0 0 0 1,767,229 -68,370 25,600 44,181 0 0 46,168 7,695	1,538,944 0 0 0 0 0 0 0 0 0 1,730,411 -88,370 25,600 43,260 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 0 1,435,873 -68,370 25,600 35,597 0 0 92,337 15,389	02 3,077,888 0 0 0 0 0 0 0 0 0 1,141,335 -68,370 24,000 28,533 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 883,614 12,800 22,090 0 0 0 0 0 0 0 0 0 0 0 0 0	2,885,520 0 0 0 0 0 0 0 0 0 0 883,614 12,800 22,000 0 0 0 0 14,428	0 0 0 0 0 0 0 0 0 589,076 12,800 14,727 0 0 46,168	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944	
INCOME INCOME ENDITURE up Duty Imments etc. Is Acquisition Ining Fee Itects In Fredessional I Cost - BCIS Base ENTIAL CIL CIL s106 Ingency Immediate I and Valuation Its Is SEFORE LAND INT AND PROFI	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 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 0 401,846 50,231 100,461 251,154 294,538 -68,370 0 0	0 0 0 0 0 0 0 0 0 0 589,076 -68,370 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	1,538,944 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,990 0 0 46,168 7,695	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	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 1,178,153 -68,370 12,800 23,454 0 0 46,168 7,695	1,538,944 0 0 0 0 0 1 0 1,472,691 1-68,370 12,800 36,817 0 0 46,168 7,665 0	1,538,944 0 0 0 0 0 0 0 1,767,229 -68,370 0 44,181 0 0 46,168 7,695	1,538,944 0 0 0 0 0 0 0 1,730,411 -88,370 25,600 43,260 0 0 0 46,168 7,695	3,077,888 0 0 0 0 0 0 0 0 1,435,873 -88,370 2,5600 35,897 0 0 92,337 15,389 0	Q2 3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0	2,885,520 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 294,538 12,800 7,363 0 0 46,168 7,695	1,538,944	
INCOME INCOME INCOME ENDITURE p Duty ments etc. s Acquisition sing Fee tects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals sce Fees and Valuation ts s TS BEFORE LAND INT AND PROFI	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 0 0 0 0 0 0 0 0 3,942,008	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 401,846 50,231 100,461 251,154 294,538 -68,370 0 0	0 0 0 0 0 0 0 0 0 0 589,076 -68,370 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	1,538,944 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,990 0 0 46,168 7,695	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	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 1,178,153 -68,370 12,800 23,454 0 0 46,168 7,695	1,538,944 0 0 0 0 0 1 0 1,472,691 1-68,370 12,800 36,817 0 0 46,168 7,665 0	1,538,944 0 0 0 0 0 0 0 1,767,229 -68,370 0 44,181 0 0 46,168 7,695	1,538,944 0 0 0 0 0 0 0 1,730,411 -88,370 25,600 43,260 0 0 0 46,168 7,695	3,077,888 0 0 0 0 0 0 0 0 1,435,873 -88,370 2,5600 35,897 0 0 92,337 15,389 0	Q2 3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0	2,885,520 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 294,538 12,800 7,363 0 0 46,168 7,695	1,538,944	
INCOME INCOME INCOME ENDITURE p Duty ments etc. s Acquisition sing Fee tects sing Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals tce Fees and Valuation ts s TS BEFORE LAND INT AND PROFI	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 0 0 0 0 0 0 0 3,942,008	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 401,846 50,231 100,461 251,154 2294,538 68,370 0 0 0 0 1,037,223	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 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 46,168 7,695 0 903,998	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 22,080 0 0 0 903,998	1,538,944 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 0 0 0 46,168 7,695 0 903,998	1,538,944 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 0 46,168 7,695 0 903,998	1,538,944 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	1,538,944 0 0 0 0 0 0 0 1,178,153 68,370 12,800 29,454 0 0 0 1,205,900	1,538,944 0 0 0 0 0 0 1,472,691 -68,370 12,800 36,817 0 0 0 1,507,801	1,538,944 0 0 0 0 0 0 1,767,229 -68,370 25,600 44,181 0 0 0 1,822,503	0 0 0 0 0 0 0 1,730,411 -68,370 25,600 43,260 0 0 0 1,784,765	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0	2,885,520 0 0 0 0 0 0 0 0 0 883,614 12,800 22,990 0 0 0 0 1,019,498	1,538,944 0 0 0 0 0 0 0 589,076 12,800 14,727 0 0 46,168 7,695 0 670,466	1,538,944 0 0 0 0 0 0 294,538 12,800 7,363 0 0 0 46,168 7,695 0 368,565	1,538,944	
INCOME INCOME ENDITURE p Duty ments etc. s Acquisition sing Fee tects sing Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals sce Fees and Valuation ts s TS BEFORE LAND INT AND PROFI	0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 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 0 401,846 50,231 100,461 251,154 2294,538 68,370 0 0 0 0 1,037,223	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 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 46,168 7,695 0 903,998	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,538,944 0 0 0 0 0 0 0 0 0 0 0 22,080 0 0 0 903,998	1,538,944 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 0 0 0 46,168 7,695 0 903,998	1,538,944 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 0 46,168 7,695 0 903,998	1,538,944 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	1,538,944 0 0 0 0 0 0 0 1,178,153 68,370 12,800 29,454 0 0 0 1,205,900	1,538,944 0 0 0 0 0 0 1,472,691 -68,370 12,800 36,817 0 0 0 1,507,801	1,538,944 0 0 0 0 0 0 1,767,229 -68,370 25,600 44,181 0 0 0 1,822,503	0 0 0 0 0 0 0 1,730,411 -68,370 25,600 43,260 0 0 0 1,784,765	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,077,888 0 0 0 0 0 0 0 0 0 0 0 0 0	2,885,520 0 0 0 0 0 0 0 0 0 883,614 12,800 22,990 0 0 0 0 1,019,498	1,538,944 0 0 0 0 0 0 0 589,076 12,800 14,727 0 0 46,168 7,695 0 670,466	1,538,944 0 0 0 0 0 0 294,538 12,800 7,363 0 0 0 46,168 7,695 0 368,565	1,538,944	



ITE NAME Site 4	Large Green 7	5																					
ICOME Av Size				Price		GIA		DEVELOPMEN	IT COSTS							Planning fee ca					Build Cost	/m2	
m:		75		£/m2		m2		LAND			/unit or m2	Total				Planning app fer No dwgs	75				BCIS FHS	982 0	0.00%
arket Housing 96.	6.4 85%	64		2,200	13,518,785	6,145			Land Stamp Duty		23,858	78,969	1,789,387			No dwgs under No dwgs over 50	50 25		23,100 3,450		Energy Design	0	
ared Ownership 69.	9.0 4%	3		1,540	298,856	194			Easements etc. Legals Acquisition	on	1.50%	0 26,841	105,810					Total	26,550		Acc & Adpt Water	1 0	
ordable Rent 69.	9.0 11%	8		1,200	698,625	582		PLANNING													Small Sites Site Costs	0 154	0% 16%
ial Rent 69.	9.0 0%	0		1,035	0	0			Planning Fee Architects		4.00%	26,550 327,171				Stamp duty call Land payment	c - Residual		1,789,387			1,136	
ant and Subsidy Shared Owner Affordable Rer				C					QS / PM Planning Consul	Itante	0.50%	40,896 81,793							1,00,00				
Social Rent	on it			C	0				Other Profession		2.50%	204,482											
	14 ha	35			14,516,266	6,921		CONSTRUCTIO															
TE AREA - Gross 2.8	86 ha	26	/ha						Build Cost - BCI s106 / CIL	S Based	1,136	7,862,698 120,000						Total	78,969				
les per Quarter 0		1							Contingency Abnormals		2.50%	196,567 0	8,179,265			Stamp duty call Land payment	c - Add Profit		1,068,571				
nit Build Time 3	Quarters]			RUN Residual N	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	1% 3%					
sidual Land Value	Whole Site 1,789,387		Per ha GROSS 626,286		Cle	osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	4% 5%					
ernative Use Value lift 20%	57,143 11,429		20,000 4,000		RUN CIL MACR	tO ctrl+l osing balance =	1.564.764		Legal and Valual	tion		0	0			above	5%	5% Total	53,429				
Plus /ha 350,000 Viability Threshole	1,000,000)	350,000 374,000		Check on phasing of		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	SALES	Agents		3.0%	435,488				Pre CIL s106	1 600	£/ Unit (all)	33,323		шт	% GDV	
Viability Till esticit	Ju 1,000,571		374,000	l	cori				Legals		0.5%	72,581				FIE CIL STOO		Total	120,000		LII	0.00%	0
ditional Profit	-76,595	£/m2	j					<u> </u>	Misc.			0	508,069	11,263,423		Post CIL s106	1,600	£/ Unit (all)	120,000				
			•					Developers Pro	Market Housing		17.50%			2,365,787		CIL	0	£/m2 Total	120,000				
SIDUAL CASH FLOW FOR INTERES	:ST	Year 1				Year 2			Affordable Hous	Year 3	17.50%			174,559 Year 4	33871.28828	3		Year 5				Year 6	
DME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
S Started et Housing			5	8	8 0	8	8 901,252	8 1,442,004	8 1,442,004	8 1,442,004	8 1,442,004	6 1,442,004	1,442,004	1,442,004	1,442,004	1,081,503	0	0	0	0	0	0	0
et Housing ed Ownership dable Rent				0	0	0	19,924 46,575	31,878 74,520	31,878 74,520	31,878 74,520	31,878 74,520	31,878 74,520	31,878 74,520	31,878 74,520	31,878 74,520	23,909	0	0	0	0	0	0	0
I Rent				0	0	0	46,575 0	0	0	0	0	0	0	0	74,520 0 0	0	0	0	0	0	0	0	0
and Subsidy INCOME	0	0	0	0	0	0	967,751	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,161,301	0	0	0	0	0	0	0
NDITURE																							
p Duty ments etc.	78,969 0																						
s Acquisition	26,841																						
ng Fee ects	26,550 163,585		163,585																				
ng Consultants	20,448 40,896		20,448 40,896																				
Professional	102,241		102,241																				
Cost - BCIS Base		0	174,727	454,289	733,852	838,688	838,688	838,688	838,688	838,688	838,688	768,797	489,235	209,672	0	0	0	0	0	0	0	0	0
CIL ngency		0	2,667 4,368	6,933 11,357	11,200 18,346	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	11,733 19,220	7,467 12,231	3,200 5,242	0	0	0	0	0	0	0	0	0
rmals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ce Fees and Valuation	0																						
ts	0	0	0	0	0	0	29,033	46,452	46,452	46,452	46,452	46,452	46,452	46,452	46,452	34,839	0	0	0	0	0	0	0
•	0	0	0	0	0	0	4,839	7,742	7,742	7,742	7,742	7,742	7,742	7,742	7,742	5,807	0	0	0	0	0	0	0
S BEFORE LAND INT AND PROF	FIT 459,531	0	508,932	472,580	763,398	872,455	906,326	926,649	926,649	926,649	926,649	853,944	563,126	272,308	54,194	40,646	0	0	0	0	0	0	0
and dead Walcotten	4 700 007	7																					
Residual Valuation Land	est	36,545	37,139	46,012	54,440	67,729	83,007	83,358	74,609	65,718	56,683	47,500	36,987	21,577	1,192	0	0	0	0	0	0	0	0
Market Housing Affordable Housing																							
Cash Flow	-2,248,918	-36,545	-546,071	-518,592	-817,838	-940,184	-21,583	538,395	547,144	556,035	565,070	646,957	948,289	1,254,517	1,493,016	1,120,656	0	0	0	0	0	0	0
Opening Balan Closing Baland		-2,285,463	-2,831,534	-3,350,126	-4,167,964	-5,108,148	-5,129,731	-4,591,336	-4,044,192	-3,488,158	-2,923,088	-2,276,130	-1,327,842	-73,325	1,419,691	2,540,347	2,540,347	2,540,347	2,540,347	2,540,347	2,540,347	2,540,347	2,540,347
FLOW FOR CIL ADDITIONAL PR	ROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3
ME As Above INCOME	0	0	0	0	0	0	967,751	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,548,402	1,161,301	0	0	0	0	0	0	0
NDITURE	1 000 571																						
	1,068,571	1	_		_		_			_	_	_		_	_		_			_		_	_
Duty nents etc.	53,429 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acquisition	16,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ng Fee	26,550 163,585	0	0 163,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ects	20,448 40,896	0	20,448 40,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	102,241	0	102,241	0	ō	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ng Consultants		0	174,727	454,289	733,852	838,688	838,688	838,688	838,688	838,688	838,688	768,797	489,235	209,672	0	0	0	0	0	0	0	0	0
ng Consultants Professional Cost - BCIS Base	0	,	-10,942	-10,942	-10,942 8,000	-10,942 12,800	-10,942 12,800	-10,942 12,800	-10,942 12,800	12,800	12,800	12,800	12,800	9,600	0	0	0	0	0	0	0	0	0
ng Consultants Professional Cost - BCIS Base NTIAL CIL IL s106			4,368	11,357 0	18,346 0	20,967 0	20,967 0	20,967 0	20,967 0	20,967 0	20,967 0	19,220 0	12,231 0	5,242 0	0	0	0	0	0	0	0	0	0
ng Consultants Professional Cost - BCIS Base NTIAL CIL IIL s106 gency	0 0	0	0		1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ng Consultants Professional Cost - BCIS Base NTIAL CIL III, st 106 gency mails	0		0	0	0	0	0				0	0	0	0	ō	0	0	0	0	0	0	-	0
ng Consultants Professional Cost - BCIS Base NTIAL CIL IL s106 gency mals	0	0		0	0	0	0	0	0	0	Ü								Ü			U	U
ing Consultants Professional Cost - BCIS Base NTIAL CIL DIL stole agency mass ce Fees and Valuation	0 0 0 0 0 0	0 0 0	0 0	0	0	0	0 29,033	0 46,452	46,452	46,452	46,452	46,452	46,452	46,452	46,452	34,839	0	0	0	0	0	0	0
ing Consultants Professional Cost - BCIS Base NTIAL CIL DIL stole gency masls 26 Fees and Valuation S 5	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 29,033 4,839 0	0 46,452 7,742 0	46,452 7,742 0	46,452 7,742 0	46,452 7,742 0	7,742 0	7,74 <u>2</u> 0	7,742 0	7,742 0	5,807 0	0	0	0 0 0	0	0	0	0 0
ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL: 100 ngancy mals coe Fees and Valuation ts s	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 29,033 4,839	0 46,452 7,742	46,452 7,742	46,452 7,742	46,452 7,742	7,742	7,742	7,742	7,742	5,807	0	0	0	0	0	0	0
tects Ing Consultants Professional COST - BCIS Base ENTIAL CIL CIL s 106 Ingency Imals Ice Fees and Valuation Its Its Its Its BEFORE LAND INT AND PROF CIL calculation	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 29,033 4,839 0	0 46,452 7,742 0	46,452 7,742 0	46,452 7,742 0	46,452 7,742 0	7,742 0	7,74 <u>2</u> 0	7,742 0	7,742 0	5,807 0	0	0	0 0 0	0	0	0	0 0
ing Consultants Professional Cost - BCIS Base NTIAL DIL CIL stoe ngency mals coe Fees and Valuation IS S S S S SEFORE LAND INT AND PROF	0 0 0 0 0 0 0 1,491,749	0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0 29,033 4,839 0	0 46,452 7,742 0	46,452 7,742 0	46,452 7,742 0	46,452 7,742 0	7,742 0	7,74 <u>2</u> 0	7,742 0	7,742 0	5,807 0	0	0	0 0 0	0	0	0	0 0
ing Consultants Professional Cost - BCIS Base NTIAL CIL DIL s106 gency mals ce Fees and Valuation S S S SEFORE LAND INT AND PROF	0 0 0 0 0 0 0 0 171 1,491,749	0 0 0 0 0	0 0 0 0 0 495,323	0 0 0 0 454,704	0 0 0 0 749,256	0 0 0 0 861,513	0 29,033 4,839 0 895,384	0 46,452 7,742 0 915,707	46,452 7,742 0 915,707	46,452 7,742 0 926,649	46,452 7,742 0 926,649	7,742 0 855,011	7,742 0 568,459	7,742 0 278,708	7,742 0 54,194	5,807 0 40,646	0	0	0 0 0	0 0	0	0	0 0 0
ing Consultants Professional Cost - BCIS Base PNTIAL CIL CIL st08 Ingency Inmals Ince Fees and Valuation Its Its BEFORE LAND INT AND PROF CIL calculation Interes Market Housin	0 0 0 0 0 0 0 1,491,749	0 0 0 0 0	0 0 0 0 0 495,323	0 0 0 0 454,704	0 0 0 0 749,256	0 0 0 0 861,513	0 29,033 4,839 0 895,384	0 46,452 7,742 0 915,707	46,452 7,742 0 915,707	46,452 7,742 0 926,649	46,452 7,742 0 926,649	7,742 0 855,011	7,742 0 568,459	7,742 0 278,708	7,742 0 54,194	5,807 0 40,646	0	0	0 0 0	0 0	0	0	0 0 0



	e 5 Medium G							J							1	-				ī	[= -		1	
INCOME A	Av Size m2	% Number	er 5	Price £/m2		GIA m2		DEVELOPMEN	T COSTS					1		Planning fee ca Planning app fe	dwgs	rate			Build Cost BCIS	/m2 988		
Market Housing	99.1	35% 3	0	2,200	6,483,913	2,947		LAND	Land		/unit or m2 24,537	Total	858,797			No dwgs No dwgs under	35 35		16,170		FHS Energy	0	0.009	Ĺ.
hared Ownership			1	1,540		85			Stamp Duty Easements etc.		,	32,440 0				No dwgs over 50			0 16,170		Design Acc & Adpt	0		
						-			Legals Acquisition	on	1.50%	12,882						TOTAL	10,170	1	Water	0		
ffordable Rent		11%	4	1,200		255		PLANNING												-	Small Sites Site Costs	155		
Social Rent	64.8	0%	0	1,035	0	0			Planning Fee Architects		4.00%	16,170 156,338				Stamp duty cal Land payment	lc - Residual		858,797			1,143]	
Grant and Subsidy Shared C Affordab	Ownership ble Rent			0					QS / PM Planning Consul	tants	0.50% 1.00%	19,542 39,084												
Social R				0					Other Profession		2.50%	97,711												
SITE AREA - Net	1.00 ha		5 /ha		6,921,070	3,287		CONSTRUCTIO																
SITE AREA - Gross	1.18 ha	3	0 /ha	1					Build Cost - BCI: s106 / CIL	S Based	1,143	3,758,486 56,000						Total	32,440	l				
Sales per Quarter 0	0								Contingency Abnormals		2.50%	93,962				Stamp duty cal Land payment	lc - Add Profit		440,000					
Unit Build Time 3	3 Quarters				RUN Residual I	MACRO etcler		FINANCE					2,222,112			125,000 250,000	0% 1%							
	Whole S		Per ha GROSS	3		losing balance =	0		Fees			0				500,000	3%	4%						
Residual Land Value Alternative Use Value	23	797 858,79 529	20,000	ī	RUN CIL MACE				Interest Legal and Valuat	tion	6.50%	0	0			1,000,000 above	4% 5%	4%						
Uplift 20° Plus /ha 350,		706 765	4,000 350,000		CI	losing balance =	755,489	SALES										Total	17,600	l				
Viability Thre	reshold 440	000	374,000		Check on phasing	dwgs nos rect			Agents Legals		3.0% 0.5%	207,632 34,605				Pre CIL s106		£/ Unit (all) Total	56,000		LIT	% GDV 0.00%		
		£/m2	_		Cor	rect			Misc.		0.5%	34,603		5,383,651								0.00%		4
Additional Profit	30	688 1	0					Developers Pro	ofit							Post CIL s106 CIL	1,600 0		56,000 0					
									Market Housing Affordable House		17.50% 17.50%			1,134,685 76,502	34605.35167	,		Total	56,000	l				
RESIDUAL CASH FLOW FOR INT	TEREST	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	5	5	5	5	44	40.7.7.	40												
Market Housing Shared Ownership				0	0	0	926,273 18,711	926,273 18,711	926,273 18,711	926,273 18,711	926,273 18,711	926,273 18,711	926,273 18,711	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	43,740 0	43,740 0	43,740 0	43,740 0	43,740 0	43,740 0	43,740 0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	988,724	988,724	0 988,724	988,724	988,724	988,724	0 988,724	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE				-										-			-		-					
Stamp Duty	32,440																							
Easements etc. Legals Acquisition	12,882																							
Planning Fee	16,170																							
Architects	78,169		78,169																					
QS Planning Consultants	9,771 19,542		9,771 19,542																					
Other Professional	48,856		48,856																					
Build Cost - BCIS Base s106/CIL		0	178,976 2,667	357,951 5,333	536,927 8,000	536,927 8,000	536,927 8,000	536,927 8,000	536,927 8,000	357,951 5,333	178,976 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,474	8,949	13,423	13,423	13,423	13,423	13,423	8,949	4,474	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	29,662	29,662	29,662	29,662	29,662	29,662	29,662	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	4,944	4,944	4,944	4,944	4,944	4,944	4,944	0	0	0	ő	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	PROFIT 217,83	0	342,454	372,233	558,350	558,350	592,955	592,955	592,955	406,838	220,722	34,605	34,605	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land 858,79	17,495	17,779	23,633	30,066	39,628	49,345	43,716	37,995	32,181	23,248	11,146	0	0	0	0	0	0	0	0	0	0	0	0
Market H Affordable H	Housing	17,400	17,770	20,000	00,000	00,020	40,040	40,710	07,000	02,101	20,240	11,140		Ü	Ü	Ü	ľ	Ü	Ü			Ü	Ü	1,134,685 76,502
	- T																							
Cash Flo Opening		27 -17,495	-360,234	-395,866	-588,416	-597,978	346,424	352,054	357,775	549,705	744,754	942,973	954,119	0	0	0	0	0	0	0	0	0	0	-1,211,187
Closing I	Balance -1,076,6	-1,094,122	-1,454,356	-1,850,223	-2,438,639	-3,036,616	-2,690,192	-2,338,138	-1,980,364	-1,430,659	-685,905	257,068	1,211,187	1,211,187	1,211,187	1,211,187	1,211,187	1,211,187	1,211,187	1,211,187	1,211,187	1,211,187	1,211,187	0
CASH FLOW FOR CIL ADDITIONA	AI PROFIT	Year	1			Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Abov	0	0	0	0	0	0	988,724	988,724	988,724	988,724	988,724	988,724	988,724	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	440,00)																						
Stamp Duty	17,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 6,600		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	78,169 9,771	0	78,169 9,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	19,542	0	19,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	48,856		48,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0	0	178,976 10,229	357,951 10,229	536,927 10,229	536,927	536,927	536,927	536,927	357,951	178,976	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	0	0			8,000	8,000	8,000	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	4,474 0	8,949 0	13,423 0	13,423 0	13,423 0	13,423 0	13,423 0	8,949 0	4,474 0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents	0	0	0	0	0	0	29,662 4,944	29,662 4,944	29,662 4,944	29,662 4,944	29,662 4,944	29,662 4 944	29,662 4,944	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	4,944 0	0	0	0	0	0	0	0	0	0	0	0	0
	PROFIT 636,70	3 0	350,017	377,129	568,579	558,350	592,955	592,955	592,955	409,505	226,055	34,605	34,605	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND I	II.				1								1								I			
COSTS BEFORE LAND INT AND																								
COSTS BEFORE LAND INT AND I	Interest	10,347	10,515	16,373	22,768	32,377	41,976	36,227	30,385	24,447	15,432	3,290	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	Housing	10,347	10,515	16,373	22,768	32,377	41,976	36,227	30,385	24,447	15,432	3,290	0	0	0	0	0	0	0	0	0	0	0	0 870,523 76,502
COSTS BEFORE LAND INT AND I	Housing Housing sh Flow -636,70	•	10,515 -360,532	16,373 -393,502	22,768	32,377	41,976 353,793	36,227 359,542	30,385 365,385	24,447	15,432 747,237	3,290 950,829	0 954,119	0	0	0	0	0	0	0	0	0	0	870,523
COSTS BEFORE LAND INT AND I	Housing Housing sh Flow -636,70 Balance 0	3 -10,347	-						-	-	-						-							870,523 76,502



	6 Medium G					,	1	DEVE: 0	T 00077						7	n. · ·	-1-			Т	Dullet C		1	
INCOME Av	Size m2	% Numb	er 35	Price £/m2				DEVELOPMEN	NT COSTS							Planning fee c Planning app fe		rate			Build Cost BCIS	/m2 1,002		
Market Housing	99.4	85%	30	2,200	0 6,503,548	2,956		LAND	Land		/unit or m2 23,120	Total	809,183			No dwgs No dwgs under	35 35		16,170		FHS Energy	0	0.009	6
	64.8		1	1,540					Stamp Duty Easements etc.			29,959				No dwgs over 5			0		Design Acc & Adpt	0		
									Legals Acquisiti		1.50%							TOTAL	16,170	4	Water	0		
Affordable Rent	64.8	11%	4	1,200	306,180	255		PLANNING												_	Small Sites Site Costs	0 157		
Social Rent	64.8	0%	0	1,035	5 0	0			Planning Fee Architects		4.00%	16,170 159,028				Stamp duty ca Land payment	lc - Residual		809,183	l L		1,160]	
Grant and Subsidy Shared O Affordable				0					QS / PM Planning Consu	ultants	0.50% 1.00%													
Social Re				0					Other Professio		2.50%													
	1.17 ha		30 /ha		6,940,705	3,296		CONSTRUCTION																
SITE AREA - Gross	1.30 ha		27 /ha	1					Build Cost - BC s106 / CIL	IS Based	1,160	3,824,108 56,000						Total	29,959	1				
Sales per Quarter 0									Contingency Abnormals		2.50%	95,603				Stamp duty ca Land payment	lc - Add Profit		484,815					
Unit Build Time 3	Quarters				DIM Decident	MACRO		FINANCE	Abiloillas				3,373,711			125,000	0%		404,013					
	Whole S		Per ha GROSS		RUN Residual	MACKO ctri+r closing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	4%						
Residual Land Value Alternative Use Value		,183 693,5 ,926	86 624,227 20,000		RUN CIL MAC	RO ctrl+l			Interest Legal and Valua	ation	6.50%	0	0			1,000,000 above	4% 5%							
Uplift 20% Plus /ha 350.0	5 5	,185 ,704	4,000 350,000)		closing balance =	759,142	SALES										Total	19,393					
Viability Three		,815	374,000		Check on phasing			SALLS	Agents		3.0%					Pre CIL s106	1,600	£/ Unit (all)		1	LIT	% GDV		7
		£/m2			coi	rrect			Legals Misc.		0.5%	34,704 0		5,404,143				Total	56,000	1		0.00%		<u>)</u>
Additional Profit	-76	,619 -	26					Developers Pr	ofit						- T	Post CIL s106	1,600		56,000	1				
								Developers Fi	Market Housin		17.50%			1,138,121		CIL		Total	56,000					
									Affordable Hou	ising	17.50%			76,502	34703.5266	7								
RESIDUAL CASH FLOW FOR INTE	REST Q1	Yea Q2	r 1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			5	5	5	5	5	5	5															
Market Housing				0	0	0	929,078	929,078	929,078	929,078	929,078	929,078	929,078	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	18,711 43,740	18,711 43,740	18,711 43,740	18,711 43,740	18,711 43,740	18,711 43,740	18,711 43,740	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	991,529	991,529	991,529	991,529	991,529	991,529	991,529	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty	29,95																							
Easements etc.	0																							
Legals Acquisition	12,13																							
Planning Fee Architects	16,170 79,514		79,514																					
QS Planning Consultants	9,939 19,879		9,939 19,879																					
Other Professional	49,69		49,696																					
Build Cost - BCIS Base		0	182,100	364,201	546,301	546,301	546,301	546,301	546,301	364,201	182,100	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	2,667 4,553	5,333 9,105	8,000 13,658	8,000 13,658	8,000 13,658	8,000 13,658	8,000 13,658	5,333 9,105	2,667 4,553	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	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 Legals	0	0	0	0	0	0	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND P	POEIT 217 20	5 0	0 348,348	378,639	567,959	567,959	602,662	602,662	602,662	413,343	224,023	34,704	34,704	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND F	KOFII 217,29	3 0	340,340	370,039	367,939	367,333	602,662	602,662	602,662	413,343	224,023	34,704	34,704								-			
For Residual Valuation	Land 809,18	3																						
In Market Ho	terest	16,680	16,951	22,887	29,412	39,120	48,985	43,461	37,849	32,145	23,271	11,178	0	0	0	0	0	0	0	0	0	0	0	0 1,138,121
Affordable Ho																								76,502
Cash Flow		79 -16,680	-365,299	-401,527	-597,371	-607,078	339,883	345,406	351,018	546,042	744,235	945,648	956,826	0	0	0	0	0	0	0	0	0	0	-1,214,623
Opening E Closing B		79 -1,043,159	-1,408,458	-1,809,985	-2,407,356	-3,014,434	-2,674,552	-2,329,146	-1,978,128	-1,432,085	-687,851	257,798	1,214,623	1,214,623	1,214,623	1,214,623	1,214,623	1,214,623	1,214,623	1,214,623	1,214,623	1,214,623	1,214,623	0
CASH FLOW FOR CIL ADDITIONAL		Yea				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	991,529	991,529	991,529	991,529	991,529	991,529	991,529	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	484,81	5																						
Stamp Duty Easements etc.	19,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	7,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	16,170 79,514		0 79,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	9,939	0	9,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	19,879 49,696		19,879 49,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	182,100	364,201	546,301	546,301	546,301	546,301	546,301	364,201	182,100	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			-25,540	-25,540	-25,540								1 -											
Post CIL s106 Contingency	0	0	4,553	9,105	8,000 13,658	8,000 13,658	8,000 13,658	8,000 13,658	8,000 13,658	8,000 9,105	8,000 4,553	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents Legals	0	0	0	0	0	0	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	29,746 4,958	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND P	0 ROFI1 686,67	0 8 0	0 320,142	0 347,766	0 542,419	0 567,959	0 602,662	0 602,662	0 602,662	0 416,009	0 229,356	0 34,704	0 34,704	0	0	0	0	0	0	0	0	0	0	0
		-	,	,,		. ,	. ,			-,	-,	.,		-				-	-	-		-		
For CIL calculation																								
Market Ho		11,159	11,340	16,726	22,649	31,832	41,578	35,935	30,200	24,371	15,415	3,280	0	0	0	0	0	0	0	0	0	0	0	0 872,851
Affordable Ho	using																							76,502
Cash Opening Ba	Flow -686,67	8 -11,159	-331,481	-364,492	-565,068	-599,790	347,289	352,932	358,667	551,149	746,758	953,545	956,826	0	0	0	0	0	0	0	0	0	0	-949,354
		8 -697,837	-1,029,318	-1,393,810	-1,958,879	-2,558,669	-2,211,381	-1,858,448	-1,499,781	-948,633	-201,875	751,670	1,708,496	1,708,496	1,708,496	1,708,496	1,708,496	1,708,496	1,708,496	1,708,496	1,708,496	1,708,496	1,708,496	759,142
Closing Ba	#dilce *000,07	0 -031,031	1,020,010	1,000,010	1,000,070	2,000,000	2,211,001	1,000,110	1,400,701	0.0,000		,	1,1.00,100	1,100,400	1,1.00,100	,	1,1 00,100	-,,	1,100,400	1,1 00, 100	1,700,400	1,100,400	1,700,400	



SITE NAME		Medium Green 1							J												т			1	
NCOME	Av Size m2	%	Number 15		Price £/m2	GDV £	GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 970		
Market Housing	95.5	85%	13		2,200		1,218		LAND	Land		/unit or m2 29,872		448,077			No dwgs No dwgs under	15		6,930		FHS Energy	0	0.009	%
										Stamp Duty		20,012	11,904				No dwgs over 50		138	0		Design	0		
Shared Ownership	77.0	4%	1		1,540		43			Easements etc. Legals Acquisition	on	1.50%	0 6,721						Total	6,930	1	Acc & Adpt Water	0		
Affordable Rent	77.0	11%	2		1,200		130		PLANNING												-	Small Sites Site Costs	0 103	115	
Social Rent	77.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	6,930 62,261				Stamp duty cal Land payment	lc - Residual		448,077			1,075		
	Shared Ownership Affordable Rent	9			0					QS / PM Planning Consult	tants	0.50% 1.00%													
	Social Rent				0	0				Other Profession		2.50%													
SITE AREA - Net	0.43 h		35	/ha		2,902,480	1,391		CONSTRUCTION																
SITE AREA - Gross	0.48 h	a	32	/ha						Build Cost - BCIS s106 / CIL	S Based	1,075	24,000						Total	11,904					
Sales per Quarter	0									Contingency Abnormals		2.50%	37,379 0				Stamp duty cal Land payment	lc - Add Profit		195,238					
Unit Build Time	3 C	Quarters				RUN Residual N	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%							
Residual Land Value		Whole Site 448,077	Per ha NET 1,045,513	Per ha GROSS 940,962			osing balance =	0		Fees Interest		6 500/	0				500,000	3% 4%	0%						
Alternative Use Value		23,810	1,045,513	50,000		RUN CIL MACR				Legal and Valuat	ion	6.50%	0	0			1,000,000 above	4% 5%	3%						
Uplift Plus /ha	20% 350,000	4,762 166,667		10,000 350,000		Ck	osing balance =	294,689	SALES										Total	5,857	l				
Viabilit	ity Threshold	195,238		410,000		Check on phasing o				Agents Legals		3.0% 0.5%					Pre CIL s106	1,600	£/ Unit (all) Total	24,000		LIT	% GDV 0.00%		0
Addison Deedle			/m2					ı		Misc.			0		2,256,270	l	D OII 400	4.000							
Additional Profit		97,647	80						Developers Pr							Ī	Post CIL s106 CIL	1,600 0	£/m2	24,000 0					
										Market Housing Affordable Hous		17.50% 17.50%			468,974 38,960	33862.26779	9		Total	24,000	l				
RESIDUAL CASH FLOW FO	OR INTEREST		Year 1				Year 2		_		Year 3				Year 4	-			Year 5				Year 6		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME UNITS Started				5	5	5												I -							
Market Housing Shared Ownership					0	0	0	893,285 22,234	893,285 22,234	893,285 22,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	51,975 0	51,975 0	51,975 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	0	0	0	0	0	967,493	0 967,493	0 967,493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE				-		-		,	, 200	,							-			-					-
Stamp Duty		11,904																							
Easements etc. Legals Acquisition		0 6,721																							
Planning Fee		6,930																							
Architects QS		31,131 3,891		31,131 3,891																					
Planning Consultants		7,783		7,783 19,457																					
Other Professional		19,457																							
Build Cost - BCIS Base s106/CIL			0	166,128 2,667	332,256 5,333	498,383 8,000	332,256 5,333	166,128 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	4,153 0	8,306 0	12,460 0	8,306 0	4,153 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	29,025	29,025	29,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	4,837	4,837	4,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT	T AND PROFIT	87,816	0	235,209	345,895	518,843	345,895	206,810	33,862	33,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	448,077																							
	Interest	440,077	8,708	8,850	12,816	18,645	27,379	33,445	21,627	6,807	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	farket Housing dable Housing																								468,974 38,960
Ca	Cash Flow	-535,893	-8,708	-244,059	-358,711	-537,488	-373,274	727,239	912,004	926,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-507,934
	Opening Balanc Closing Balance	0 -535,893	-544,602	-788,660	-1,147,371	-1,684,859	-2,058,133	-1,330,894	-418,890	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	507,934	0
12	<u> </u>						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,																		
CASH FLOW FOR CIL ADDI	OITIONAL PROFI		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As	as Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	967,493	967,493	967,493	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		195,238																							
		5,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		6,930 31,131	0	0 31,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		3,891 7,783	0	3,891 7,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		19,457	0	19,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	o	0	0	0
Build Cost - BCIS Base		0	0	166,128	332,256	498,383	332,256	166,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			I	97,647		8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	4,153 0	8,306 0	12,460 0	8,306 0	4,153 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
Finance Fees 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
Agents		0	0	0	0	0	0	29,025	29,025	29,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	4,837 0	4,837 0	4,837 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT	T AND PROFIT	-	0	330,189	340,562		348,562	212,143	33,862	33,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
							24,332	30,392	18,611	3,742	0	0	0	0	0	0	0	0	0	0	0	0			0
	Interest		4,440	4,512	9,951	15,647	24,332	00,002				-		1 -							U	0	0	0	
Ma	farket Housing		4,440	4,512	9,951	15,647	24,332	00,002											Ü		Ü		0	0	365,967
	farket Housing dable Housing	-273 215									0	-						0							365,967 38,960
Ma Afford Ope	farket Housing	-273,215 0 -273,215	-4,440 -277,655	-334,701 -612,356	9,951 -350,513 -962,868	-534,490 -1,497,358	-372,894 -1,870,252	724,959	915,020	929,889 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	0 699,616	365,967



SITE NAME	Site 8 Large Br	our EOO						7																
INCOME					-	V GIA	1] 							7	- · ·					Build Cost			
NCOME	Av Size m2	% Nun	500	Pric £/m		£ m2	1	DEVELOPME	NI COSIS							Planning fee ca Planning app fe	dwgs	rate			BCIS	/m2 982		
farket Housing	96.5	85%	425	1,90	00 77,953,20	0 41,028		LAND	Land		/unit or m2 -672		-336,244			No dwgs No dwgs under	500 50	462	23,100		FHS Energy	0	0.00%	b
Shared Ownership	67.1	4%	19	1,33	30 1,673,80	5 1,259			Stamp Duty Easements etc.			(No dwgs over 5	450	138 Total	62,100 85,200		Design Acc & Adpt	0		
ffordable Rent	67.1	11%	56	1,20	00 4,530,600	0 3,776			Legals Acquisit	ion	1.50%	-5,044	-5,044								Water Small Sites	0	0%	/6
ocial Rent	67.1	0%	0	1,03	35	0 0		PLANNING	Planning Fee			85,200)			Stamp duty ca	lc - Residual				Site Costs	154 1,137	16%	6
Grant and Subsidy Share	ed Ownership				0 (0			Architects QS / PM		4.00% 0.50%					Land payment			-336,244					
Affor	dable Rent al Rent				0	0			Planning Consu Other Profession		1.00%	610,267	7											
SITE AREA - Net	14.29 ha		35 /					CONCEDUCT		nai	2.30%	1,323,000	4,907,337											
SITE AREA - Net SITE AREA - Gross	14.29 ha 16.79 ha			ha ha	84,157,60	5 46,062		CONSTRUCT	Build Cost - BC	IS Based	1,137							Total	0					
									s106 / CIL Contingency		5.00%		3			Stamp duty ca	lc - Add Profit							
Sales per Quarter Unit Build Time	0 3 Quarters								Abnormals			5,237,106	61,026,717			Land payment 125,000	0%	0%	8,058,499					
	Whole	Site Per ha N	ET Per ha GROS	SS		I MACRO ctrl+r Closing balance =	0	FINANCE	Fees			()			250,000 500.000	1% 3%	0% 0%						
Residual Land Value Alternative Use Value			400,0	28	RUN CIL MAC				Interest Legal and Valua	ation	6.50%					1,000,000 above	4% 5%	0% 0%						
Uplift	20% 1,34	3,083	80,0			Closing balance =	-1,335,988	SALES	Legal allu value	ation			, ,			above	376	Total	0					
Plus /ha Viability T	0 Threshold 8,05	8,499	480,0	00	Check on phasin	g dwgs nos]	SALES	Agents		3.0%					Pre CIL s106	1,600	£/ Unit (all)			LIT	% GDV	-	T
		£/m2			co	orrect	J		Legals Misc.		0.5%	420,788		68,598,283				Total	800,000			0.00%	0	<u> 1</u>
Additional Profit	-8,61	7,901	-210					Developers Pr	rofit						<u>.</u> T	Post CIL s106 CII	1,600	£/ Unit (all) £/m2	800,000					
								Developers	Market Housin Affordable Hou		17.50% 17.50%			13,641,810 1,085,771				Total	800,000					
RESIDUAL CASH FLOW FOR I	INTEREST							-																
INCOME	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
UNITS Started Market Housing	30	30 4,677,19		35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	20 5,456,724	3,118,128	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent		100,42 271,83	8 100,428	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	66,952 181,224	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	0
Grant and Subsidy INCOME	0	5,049,45	0 56 5,049,456	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	3,366,304	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	0																							
Legals Acquisition	-5,04	4																						
Planning Fee	85,2																							
Architects QS	2,441, 305,1		0																					
Planning Consultants Other Professional	610,2 1,525,		0																					
Build Cost - BCIS Base		3,142,26	63 3,142,263	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	2,094,842	0	0	0	0	0	0	0	0
s106/CIL		48,000	48,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	32,000	0	0	0	0	0	0	0	0
Contingency Abnormals		157,11 314,22		183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	104,742 209,484	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents Legals	0	151,48 25,247		176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	100,989 16,832	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AN	ND PROFIT 4,962,	294 3,838,33	0 34 3,838,334	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	2,558,889	0	0	0	0	0	0	0	0
For Residual Valuation	Land -336,2	300,69	3 241,515	178,491	98,249	12,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	it on Costs	300,09	3 241,313	170,491	90,249	12,792	U	0		U	0	0		U	0	0		U	U	0		0	0	13,641,810
	fit on GDV																							1,085,771
Cash Open	Flow -4,626, ning Balanc 0	050 910,42	9 969,607	1,234,485	1,314,727	1,400,184	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	807,415	0	0	0	0	0	0	0	-14,727,58
	ing Balance -4,626	050 -3,715,6	21 -2,746,014	-1,511,529	-196,802	1,203,382	2,616,358	4,029,334	5,442,310	6,855,286	8,268,262	9,681,238	11,094,214	12,507,190	13,920,166	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	0
CASH FLOW FOR CIL ADDITION	ONAL PROFIT																							
INCOME As Al	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	0	5,049,45	56 5,049,456	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	3,366,304	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	8,058,	199																						
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	120,8	77 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	85,2 2,441,		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	305,1	34 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	610,2 1,525,		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3.142.26	63 3.142.263	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	2.094.842	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	-718,1	58 -718,15 48,000		-718,158 56,000	-718,158 56,000	-718,158 56,000	-718,158 56.000	-718,158 56,000	-718,158 56,000	-718,158 56,000	-718,158 56,000	-718,158 56,000	56,000	56.000	56,000	32.000	0	0	0	0	0	0	0	0
Contingency	0	157,11	3 157,113	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	104,742	0	0	0	0	0	0	0	0
Abnormals	0	314,22		366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	209,484	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	151,48	4 151,484	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	100,989	0	0	0	0	0	0	0	0
Agents Legals Misc.	0	25,247		29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	16,832	0	0	0	0	0	0	0	0
Misc. Costs Before Land int an	Ů					3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	4,478,056	4,478,056	4,478,056	2,558,889	0	0	0	0	0	0	0	0
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For CIL calculation	Interest	807,85	6 734,963	657,333	561,536	459,512	350,856	235,138	111,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ofit on cost fit on GDV	22.,50	,,,,,,	,	1	,	,	,		-	-			-	-	-		-	-	-		-		11,987,683
		EEE 4400 **	ne + +0+ c :=	4.470.000	4 500 500	1 674 000	1 700 070	1 905 000	2.040.000	2 424 404	2 424 404	2 424 42 *	1 440 075	1 440 070	1 410 070	907 445		0		^	_			
	ning Balanc 0					1,671,623	1,780,278	1,895,996	2,019,236	2,131,134	2,131,134	2,131,134	1,412,976	1,412,976	1,412,976	807,415	0	0	0	0	0	0	0	-13,073,454
Closi	ng Balance -12,428	,555 -11,307,1	131 -10,112,813	3 -8,639,012	-7,069,413	-5,397,790	-3,617,512	-1,721,516	297,720	2,428,854	4,559,989	6,691,123	8,104,099	9,517,075	10,930,051	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	-1,335,988

Pare Conversion	0.4 Q1	/m2 983 0 0.00% 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Mathematical Content	FHS Energy Design Acc & Adpt Water Small Sites Site Costs LIT % GDV Q4 Q1 Q Q4 Q1 Q Q5 Q1	GDV 0.00% 0 Year 6 Q2 Q3 1,250,010 1,250,010 1 27,530 27,530 75,600 0 0 0 1,353,540 1,353,540 1
Company	Design Acc & Adpt Water Small Sites Site Costs LIT % GDV D4 Q1 Q Small Sites Site Costs Site Costs LIT % GDV ACC Small Sites Site Costs 1,250,010 1,250,010 1,255,030 27,000 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 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 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 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 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 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 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 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 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 75,0	TS4 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,
Continue	Water Small Sites Site Costs LIT % GDV LIT % GDV 0.010 1.250.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.010 1.256.01	TS4 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,
The content	LIT % GDV LIT % GDV Q4 Q1 Q 8 0.010 1.250.010 1.256 .000 75,600 75, .000 0 0 .000 0 0.000 .33,540 1.353,540 1.353 .44,660 562,707 281 .800 8.533 4.2 .203 28,135 14, .406 56,271 28, .606 40,606 40, .606 40,606 40, .606 6,768 6,7 .608 6,768 6,7 .608 6,768 6,7 .609 0 0 0 .737 650,520 978 .0,108 850,628 1,820	TS4 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 16% 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,138 1,
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Control Cont	0.010 1.250,010 1.250,010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0	0.00% 0 Year 6 Q2 Q3 1,250,010 1,250,010 1 27,930 27,930 0 0 0 0 0 1,353,540 1,353,540 1
Conting	0.010 1.250,010 1.250,010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0	0.00% 0 Year 6 Q2 Q3 1,250,010 1,250,010 1 27,930 27,930 0 0 0 0 0 1,353,540 1,353,540 1
Part	0.010 1.250,010 1.250,010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0010 1.250,0	0.00% 0 Year 6 Q2 Q3 1,250,010 1,250,010 1 27,930 27,930 0 0 0 0 0 1,353,540 1,353,540 1
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Part	0.4 Q1	Year 6 Q2 Q3 1.250,010 1.250,010 1.250,010 1.257,930 75,600 75,600 75,600 1,353,540 1,353,540 1,353,540 1,353,540 281,353 0 4,267 0 1,4,668 0
Part	04	Q2 Q3 1,250,010 1,250,010 1 27,930 27,930 75,600 75,600 0 0 0 1,353,540 1,353,540 1 281,353 0 4,267 0 1,058,000 0
Marcia M	04	Q2 Q3 1,250,010 1,250,010 1 27,930 27,930 75,600 75,600 0 0 0 1,353,540 1,353,540 1 281,353 0 4,267 0 1,058,000 0
New Part	1,250,010 1,250,010 1,255,010 1,255,010 27,330 27,5600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600 75,600	27,930 27,930 75,600 75,600 0 0 0 0 1,353,540 1,353,540 1 281,353 0 4,267 0 14,068 0
The section of the se	,390 27,930 27, ,600 75,600 75, 0 0 0 0 33,540 1,353,540 1,353, 4,060 562,707 281, ,800 8,533 4,2, ,203 28,135 14, ,406 56,271 28, ,606 40,606 40, ,606 40,606 40, ,606 40,606 40, ,737 650,520 978	27,930 27,930 75,600 75,600 0 0 0 0 1,353,540 1,353,540 1 281,353 0 4,267 0 14,068 0
Score Service 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 1,353,540 1,353,540 1 281,353 0 4,267 0 14,068 0
PARTINION 1	4,060 562,707 281 8,800 8,533 4.2 2,203 28,135 14.1,406 56,271 28, 1,606 40,606 40, 768 6,768 6.3 1,006 40,606 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,006 40,00	1,353,540 1,353,540 1 281,353 0 4,267 0 14,068 0
Second Content	.800 8.533 4.2 .203 28.135 14.1 .406 56.271 28, .1,606 40,606 40, .768 6.768 6.7 .990 0 0 0 .0,737 650,520 978 .0,108 850,628 1,820	4,267 0 14,068 0
Exements 6.	.800 8.533 4.2 .203 28.135 14.1 .406 56.271 28, .1,606 40,606 40, .768 6.768 6.7 .990 0 0 0 .0,737 650,520 978 .0,108 850,628 1,820	4,267 0 14,068 0
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Opening Balance Opening Ba	0,108 850,628 1,828	
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NCOME As Above 0 0 0 0 0 0 1,184,348 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540 1,353,540		1,828,971 3,135,137
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And 2163,528 Stamp Duty 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	33,540 1,353,540 1,353	1,353,540 1,353,540 1
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tuid Cost - BCIS Base 0 0 246,184 527,538 808,891 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,060 844,	0 0 0	0 0
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ggals 0 0 0 0 0 0 5,922 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768 6,768	768 6,768 6,7 0 0 0	6,768 6,768 0 0
COSTS BEFORE LAND INT AND PROFIT 2,970,483 0 864,173 450,127 784,884 826,928 868,380 874,302 874,302 874,302 874,302 874,302 1,157,414 1,157,414 1,168,614 874,302 915,754 1,030,843 1,030,843	80,843 707,287 383	383,730 47,374
for CIL calculation		303,730 47,374
Interest 48,270 49,055 63,895 72,248 86,176 101,014 97,521 91,318 85,014 78,608 72,098 65,482 63,359 61,201 59,191 52,365 26,856 22,049 Market Housing	7,163 12,199 1,8	303,730 47,374
Affordable Housing		1,895 0
Cash Flow -2,970,483 -48,270 -913,227 -514,022 -857,131 -913,104 214,953 381,717 387,920 394,224 400,630 407,140 130,644 132,767 123,725 420,047 1,569,768 295,841 300,648	5,534 634,055 967	
Opening Balance 0	0,679 -116,624 851	1,895 0

SITE NAME Site 10	Large Brown 6	60]																
INCOME Av Siz				Price				DEVELOPMEN	NT COSTS						Ī	Planning fee co]	Build Cost	/m2		
m		60		£/m2				LAND			/unit or m2					Planning app fe No dwgs	60		_		BCIS FHS	982	0.009	%
ket Housing 95.				1,900					Land Stamp Duty		-4,509	0				No dwgs under No dwgs over 5	50 1 10	138	23,100 1,380		Energy Design	0		
red Ownership 67				1,330					Easements etc. Legals Acquisit		1.50%	-4,058						Total	24,480	1	Acc & Adpt Water	1 0		
rdable Rent 67				1,200				PLANNING												7	Small Sites Site Costs	154	169	
ial Rent 67		. 0		1,035					Planning Fee Architects		4.00%					Stamp duty ca Land payment	lc - Residual		-270,558	l l		1,136		
t and Subsidy Shared Owne Affordable Re Social Rent				0	0)			QS / PM Planning Consu Other Profession		0.50% 1.00% 2.50%	72,486												
	1 ha 11 ha	35 30			9,998,663	5,475			ON Build Cost - BC s106 / CIL Contingency	IS Based	1,136 5.00%	96,000				Stamp duty ca	Ic - Add Profit	Total	0	<u> </u> 				
lles per Quarter 0 nit Build Time 3	Quarters Whole Site	Per ha NET	Per ha GROSS	<u>.</u>	RUN Residual	MACRO ctrl+r Closing balance =	0	FINANCE	Abnormals			621,964	7,248,581			Land payment 125,000 250,000 500,000	0% 1% 3%	0% 0%	965,453					
esidual Land Value ternative Use Value plift 20% Plus /ha 0	-270,558 804,544 160,909))	400,000 80,000 0			Closing balance =	-182,551	SALES	Interest Legal and Valua	ation	6.50%	0				1,000,000 above	4% 5%	0% Total	0					-
Viability Threshol	-1,016,747	£/m2	480,000	I	Check on phasing	rect			Agents Legals Misc.		3.0% 0.5%			7,928,284		Pre CIL s106	1,600		96,000	_	ШΤ	% GDV 0.00%		0
								Developers Pro	ofit Market Housin Affordable Hou		17.50% 17.50%			1,619,275 130,491	29162.7656	CIL 3	0	£/m2 Total	96, 000					
ESIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
NITS Started arket Housing			5	7	0	8	8 771,083	1,079,517	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	0	0	0	0	0	0	0	0	0	0
ared Ownership ordable Rent				0	0	0	16,764 45,375	23,469 63,525	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	0	0	0	0	0	0	0	0	0	0
ial Rent nt 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	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	0
PENDITURE mp Duty sements etc. pals Acquisition	0 0 -4,058																							
nning Fee	24,480																							
hitects	144,972 18,121		144,972 18,121																					
nning Consultants ner Professional	36,243 90,607		36,243 90,607																					
ld Cost - BCIS Base		0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	0
6/CIL tingency		0	2,667 8,638	6,400 20,732	10,667 34,554	12,267 39,737	12,800 41,464	12,800 41,464	12,800 41,464	12,800 41,464	8,533 27,643	4,267 13,821	0	0	0	0	0	0	0	0	0	0	0	0
ormals		0	17,277	41,464	69,107	79,473	82,928	82,928	82,928	82,928	55,286	27,643	0	0	0	0	0	0	0	0	0	0	0	0
ance Fees gal and Valuation	0																							
ents	0	0	0	0	0	0	24,997	34,995	39,995	39,995	39,995	39,995	39,995	39,995	0	0	0	0	0	0	0	0	0	0
gals cc.	0	0	0	0	0	0	4,166	5,833	6,666	6,666	6,666	6,666	6,666	6,666	0	0	0	0	0	0	0	0	0	0
STS BEFORE LAND INT AND PROF	FIT 310,365	0	491,293	483,239	805,398	926,208	995,640	1,007,305	1,013,138	1,013,138	690,979	368,820	46,660	46,660	0	0	0	0	0	0	0	0	0	0
or Residual Valuation Lar	-270,558																							
Intere Market Housin		647	657	8,652	16,645	30,003	45,541	48,921	47,129	42,694	38,188	28,373	13,163	0	0	0	0	0	0	0	0	0	0	0 1,619,275
Affordable Housin	ıg																							130,491
Cash Flow Opening Bala		-647	-491,950	-491,890	-822,043	-956,211	-207,960	110,285	272,888	277,323	603,989	935,963	1,273,331	1,286,495	0	0	0	0	0	0	0	0	0	-1,749,766
Closing Balan	ce -39,807	-40,453	-532,404	-1,024,294	-1,846,337	-2,802,547	-3,010,507	-2,900,222	-2,627,334	-2,350,011	-1,746,022	-810,060	463,271	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	0
SH FLOW FOR CIL ADDITIONAL PF		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
COME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	0
XPENDITURE and	965,453																							
tamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sements etc. gals Acquisition	0 14,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nning Fee	24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
chitects	144,972 18,121	0	144,972 18,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nning Consultants er Professional	36,243 90,607	0	36,243 90,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ld Cost - BCIS Base	0	0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	0
TENTIAL CIL st CIL s106		-	-169,458	-169,458	-169,458 8,000	-169,458 11,200	-169,458 12,800	-169,458 12,800	12,800	12,800	12,800	12,800	l o	0	0	0	0	0	0	0	0	0	0	0
ntingency	0	0	8,638 17,277	20,732 41,464	34,554 69,107	39,737 79,473	41,464 82,928	41,464 82,928	41,464 82,928	41,464 82,928	27,643 55,286	13,821 27,643	0	0	0	0	0	0	0	0	0	0	0	0
normals	0	0	17,277	41,464					82,928		55,286		0		0	0	0	0	0	0	0	0	0	
ance Fees gal 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
ints	0	0	0	0	0	0	24,997	34,995	39,995	39,995	39,995	39,995	39,995	39,995	0	0	0	0	0	0	0	0	0	0
gals c.	0	0	0	0	0	0	4,166 0	5,833	6,666	6,666	6,666 0	6,666	6,666	6,666	0	0	0	0	0	0	0	0	0	0
STS BEFORE LAND INT AND PROP	1,294,358	0	319,168	307,381	633,273	755,683	826,182	837,848	1,013,138	1,013,138	695,245	377,353	46,660	46,660	0	0	0	0	0	0	0	0	0	0
CIL calculation Intere Market Housin		21,033	21,375	26,909	32,341	43,157	56,139	56,936	52,521	48,174	43,757	34,102	19,124	0	0	0	0	0	0	0	0	0	0	0
Affordable Housin																								1,429,060
Cash Flo Opening Balanc		-21,033	-340,543	-334,290	-665,615	-798,841	-49,099	271,727	267,496	271,843	594,153	921,700	1,267,371	1,286,495	0	0	0	0	0	0	0	0	0	-1,559,557
Closing Balance		-1,315,392	-1,655,935	-1,990,225	-2,655,839	-3,454,680	-3,503,779	-3,232,052	-2,964,556	-2,692,713	-2,098,560	-1,176,860	90,511	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	1,377,006	-182,551

SITE NAME Site 11	Medium Brown	25						1																
INCOME Av Size		Number		Price	g GDV	GIA	1	DEVELOPMEN	IT COSTS						Ī	Planning fee ca	alc			T	Build Cost	/m2	7	
m2		Number 25		£/m2				LAND	ii cosis		/unit or m2	Total				Planning ree ca Planning app fe No dwgs			•		BCIS FHS	/m2 988 0		N.
Market Housing 98.0	85%	21		1,900	3,956,750	2,083		LAND	Land Stamp Duty		-5,303	i otai	-132,574			No dwgs under No dwgs over 50	25	462			Energy Design	0	0.005	76
Shared Ownership 63.5	5 4%	1		1,330	79,177	60			Easements etc. Legals Acquisiti		1.50%	-1,989				IND UNGS OVER SI		Total		5	Acc & Adpt Water	1		
Affordable Rent 63.5	11%	3		1,200	214,313	179		PLANNING	Legais Acquisiti	ui	1.50%	-1,303	-1,303								Small Sites Site Costs	0	09	
Social Rent 63.5	5 0%	0		1,035	5 0	0		LANG	Planning Fee Architects		4.00%	11,550 123,646				Stamp duty cal Land payment	lc - Residual		-132,574		Oile Costs	1,143		76
Grant and Subsidy Shared Owners Affordable Ren				0					QS / PM Planning Consu	Itants	0.50%	15,456 30,911				Earlo paymon			102,01					
Social Rent				0) 0				Other Professio		2.50%	77,279												
SITE AREA - Net 0.63 SITE AREA - Gross 0.75		40 33			4,250,239	2,321		CONSTRUCTI	ON Build Cost - BC s106 / CIL	IS Based	1,143	2,653,173 40,000						Total						
Sales per Quarter 0 Unit Build Time 3	Quarters								Contingency Abnormals		5.00%	132,659 265,317				Stamp duty cal Land payment 125,000	lc - Add Profit	5 0%	360,588	3				
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%							
Residual Land Value Alternative Use Value	-132,574 300,490	-212,119	-176,478 400,000		RUN CIL MACI	RO ctrl+l			Interest Legal and Valua	tion	6.50%	0	0			1,000,000 above	4% 5%							
Uplift 20% Plus /ha 0	60,098 0		80,000 0		С	losing balance =	-49,708	SALES										Total		o l				
Viability Threshold	360,588		480,000		Check on phasing	dwgs nos]		Agents Legals		3.0% 0.5%	127,507 21,251				Pre CIL s106	1,600	£/ Unit (all) Total	40,000		LIT	% GDV 0.00%		0
Additional Profit	-402,928	£/m2 -193	1				-		Misc.			0		3,364,187		Post CIL s106	1,600			_				_
			•					Developers Pr	ofit Market Housin Affordable Hou		17.50% 17.50%			692,431 51,361	29751.67344	CIL	0		(0				
RESIDUAL CASH FLOW FOR INTERES		Year 1				Year 2				Year 3				Year 4			-	Year 5			-	Year 6		
INCOME UNITS Started	Q1	Q2	Q3	Q4 5	Q1 5	Q2 5	Q3 5	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			9	0 0	0 0	0 0	791,350 15,835	791,350 15,835	791,350 15,835	791,350 15,835	791,350 15,835	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	42,863 0	42,863 0	42,863 0	42,863 0	42,863 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 0 850.048	0 0 850,048	0 0 850,048	0 0 850,048	0 850.048	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		U	U	U		U	u3U,U48	JJU,048	530,048	U3U,U48	630,0 4 8	U		U	U	U	U	U	U	J	-	U	ď	U
Stamp Duty Easements etc. Legals Acquisition	0 0 -1,989																							
Planning Fee	11,550																							
Architects QS	61,823 7,728		61,823 7,728																					
Planning Consultants Other Professional	15,456 38,639		15,456 38,639																					
Build Cost - BCIS Base		0	176,878	353,756	530,635	530,635	530,635	353,756	176,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	2,667 8,844	5,333 17,688	8,000 26,532	8,000 26,532	8,000 26,532	5,333 17,688	2,667 8,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	17,688	35,376	53,063	53,063	53,063	35,376	17,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	25,501	25,501	25,501	25,501	25,501	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	4,250	4,250	4,250	4,250	4,250	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFI	133,207	0	329,723	412,153	618,230	618,230	647,982	441,905	235,828	29,752	29,752	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Land	-132,574																							
Interesi Market Housing		10	10	5,369	12,153	22,397	32,807	30,057	23,913	14,320	1,223	0	0	0	0	0	0	0	0	0	0	0	0	0 692,431
Affordable Housing																								51,361
Cash Flow Opening Balan Closing Balanc		-10 -643	-329,733 -330,376	-417,522 -747,898	-630,383 -1,378,281	-640,627 -2,018,908	169,259 -1,849,649	378,086 -1,471,563	590,307 -881,257	805,976 -75,281	819,073 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	0 743,792	-743,792 0
Clushing balance	e -033	*043	-330,376	-747,090	-1,370,201	-2,010,300	-1,049,049	-1,471,363	*001,237	-73,201	743,792	143,192	143,192	143,192	143,192	143,192	143,192	143,192	143,192	743,792	143,192	143,192	143,192	0
CASH FLOW FOR CIL ADDITIONAL PRO	OFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	850,048	850,048	850,048	850,048	850,048	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	360,588																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 5,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	11,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	61,823 7,728	0	61,823 7,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	15,456 38,639	0	15,456 38,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	176,878	353,756	530,635	530,635	530,635	353,756	176,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			-134,309	-134,309	-134,309 8,000	8,000	8,000	8,000	8,000	0	0	0	o	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	8,844 17,688	17,688 35,376	26,532 53,063	26,532 53,063	26,532 53,063	17,688 35,376	8,844 17,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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	25,501	25,501	25,501	25,501	25,501	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals Misc	0	0	0	0	0	0	4,250 0	4,250 0	4,250 0	4,250 0	4,250 0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFI	ů	0	192,747	272,511	483,920	618,230	647,982	444,572	241,162	29,752	29,752	0	0	0	0	0	0	0	0	0	0	0	0	0
For Cli calculation																								
For CIL calculation	t	8,144	8,277	11,543	16,159	24,286	34,726	32,007	25,938	16,465	3,403	0	0	0	0	0	0	0	0	0	0	0	0	0 605,818
Interesi	.1																							818,600
Market Housing Affordable Housing																								51,361
Market Housing	-501,193	-8,144	-201,023	-284,054	-500,080	-642,515	167,340	373,469	582,948	803,831	816,893	0	0	0	0	0	0	0	0	0	0	0	0	51,361 -657,179



SITE NAME Site 12	Medium Brown	n 15]																
INCOME Av Si		Number		Price				DEVELOPME	NT COSTS						Ī	Planning fee c				1	Build Cost	/m2		
	m2	15		£/m2				LAND			/unit or m2	Total		1		Planning app fe No dwgs	15	5			BCIS FHS	970 0	0.009	%
	5.5 85%		3	1,900					Land Stamp Duty		997	0				No dwgs under No dwgs over 5	15 (0	138	0)	Energy Design	0		
	7.0 4%			1,330					Easements etc. Legals Acquisiti	on	1.50%	0 224						Total	6,930	0]	Acc & Adpt Water	1		
	7.0 11%	. 2	2	1,200	155,925	130		PLANNING												_	Small Sites Site Costs	0 103	115	
Social Rent 77	7.0 0%)	1,035	0	0			Planning Fee Architects		4.00%	6,930 69,737				Stamp duty ca Land payment	lc - Residual		14,960	0		1,075		
Grant and Subsidy Shared Owner Affordable Re				0					QS / PM Planning Consu	ltants	0.50% 1.00%													
Social Rent				0					Other Professio		2.50%													
	43 ha 50 ha	35			2,527,950	1,391		CONSTRUCT	ION Build Cost - BC	10 0	1,075	1.495.150						T-1-1						
SITE AREA - Gross U.	50 na	30) /na						s106 / CIL	IS Based		24,000	1					Total	U	1				
Sales per Quarter 0									Contingency Abnormals		5.00%	74,757 149,515				Stamp duty ca Land payment			241,822	2				
Unit Build Time 3	Quarters				RUN Residual			FINANCE								125,000 250,000	0% 1%	6 0%						
Residual Land Value	Whole Site 14,960		Per ha GROSS 29,694	l	С	losing balance =	0		Fees Interest		6.50%	0	1			500,000 1,000,000	3% 4%							
Alternative Use Value Uplift 20%	201,519 40,304		400,000 80,000		RUN CIL MACI	RO ctrl+l losing balance =	-44 457		Legal and Valua	ition		0	0			above	5%	6 0% Total						
Plus /ha 0	0	1	0					SALES	Agosto		2.09/	75 020				Pre CIL s106	1.600			1	LIT	e/ CDV		7
Viability Thresho	old 241,822		480,000		Check on phasing	awgs nos rrect			Agents Legals		3.0% 0.5%	12,640	1			Pre CIL STU6	1,600	£/ Unit (all) Total	24,000		u1	% GDV 0.00%		0
Additional Profit	-162,065	£/m2 -133	3					<u> </u>	Misc.			0	88,478	1,993,489	1	Post CIL s106	1,600	£/ Unit (all)	24,000	ol .				
			-					Developers Pr	rofit Market Housin	g	17.50%			405,023		CIL	0	£/m2 Total	24,000					
									Affordable Hou		17.50%			37,368		2				_				
RESIDUAL CASH FLOW FOR INTERE	ST Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			3	3	3	3	3																	
Market Housing Shared Ownership				0	0	0	462,884 11,521	462,884 11,521	462,884 11,521	462,884 11,521	462,884 11,521	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	31,185	31,185	31,185	31,185	31,185	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	224																							
Planning Fee Architects	6,930 34,868		34,868																					
QS Planning Consultants	4,359 8,717		4,359 8,717																					
Other Professional	21,793		21,793																					
Build Cost - BCIS Base		0	99,677	199,353	299,030	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	1,600 4,984	3,200 9,968	4,800 14,951	4,800 14,951	4,800 14,951	3,200 9,968	1,600 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,968	19,935	29,903	29,903	29,903	19,935	9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
	0	0	0	0	0	0	15,168	15,168	15,168	15,168	15,168	0		0	0	0	0	0	0	0	0	0	0	0
Agents Legals	0	0	0	0	0	0	2,528	2,528	2,528	2,528	2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PRO	FIT 76,891	0	0 185,965	232,456	348,684	348,684	366,380	250,152	133,924	17,696	17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation La Intere		1,493	1,517	4,563	8,415	14,218	20,115	18,180	14,324	8,517	728	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housi	ing	1,455	1,517	4,505	0,415	14,210	20,113	10,100	14,324	0,317	120					Ü		Ü		0		0		405,023
Affordable Housi																								37,368
Cash Flow Opening Bala		-1,493	-187,482	-237,020	-357,099	-362,902	119,095	237,258	357,342	479,377	487,167	0	0	0	0	0	0	0	0	0	0	0	0	-442,391
Closing Balar	nce -91,851	-93,344	-280,826	-517,845	-874,945	-1,237,847	-1,118,752	-881,494	-524,152	-44,775	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	0
CASH FLOW FOR CIL ADDITIONAL P	ROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	241,822																							
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	3,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	6,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	34,868 4,359	0	34,868 4,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	8,717 21,793	0	8,717 21,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	99,677	199,353	299,030	299,030	299,030	199,353	99,677			0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	,	U	-54,022	-54,022	-54,022					U	U													
Post CIL s106 Contingency	0	0	4,984	9,968	4,800 14,951	4,800 14,951	4,800 14,951	4,800 9,968	4,800 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	9,968	19,935	29,903	29,903	29,903	19,935	9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
Legal and Valuation																								
Agents Legals	0	0	0	0	0	0	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PRO	0 FIT 322,117	0	130,343	0 175,235	0 294,663	0 348,684	0 366,380	0 251,752	0 137,124	0 17,696	0 17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
INI PARE I NO	. ,	-	,	-,		-,	,	- ,	1	,	,,,,,			-	-	-		-	-	-		-		
For CIL calculation						4	e. e.					-		_	_	_			_	_		_	_	_
Intere Market Housi	ing	5,234	5,319	7,524	10,494	15,453	21,370	19,455	15,646	9,913	2,146	0	0	0	0	0	0	0	0	0	0	0	0	0 360,796
Affordable Housi	ing				<u>L</u>								<u>L</u>											37,368
Cash Flo Opening Balan		-5,234	-135,663	-182,759	-305,157	-364,137	117,840	234,383	352,820	477,981	485,749	0	0	0	0	0	0	0	0	0	0	0	0	-398,163
Closing Balan		-327,351	-463,014	-645,772	-950,929	-1,315,066	-1,197,226	-962,843	-610,023	-132,042	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	-44,457



01. 10								7																
	Small Green 7						1									- · · ·				т				
INCOME Av Siz		Number 7		Price £/m2		GIA m2		DEVELOPME	NI COSIS							Planning fee ca Planning app fer	dwgs	rate			Build Cost BCIS	/m2 988		
Market Housing 100.	.9 100%	7		2,450	1,729,700	706		LAND	Land		/unit or m2 55,647		389,526			No dwgs No dwgs under	7	462	3,234		FHS Energy	0	0.00%	
Shared Ownership 100.	.9 0%	0		1,715	5 0	0			Stamp Duty Easements etc.			8,976 0	1			No dwgs over 50	0	138 Total	0 3,234		Design Acc & Adpt	1		
Affordable Rent 100.	.9 0%	0		1,200	0	0			Legals Acquisitio	n	1.50%	5,843	14,819								Water Small Sites	0	0%	
Social Rent 100.	.9 0%	0		1,035	5 0	0		PLANNING	Planning Fee			3,234				Stamp duty cal	c - Residual			J	Site Costs	105 1,094	11%	
Grant and Subsidy Shared Owner	rship			0	0 0				Architects QS / PM		4.00% 0.50%					Land payment			389,526					
Affordable Re Social Rent	nt			0					Planning Consult Other Profession		1.00% 2.50%													
	23 ha	30	/ha		1,729,700	706		CONSTRUCT																
	23 ha	30			1,125,100			00.101110011	Build Cost - BCIS	S Based	1,094							Total	8,976	1				
									s106 / CIL Contingency		2.50%					Stamp duty cal	c - Add Profit			I				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			0	802,632			Land payment 125,000	0%	1%	95,667					
	Whole Site		Per ha GROSS		RUN Residual M	IACRO ctrl+r sing balance =	0	FINANCE	Fees			0	1			250,000 500,000	1% 3%	3% 0%						
Residual Land Value Alternative Use Value	389,526 11,667	1,669,397	1,669,397 50,000		RUN CIL MACRO	O ctrl+l			Interest Legal and Valuati	ion	6.50%	0	0			1,000,000 above	4% 5%	0% 3%						
Uplift 20% Plus /ha 350,000	2,333 81,667		10,000 350,000		Clo	sing balance =	341,310	SALES										Total	2,870	1				
Viability Threshol	ld 95,667		410,000		Check on phasing di				Agents Legals		3.0% 0.5%					Pre CIL s106		£/ Unit (all) Total	11,200	Ī	LIT	% GDV 0.00%	0	
Additional Profit		£/m2	,		00.11				Misc.		0.070	0,010		1,334,961		Post CIL s106				-		0.0070		
Additional Profit	99,873	141	J					Developers Pr								CIL	1,600 0	£/m2	11,200 0					
									Market Housing Affordable Hous		17.50% 17.50%			302,698 0	43242.5	5		Total	11,200	1				
RESIDUAL CASH FLOW FOR INTERES		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 Market Housing			2	2	3	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership 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 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	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	8,976 0																							
Legals Acquisition	5,843																							
Planning Fee Architects	3,234 16,053		16,053																					
QS Planning Consultants	2,007 4,013		2,007 4,013																					
Other Professional	10,033		10,033																					
Build Cost - BCIS Base s106/CIL		0	73,536 1,067	147,072 2,133	257,376 3,733	183,840 2,667	110,304 1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,838	3,677	6,434	4,596	2,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	14,826	14,826	22,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	2,471	2,471	3,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	FIT 50,158	0	108,546	152,882	267,544	191,103	131,959	17,297	25,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lan	nd 389,526																							
Interes		7,145	7,261	9,143	11,776	16,315	19,685	14,119	6,598	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housin	ng																							0
Cash Flow	-439,684	-7,145	-115,807	-162,025	-279,320	-207,418	342,556	462,784	708,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-302,69
Opening Balan Closing Balan		-446,829	-562,637	-724,662	-1,003,981	-1,211,399	-868,843	-406,059	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	0
CASH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	95,667																							
Stamp Duty Easements etc.	2,870 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	1,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	3,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	16,053 2,007	0	16,053 2,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	4,013 10,033	0	4,013 10,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	73,536	147,072	257,376	183,840	110,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			99,873		3,200	3,200	4,800	0	l 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	1,838 0	3,677	6,434 0	4,596	2,758 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals				0		0				-	-													0
Finance Fees 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
Agents	0	0	0	0	0	0	14,826	14,826	22,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	2,471 0	2,471 0	3,707 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	FIT 135,311	0	207,353	150,749	267,011	191,636	135,159	17,297	25,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Interes		2,199	2,235	5,640	8,182	12,654	15,973	10,398	2,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin																								197,83 0
Cash Flo		-2,199	-209,588	-156,389	-275,192	-204,290	343,068	466,505	712,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-197,83
Opening Baland Closing Baland		-137,510	-347,097	-503,487	-778,679	-982,969	-639,901	-173,396	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	539,141	341,310



	Small Green 4						ı	anner: -							7	- ·				7			1	
INCOME Av Size		Number 4		Price £/m2		GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 1,013		
farket Housing 109.	0 100%	4		2,450	1,068,200	436		LAND	Land		/unit or m2 58,600		234,400	1		No dwgs No dwgs under	4		1,848		FHS Energy	0	0.00	%
nared Ownership 109.		0		1,715		0			Stamp Duty Easements etc.			1,688	3	•		No dwgs over 5	. 0		1,848)	Design Acc & Adpt	0		
									Legals Acquisition	on	1.50%					1		TOTAL	1,040	24	Water	0		_
ffordable Rent 109.		0		1,200		0		PLANNING												_	Small Sites Site Costs	108	119	
Social Rent 109.	0 0%	0	1	1,035	0	0			Planning Fee Architects		4.00%	1,848 20,307				Stamp duty ca Land payment	lc - Residual		234,400)		1,122	l	
Grant and Subsidy Shared Owner Affordable Rer				0					QS / PM Planning Consul	Itants	0.50% 1.00%													
Social Rent	6 ha	05		0	0	400			Other Profession		2.50%													
	6 ha	25 25			1,068,200	436			Build Cost - BCI s106 / CIL Contingency	IS Based	1,122 2.50%	6,400				Stamp duty ca	Ic - Add Profit	Total	1,688	<u> </u>				
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual I	MACRO otelar		FINANCE	Abnormals		2.30%	0				Land payment 125,000 250,000	0% 1%		65,600	<mark>)</mark>				
	Whole Site		Per ha GROSS			osing balance =	0	IIIANOL	Fees			0)			500,000	3%	0%						
Residual Land Value Alternative Use Value	234,400 8,000		50,000		RUN CIL MACE				Interest Legal and Valua	tion	6.50%	0	0			1,000,000 above	4% 5%	1%						
Uplift 20% Plus /ha 350,000	1,600 56,000		10,000 350,000		Ci	osing balance =	211,279	SALES										Total	656	6				
Viability Threshole	d 65,600		410,000		Check on phasing o				Agents		3.0%					Pre CIL s106	1,600	£/ Unit (all) Total	6,400		LIT	% GDV 0.00%		
		£/m2	-		Cor	rect			Legals Misc.		0.5%	5,341 0		827,139						-		0.00%		<u>o</u>
Additional Profit	42,998	99	1					Developers Pr	ofit						ī	Post CIL s106 CIL	1,600		6,400					
									Market Housing Affordable Hou		17.50% 17.50%			186,935 0				Total	6,400					
RESIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			2	2																				
Market Housing Shared Ownership				0	0	0	534,100 0	534,100 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				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	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty	1,688																							
Easements etc.	0 3,516																							
Legals Acquisition																								
Planning Fee Architects	1,848 10,154		10,154																					
QS Planning Consultants	1,269 2,538		1,269 2,538																					
Other Professional	6,346		6,346																					
Build Cost - BCIS Base		0	81,510	163,020	163,020	81,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	1,067 2,038	2,133 4,075	2,133 4,075	1,067 2,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents Legals	0	0	0	0	0	0	16,023 2,671	16,023 2,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	11 27,359	0	0 104,922	169,229	169,229	84,614	18,694	18,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lane]																						
Interes Market Housing	g	4,254	4,323	6,098	8,947	11,842	13,410	5,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 186,935
Affordable Housing																								0
Cash Flow	-261,759	-4,254	-109,244	-175,327	-178,176	-96,457	501,997	510,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-186,935
Opening Balan Closing Baland		-266,013	-375,257	-550,584	-728,759	-825,216	-323,219	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	0
CASH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1		Q4	Q1	Year 2	Q3	Q4	01	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	01	Year 6	Q3	Q4
INCOME As Above			Q3						Q1					Q2				Q2			Q1	Q2		
INCOME	0	0	0	0	0	0	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	65,600																							
	656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	1,848 10,154	0	0 10,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	1,269 2,538	0	1,269 2,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	6,346	0	2,538 6,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	81,510	163,020	163,020	81,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			42,998				0		I o	0	0	0		0	0	0	0	0	0	0		0	0	
Post CIL s106 Contingency	0	0	2,038	4,075	3,200 4,075	3,200 2,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
										•	•													
Agents Legals	0	0	0	0	0	0	16,023 2,671	16,023 2,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	0 89,395	0	0 146,853	0 167,095	0 170,295	0 86,748	0 18,694	0 18,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
THE PROPERTY OF THE PROPERTY OF		<u> </u>	10,000	,000	,233	-0,1-10	-0,004	.0,004	<u> </u>		<u>-</u>	<u> </u>	-	<u> </u>		<u>-</u>		<u> </u>			<u> </u>	<u> </u>	,	
For CIL calculation																								
Interes Market Housing		1,453	1,476	3,887	6,665	9,541	11,105	2,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 122,110
Affordable Housing																								0
Cash Flow Opening Balance		-1,453	-148,329	-170,982	-176,960	-96,288	504,301	512,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-122,110
Opening Balanci Closing Balanci		-90,848	-239,177	-410,159	-587,120	-683,408	-179,107	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	211,279



	Green Plot														,	- · ·				т			ı	
ICOME Av Siz		Number 1		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee c Planning app fe		rate			Build Cost BCIS	/m2 1,071	l	
rket Housing 130.	0 100%	1		2,450	318,500	130		LAND	Land		/unit or m2 62,360		62,360			No dwgs No dwgs under	1	462	462	,	FHS Energy	0	0.00%	%
red Ownership 130.		0		1,715					Stamp Duty Easements etc.		02,000	c				No dwgs over 5					Design Acc & Adpt	0	I	
						U			Legals Acquisition	ion	1.50%							lotai	402	4	Water	0	l	
dable Rent 130.	0 0%	0		1,200	0	0		PLANNING													Small Sites Site Costs	0 114	09 119	
al Rent 130.	0 0%	0		1,035	0	0			Planning Fee Architects		4.00%	462 6,385				Stamp duty ca Land payment	lc - Residual		62,360			1,186		
nt and Subsidy Shared Owner Affordable Rei				0					QS / PM Planning Consul	ltante	0.50% 1.00%	798						'						
Social Rent	π 5 ha	20	/ha	0		130		CONSTRUCTI	Other Profession		2.50%													
	5 ha	20			310,300	130			Build Cost - BCI s106 / CIL Contingency	IS Based	1,186 2.50%	1,600	1			Stamp duty ca	lc - Add Profit	Total	0	<u> </u> 				
es per Quarter 0 t Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE	Abnormals		2.50%	0,004				Land payment 125,000 250,000	0% 1%			<mark>)</mark>				
sidual Land Value	Whole Site 62,360 2,500	1,247,205	Per ha GROSS 1,247,205 50,000			osing balance =			Fees Interest Legal and Valua	ition	6.50%					500,000 1,000,000 above	3% 4% 5%	0%						
ft 20% Plus /ha 350,000	500 17,500		10,000 350,000		Ci	osing balance =	63,417	SALES										Total						_
Viability Threshol			410,000	l	Check on phasing o				Agents Legals		3.0% 0.5%	1,593				Pre CIL s106		£/ Unit (all) Total	1,600	,	LIT	% GDV 0.00%		0
ditional Profit	2,665	£/m2]				l r	Developers Pr	Misc.			C	11,148	247,292	ļ 1	Post CIL s106 CIL	1,600		1,600					
								Developers Pr	Market Housing Affordable Hou		17.50% 17.50%			55,738 0		CIL	0	£/m2 Total	1,600	6				
SIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	_
OME TS Started ket Housing			1	0	0	0	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
rdable Rent al Rent nt 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 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	
INCOME	0	0	0	0	0	0	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE np Duty ements etc.	0																							
als Acquisition	935 462																							
nitects	3,192 399		3,192 399																					
ning Consultants er Professional	798 1,995		798 1,995																					
d Cost - BCIS Base		0	51,388	51,388	51,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6/CIL stingency		0	533 1,285	533 1,285	533 1,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
normals ance Fees gal 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	
ents	0	0	0	0	0	0	9,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gals	0	0	0	0	0	0	1,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SC. ISTS BEFORE LAND INT AND PROF	7,782	0	0 59,590	53,206	53,206	0	11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
r Residual Valuation Lan		1,140	1,158	2,146	3,045	3,959	4,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housin Affordable Housin	g	1,140	1,100	2,140	0,010	0,000	4,020			Ü		Ü		Ü	Ü	ŭ		Ü	Ü	Ü		Ü	Ü	
Cash Flow Opening Balar	-70,142 ic 0	-1,140	-60,749	-55,351	-56,251	-3,959	303,329	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Baland		-71,282	-132,031	-187,382	-243,633	-247,592	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	
SH FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
PENDITURE d	20,500																							
np Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ements etc. als Acquisition	0 308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
																						-		
ning Fee nitects	462 3,192	0	0 3,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	399 798	0	399 798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
er Professional	1,995	0	1,995	o	ő	0	0	0	o	0	o	0	ő	0	0	0	ō	0	0	o	o	0	0	
l Cost - BCIS Base ENTIAL CIL	0	0	51,388 2,665	51,388	51,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL s106 ingency	0	0	1,285	1,285	1,600 1,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ince Fees al 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	9,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nts als	0	0	0	0	0	0	1,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND PROF	0 17 27,654	0	0 61,722	0 52,672	0 54,272	0	0 11,148	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	_
CIL calculation																								
Interes Market Housin	g	449	457	1,467	2,347	3,267	3,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housin									1				1											
Affordable Housin Cash Flor Opening Balanc		-449	-62,179	-54,139	-56,619	-3,267	304,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	—



	Small Brown 11					1		, 																
COME Av Size		Number 11		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fer		rate			Build Cost BCIS	/m2 955		
arket Housing 86.9	85%	9)	1,850	1,502,961	812		LAND	Land		/unit or m2 1,356	Total	14,918			No dwgs No dwgs under	11 11	462	5,082		FHS Energy	0	0.00%	%
red Ownership 39.0		0		1,295		40			Stamp Duty Easements etc.		.,	0				No dwgs over 50			0 5,082		Design Acc & Adpt	0		
		U	,	,	.,	16			Legals Acquisiti	on	1.50%							I Otal	5,082		Water	0		
dable Rent 39.0	11%	1		1,200	57,915	48		PLANNING													Small Sites Site Costs	102	09 119	
al Rent 39.0	0%	0)	1,035	0	0			Planning Fee Architects		4.00%	5,082 43,371				Stamp duty cale Land payment	c - Residual		14,918			1,058		
at and Subsidy Shared Owners Affordable Ren				0					QS / PM Planning Consu	Itants	0.50% 1.00%													
Social Rent	•			0					Other Professio		2.50%													
AREA - Net 0.28		40			1,581,709	877		CONSTRUCTI																
AREA - Gross 0.28	l ha	40) /ha						Build Cost - BC s106 / CIL	IS Based	1,058	927,544 17,600						Total	0					
s per Quarter 0									Contingency Abnormals		5.00%	46,377 92,754				Stamp duty call Land payment	c - Add Profit		132.000					
Build Time 3	Quarters				RUN Residual M	IACRO ctrlar		FINANCE					,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			125,000 250,000	0% 1%	0% 0%	102,000					
	Whole Site		Per ha GROSS			sing balance =			Fees			0	1			500,000	3%	0%						
dual Land Value native Use Value	14,918 110,000	54,247	400,000		RUN CIL MACR				Interest Legal and Valua	tion	6.50%	0	0			1,000,000 above	4% 5%	0% 0%						
t 20% Plus /ha 0	22,000 0		80,000 0		Clo	sing balance =	-17,749	SALES										Total	0					
Viability Threshold	132,000		480,000		Check on phasing d				Agents		3.0%					Pre CIL s106		£/ Unit (all)	17.600		LIT	% GDV		
		£/m2	_		corr	ect			Legals Misc.		0.5%	7,909 0		1,246,602				Total	17,600			0.00%		U
tional Profit	-76,529	-94						Developers Pr	ofit							Post CIL s106 CIL	1,600 0		17,600 0					
								'	Market Housing Affordable Hou		17.50% 17.50%			263,018 13,781				Total	17,600					
DUAL CASH FLOW FOR INTERES	т	Year 1	l			Year 2				Year 3				Year 4				Year 5				Year 6		
ME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
S Started t Housing			1	2	0	0	2 136,633	2 273,266	273,266	273,266	273,266	273,266	0	0	0	0	0	0	0	0	0	0	0	
d Ownership dable Rent				0	0	0	1,894	3,788	3,788	3,788	3,788	3,788	0	0	0	0	0	0	0	0	0	0	0	
Rent				0	0	0	5,265	10,530	10,530	10,530	10,530	10,530	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME	0	0	0	0	0	0 0	0 143,792	0 287,583	0 287,583	0 287,583	0 287,583	0 287,583	0	0 0	0 0	0	0	0	0	0	0	0	0 0	_
NDITURE																								
Duty nents etc.	0																							
Acquisition	224																							
ng Fee	5,082		04.000																					
ects	21,686 2,711		21,686 2,711																					
ng Consultants Professional	5,421 13,553		5,421 13,553																					
Cost - BCIS Base		0	28,107	84,322	140,537	168,644	168,644	168,644	112,430	56,215	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL ngency		0	533 1,405	1,600 4,216	2,667 7,027	3,200 8,432	3,200 8,432	3,200 8,432	2,133 5,621	1,067 2,811	0	0	0	0	0	0	0	0	0	0	0	0	0	
ngency mals		0	2,811	8,432	14,054	16,864	16,864	16,864	11,243	5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0																							
and Valuation	0																							
ts s	0	0	0	0	0	0	4,314 719	8,628 1,438	8,628 1,438	8,628 1,438	8,628 1,438	8,628 1,438	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PROFI		0	0 76,228	98,571	164,284	197,141	202,174	207,207	141,493	75,779	10.065	10,065	0	0	0	0	0	0	0	0	0	0	0	
	10,000		,	00,077	,	,			,		,	,				-								
Residual Valuation Land																								
Interesi Market Housing		1,033	1,050	2,306	3,945	6,679	9,991	11,102	9,976	7,765	4,449	11	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing																								
Cash Flow Opening Balance	-63,595 0	-1,033	-77,278	-100,877	-168,229	-203,820	-68,373	69,275	136,114	204,040	273,069	277,507	0	0	0	0	0	0	0	0	0	0	0	
Closing Balanc		-64,628	-141,906	-242,783	-411,012	-614,832	-683,205	-613,931	-477,816	-273,777	-707	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	
FLOW FOR CIL ADDITIONAL PRO																								
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	_
ME As Above INCOME	0	0	0	0	0	0	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	0	0	0	0	0	0	
NDITURE	132,000																							
			•		•							•				•				•		•	•	
Duty nents etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition	1,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee ects	5,082 21,686	0	0 21,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Consultants	2,711 5,421	0	2,711 5,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional	13,553	0	13,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	0	0	28,107	84,322	140,537	168,644	168,644	168,644	112,430	56,215	0	0	0	0	0	0	0	0	0	0	0	0	0	
NTIAL CIL CIL s106			-19,132	-19,132	-19,132 1,600	-19,132 3,200	3,200	3,200	3,200	3,200	0	0	0	0	0	0	0	0	0	0	0	0	0	
gency	0	0	1,405 2,811	4,216 8,432	7,027 14,054	8,432 16,864	8,432 16,864	8,432 16,864	5,621 11,243	2,811 5,621	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	
ce Fees 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	
s	0	0	0	0	0	0	4,314	8,628	8,628	8,628	8,628	8,628	0	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	719 0	1,438 0	1,438 0	1,438 0	1,438 0	1,438 0	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PROFI	182,433	0	56,562	77,838	144,085	178,009	202,174	207,207	142,559	77,912	10,065	10,065	0	0	0	0	0	0	0	0	0	0	0	_
II calculation					l .			11,880	10,767	8,585	5,318	894	0	0	0	0	0	0	0	•	I .			
Interes		2,965	3,013	3,981	5,310	7,738	10,756	11,000	10,707	0,300	0,010	034	ľ	•		٠ ا	•	0	U	0	0	0	0	
		2,965	3,013	3,981	5,310	7,738	10,756	11,000	10,707	0,300	0,010	034						Ü	Ü	Ü	0	0	0	
Market Housing	-182,433	-2,965	3,013 -59,575	3,981 -81,819	5,310 -149,396	7,738	-69,139	68,497	134,257	201,086	272,200	276,624	0	0	0	0	0	0	0	0	0	0	0	



SITE NAME Site 17	Small Brown 7]																
NCOME Av Size		Number		Price		GIA		DEVELOPMEN	NT COSTS					$\overline{}$		Planning fee ca				Ī	Build Cost	/m2		
m2		7		£/m2		m2		LAND			/unit or m2	Total				Planning app fer No dwgs	dwgs 7	rate			BCIS FHS	933	0.00%	>
rket Housing 87.4		7		1,850		612			Land Stamp Duty		6,702	0				No dwgs under No dwgs over 50	7	462 138	0		Energy Design	0		
ared Ownership 87.4		0		1,295		0			Easements etc. Legals Acquisition	on	1.50%	704						Total	3,234	1	Acc & Adpt Water	0		
fordable Rent 87.4		0		1,200		0		PLANNING												ī	Small Sites Site Costs	99	0% 11%	
cial Rent 87.4		0		1,035		0			Planning Fee Architects		4.00%	3,234 29,539				Stamp duty call Land payment	c - Residual		46,914			1,033		
rant and Subsidy Shared Owners Affordable Reni				0	0				QS / PM Planning Consul		0.50% 1.00%	3,692 7,385												
Social Rent TE AREA - Net 0.14	4 6-	50		0		240		CONSTRUCTI	Other Profession	nai	2.50%	18,462	62,311											
TE AREA - Net 0.14 TE AREA - Gross 0.14		50 50	/ha /ha		1,132,200	612		CONSTRUCTI	Build Cost - BCI s106 / CIL	IS Based	1,033	632,405						Total	0					
									Contingency		5.00%	11,200 31,620				Stamp duty cal	c - Add Profit		67.000	Ī				
ales per Quarter 0 nit Build Time 3	Quarters				DIN Decided I	*****		FINANCE	Abnormals			63,241	738,466			Land payment 125,000	0%		67,200					
		Per ha NET			RUN Residual N	osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0%						
esidual Land Value Iternative Use Value	46,914 56,000	335,102	400,000		RUN CIL MACR		44 700		Interest Legal and Valual	tion	6.50%	0	0			1,000,000 above	4% 5%	0%						
plift 20% Plus /ha 0	11,200		80,000			osing balance =	-11,723	SALES								D 011 100		Total	U	I T	l em	4/ OP//		7
Viability Threshold			480,000		Check on phasing d				Agents Legals		3.0% 0.5%	33,966 5,661				Pre CIL s106		£/ Unit (all) Total	11,200		LIT	% GDV 0.00%	0	1
dditional Profit	21,189	/m2 35							Misc.			0	39,627	888,023		Post CIL s106		£/ Unit (all)	11,200	Ī				
								Developers Pr	rofit Market Housing Affordable Housing		17.50% 17.50%			198,135		CIL	0	£/m2 Total	0 11,200					
ESIDUAL CASH FLOW FOR INTERES		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
COME IITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
rket Housing			1	0 0	0	0	161,743 0	323,486	323,486 0	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	
ared Ownership ordable Rent				0	0	0	0	0	0 0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	
ial Rent nt and Subsidy INCOME	0	0	0	0	0	0	0 161,743	0 0 323,486	0 0 323,486	0 0 323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE	0	U	U	U		U	101,143	323,488	J23,486	J23,460	U	U		v	U	U	U	U	U	U	-	U	U	_
np Duty ements etc.	0																							
ements etc. als Acquisition	704																							
nning Fee	3,234 14,769		14,769																					
ning Consultants	1,846 3,692		1,846 3,692																					
r Professional	9,231		9,231																					
I Cost - BCIS Base		0	30,115 533	90,344 1,600	150,573 2,667	180,687 3,200	120,458 2,133	60,229 1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5/CIL tingency ormals		0	1,506 3,011	4,517 9,034	7,529 15,057	9,034 18,069	6,023 12,046	3,011 6,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormais nce Fees	0	U	3,011	a,ua4	15,05/	10,009	12,040	0,023		U	U	U		U	U	· ·	U	U	U	U		U	U	
al and Valuation	0																							
nts als	0	0	0	0	0	0	4,852 809	9,705 1,617	9,705 1,617	9,705 1,617	0	0	0	0	0	0	0	0	0	0	0	0	0	
:: STS BEFORE LAND INT AND PROFI		0	0 64,704	105,495	175,825	210,990	146,321	81,652	11,322	11,322	0	0	0	0	0	0	0	0	0	0	0	0	0	_
Residual Valuation Land Interest		1,306	1,328	2,401	4,154	7,079	10,622	10,544	6,786	1,823	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing Affordable Housing	g				,						-	-			-	-	-	-	-	-		-		1
Cash Flow	-80,391	-1,306	-66,031	-107,896	-179,979	-218,069	4,799	231,289	305,378	310,340	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
Opening Balance Closing Balance	ic 0	-81,697	-147,728	-255,624	-435,603	-653,672	-648,873	-417,583	-112,205	198,135	198,135	198,135		198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	
SH FLOW FOR CIL ADDITIONAL PRO	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
DME As Above INCOME	0	0	0	0	0	0	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITUDE	67.000																							
	67,200	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	
D Duty nents etc.	0	0	0			^			0	0	0	U	0	0	0	0	U	0	0	0	0	0	0	
p Duty ments etc. s Acquisition	0 1,008	0	0	0		0	0			-		-			U	0				_			_	
p Duty ments etc. s Acquisition ing Fee	0 1,008 3,234 14,769	0 0	0 0 14,769	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
p Duty ments etc. is Acquisition sing Fee fects sing Consultants	0 1,008 3,234 14,769 1,846 3,692	0 0 0 0 0 0	0 14,769 1,846 3,692	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	
p Duty ments etc. s Acquisition ing Fee sects ing Consultants Professional	0 1,008 3,234 14,769 1,846 3,692 9,231	0 0 0 0 0	0 14,769 1,846 3,692 9,231	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 0	0 0 0	0 0 0	0 0 0	0 0 0	
p Duty ments etc. s Acquisition sing Fee tects territory r Professional Cost - BCIS Base ENTIAL CIL	0 1,008 3,234 14,769 1,846 3,692	0 0 0 0 0 0	0 14,769 1,846 3,692	0 0 0 0	0 0 0 0 0 150,573	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 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0	
p Duty ments etc. s Acquisition ning Fee tects refressional Cost - BCIS Base ENTIAL CIL CIL s106 ingency	0 1,008 3,234 14,769 1,846 3,692 9,231 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 14,769 1,846 3,692 9,231 30,115 10,595	0 0 0 0 0 0 0 90,344 10,595	0 0 0 0 0 150,573	0 0 0 0 0 0 180,687 3,200 9,034	0 0 0 0 0 120,458 3,200 6,023	0 0 0 0 0 0 60,229 3,200 3,011	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 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	
p Duty ments etc. is Acquisition sing Fee tects ining Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency rmals	0 1,008 3,234 14,769 1,846 3,692 9,231 0		0 14,769 1,846 3,692 9,231 30,115 1,506 3,011	0 0 0 0 0 0 0 90,344 10,595 4,517 9,034	0 0 0 0 0 150,573 1,600 7,529 15,057	0 0 0 0 0 0 180,687 3,200 9,034 18,069	0 0 0 0 0 120,458 3,200 6,023 12,046	0 0 0 0 0 0 60,229 3,200 3,011 6,023	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 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	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 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 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 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	
p Duty ments etc. is Acquisition ning Fee tects sing Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency imals	0 1,008 3,234 14,769 1,846 3,692 9,231 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 14,769 1,846 3,692 9,231 30,115 10,595	0 0 0 0 0 0 0 90,344 10,595	0 0 0 0 0 150,573	0 0 0 0 0 0 180,687 3,200 9,034	0 0 0 0 0 120,458 3,200 6,023	0 0 0 0 0 0 60,229 3,200 3,011	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 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	
inp Duty iments etc. is Acquisition ining Fee itects ining Consultants in Professional I Cost - BCIS Base ENTIAL CIL CIL st06 ingency immals ince Fees and Valuation ints	0 1,008 3,234 14,769 1,846 3,662 9,231 0		0 0 14,769 1,846 3,692 9,231 30,115 10,595 1,506 3,011 0	0 0 0 0 0 0 90,344 10,595 4,517 9,034 0	0 0 0 0 150,573 1,600 7,529 15,057 0	0 0 0 0 0 180,687 3,200 9,034 18,069	0 0 0 0 0 120,458 3,200 6,023 12,046 0 0	0 0 0 0 0 0 60,229 3,200 3,011 6,023	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 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 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 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 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 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	
p Duty ments etc. s Acquisition sing Fee tects sing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals coe Fees and Valuation ts s	0 1,008 3,234 14,769 1,846 3,662 9,231 0 0 0		0 0 14,769 1,846 3,692 9,231 30,115 10,595 1,506 3,011 0 0	0 0 0 0 0 0 0 90,344 10,595 4,517 9,034 0	0 0 0 0 150,573 1,600 7,529 15,057	0 0 0 0 0 180,687 3,200 9,034 18,069 0 0	0 0 0 0 120,458 3,200 6,023 12,046 0 0	0 0 0 0 0 0 60,229 3,200 3,011 6,023 0 0 9,705 1,617	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 1,617	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 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	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 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	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
ENDITURE 6 6 6 7 10 pp Duty sments etc. 18 Acquisition ning Fee itiects ning Consultants 19 Portessional 19 Cost - BCIS Base ENTIAL OIL CIL s106 ingency ormals noe Fees 11 and Valuation nits 18 18 18 18 18 18 18 18 18 18 18 18 18	0 1,008 3,234 14,769 1,846 3,662 9,231 0 0 0		0 0 14,769 1,846 3,692 9,231 30,115 10,595 1,506 3,011 0 0	0 0 0 0 0 0 0 90,344 10,595 4,517 9,034	0 0 0 0 0 150,573 1,600 7,529 15,057 0	0 0 0 0 0 180,687 3,200 9,034 18,069	0 0 0 0 0 120,458 3,200 6,023 12,046 0 0	0 0 0 0 0 60,229 3,200 3,011 6,023 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 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 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 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 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 0 0 0 0 0 0 0 0	_
p Duty ments etc. s Acquisition sing Fee tects sing Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals see Fees and Valuation ts s TS BEFORE LAND INT AND PROFI	0 1,008 3,234 14,769 1,846 3,692 9,231 0 0 0 0 0 1 100,981		0 0 14,769 1,846 3,692 9,231 10,595 1,506 3,011 0 0 0 74,765	0 0 0 0 0 0 0 90,344 10,595 4,517 9,034 0 0 0	0 0 0 0 150,573 1,629 15,057 0 0 0 174,759	0 0 0 0 0 180,687 3,200 9,034 18,069 0 0 0	0 0 0 0 0 120,458 3,200 6,023 12,046 0 0 4,852 809 0	0 0 0 0 0 0 60,229 3,200 3,011 6,023 0 0 0 1,617 0 83,785	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 1,617 0 11,322	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 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 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 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 0 0 0 0 0 0 0 0 0	
pp Duty pp Duty pp Duty presents etc. is Acquisition ning Fee itects ining Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency presents and Valuation outs its its its its its its its	0 1,008 3,234 14,769 1,846 3,692 9,231 0 0 0 0 1 100,981		0 0 14,769 1,846 3,692 9,231 30,115 10,595 1,506 3,011 0 0	0 0 0 0 0 0 0 90,344 10,595 4,517 9,034 0	0 0 0 0 150,573 1,600 7,529 15,057	0 0 0 0 0 180,687 3,200 9,034 18,069 0 0	0 0 0 0 120,458 3,200 6,023 12,046 0 0	0 0 0 0 0 0 60,229 3,200 3,011 6,023 0 0 9,705 1,617	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 1,617	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 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	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 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	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Inp Duty Interest Inp Duty Interest Interest Interest	0 1,008 3,234 14,769 1,846 3,692 9,231 0 0 0 0 10 100,981		0 0 14,769 1,846 3,692 9,231 10,595 1,506 3,011 0 0 0 74,765	0 0 0 0 0 0 0 90,344 10,595 4,517 9,034 0 0 0	0 0 0 0 150,573 1,629 15,057 0 0 0 174,759	0 0 0 0 0 180,687 3,200 9,034 18,069 0 0 0	0 0 0 0 0 120,458 3,200 6,023 12,046 0 0 4,852 809 0	0 0 0 0 0 0 60,229 3,200 3,011 6,023 0 0 0 1,617 0 83,785	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 1,617 0 11,322	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 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 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 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 0 0 0 0 0 0 0 0 0	-11



INCOME Av Size	Small Brown 4	Number		Price	e GDV	GIA		DEVELOPMEN	NT COSTS						ī	Planning fee ca	alc			ī	Build Cost	/m2	1	
m2		4		£/m2					41 00313							Planning app fe	dwgs	rate			BCIS	925		
farket Housing 79.5	100%	4		1,850	588,300	318			Land		/unit or m2 6,727	Total	26,908			No dwgs No dwgs under			1,848		FHS Energy	0	0.009	%
hared Ownership 79.5	0%	0)	1,295	5 0	0			Stamp Duty Easements etc.			0				No dwgs over 5	(0	138 Total	0 1,848		Design Acc & Adpt	0		
ffordable Rent 79.5		0)	1,200		0			Legals Acquisition	n	1.50%	404	404			-				•	Water Small Sites	0	09	1%
Social Rent 79.5		0		1,035		0		PLANNING	Planning Fee			1.848				Stamp duty ca	lc - Residual			ī	Site Costs	99 1,024	119	
			•			Ü			Architects		4.00%	15,240				Land payment	ic - Residual		26,908			1,024	1	
Grant and Subsidy Shared Owners Affordable Rent Social Rent				0	0				QS / PM Planning Consult Other Profession		0.50% 1.00% 2.50%	1,905 3,810 9,525												
SITE AREA - Net 0.10 SITE AREA - Gross 0.10		40 40			588,300	318			Build Cost - BCIS s106 / CIL	S Based	1,024	325,729 6,400						Total	0					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual N	MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	16,286 32,573				Stamp duty ca Land payment 125,000 250,000	lc - Add Profit 0% 1%		48,000					
Residual Land Value	Whole Site 26,908	Per ha NET 269,077	Per ha GROSS 269,077		Ck	osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%							
Alternative Use Value Uplift 20%	40,000 8,000		400,000 80,000		RUN CIL MACR	tO ctrl+l osing balance =	-5,700		Legal and Valuat	ion		0	0			above	5%	0% Total	0					
Plus /ha 0 Viability Threshold	0		480,000		Check on phasing of		i	SALES	Agents		3.0%	17,649				Pre CIL s106	1 600	£/ Unit (all)		ī	LIT	% GDV		7
Viability Threshold			400,000	ı	corr				Legals		0.5%	2,942				FIE CIL STOO		Total	6,400			0.00%		0
Additional Profit	267	E/m2 1							Misc.			0	20,591	461,217		Post CIL s106	1,600		6,400	Ī				
								Developers Pr	ofit Market Housing Affordable Hous		17.50% 17.50%			102,953 0		CIL	0	£/m2 Total	6, 400					
RESIDUAL CASH FLOW FOR INTEREST		Year 1		04	01	Year 2	03	04	01	Year 3	02	04	01	Year 4	02	04	01	Year 5	02	04	01	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 Market Housing			2	0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership 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 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	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	0																							
Legals Acquisition	404																							
Planning Fee	1,848		7.620																					
Architects QS	7,620 952		7,620 952																					
Planning Consultants Other Professional	1,905 4,762		1,905 4,762																					
Build Cost - BCIS Base		0	54,288	108.576	108,576	54,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	1,067	2,133	2,133	1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	2,714 5,429	5,429 10,858	5,429 10,858	2,714 5,429	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	8,825 1,471	8,825 1,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	17,491	0	78,738	126,996	126,996	63,498	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Land	26,908																							
Interest		721	733	2,025	4,121	6,252	7,385	2,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable Housing																								102,953
Cash Flow	-44,399	-721	-79,471	-129,021	-131,117	-69,750	276,469	280,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-102,953
Opening Balance Closing Balance	0	-45,120	-124,591	-253,612	-384,729	-454,479	-178,010	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	
Closing Balance	-44,399	-40,120	-124,391	-200,012	*304,729	-404,479	-176,010	102,933	102,903	102,955	102,933	102,953	102,933	102,953	102,933	102,903	102,933	102,933	102,933	102,903	102,953	102,933	102,933	
CASH FLOW FOR CIL ADDITIONAL PRO	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	48,000																							
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	720	0	0	0	0	0	0	0	o	0	0	0	o	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	7,620 952	0	7,620 952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	1,905 4,762	0	1,905 4,762	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					
Build Cost - BCIS Base POTENTIAL CIL	0	0	54,288 267	108,576	108,576	54,288	0	0	0	U	U		. "			0				0	0	0	0	0
Post CIL s106 Contingency	0	0	2,714	5,429	3,200 5,429	3,200 2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	5,429	10,858	10,858	5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
Legal and Valuation	0	0	0	0	0	0	0	0	0	U	U	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals	0	0	0	0	0	0	8,825 1,471	8,825 1,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROFIT	0	0	0	0	0	0 65,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OUTS BEFORE LANDINT AND PROFF	00,008	U	77,937	124,003	120,003	u3,031	10,295	10,295		U	U	U		U	v	U		U	U	U		U		
For CIL calculation																								
Interest Market Housing		1,069	1,087	2,371	4,438	6,592	7,765	3,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 84,506
Affordable Housing																								0
	-65,808	-1,069	-79,024	-127,234	-132,501	-72,223	276,090	280,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-84,506
Cash Flow		1,000			. ,	, -															1 "		-	,
Cash Flow Opening Balance Closing Balance	0	-66,877	-145,901	-273,135	-405,636	-477,859	-201,769	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	-5,700



Martine Mart	ITE NAME Site 19	Brown Plot]																
Martin	ICOME Av Size		Number						DEVELOPME	NT COSTS					$\overline{}$						Ī				
Marchander 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100 100			1						LAND				Total									FHS	1,071 0	0.00%	%
Second column	arket Housing 120.0	.0 100%	1		1,850	222,000	120					-11,699	c									Energy Design	0		
Mathematical Part	ared Ownership 120.0	.0 0%	0		1,295	0	0			Easements etc.		4 500/	C									Acc & Adpt	1		
The control of the co	ordable Rent 120.0	.0 0%	0		1,200	0	0			Legais Acquisitio	n	1.50%	-1/3	-1/5								Small Sites	0	0%	
Market M	cial Rent 120.0	.0 0%	0		1,035	0	0		PLANNING	Planning Fee							Stamp duty cal	c - Residual			I	Site Costs		11%	6
The content	nt and Subsidy Shared Owner	rship			0	0											Land payment			-11,699					
Column	Affordable Ren				0	0				Planning Consult		1.00%	1,652												
Control Cont					U						al	2.50%	4,131	13,682											
The column						222,000	120		CONSTRUCT		S Based	1,186	142,304						Total	0					
The content of the																	Stamp duty cal	c - Add Profit			ī				
Marche M												0.00%					Land payment			16,000					
Column	nit Build Time 3								FINANCE								250,000	1%	0%						
Martin	esidual Land Value					Closir	ing balance =	0				6.50%	C)											
The column								₂ 2 183		Legal and Valuati	ion		C	0			above	5%		0					
Part	Plus /ha 0	0		0				-2,100	SALES											•	ı				_
The column	Viability Threshold	ld 16,000		480,000													Pre CIL s106			1,600		LIT		0	0
Set 1911 1	dditional Profit			i	-								C	7,770	174,827		Poet CII e106								_
The column	dutional Front	-20,542	-170	1					Developers P										£/m2	0					
Secretary 1. Secre															38,850 0				Total	1,600	I				
STATE	ESIDUAL CASH FLOW FOR INTERES	ST					Year 2								Year 4										
Tright	OME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
THE CHANGE SEE THE SEE	ITS Started			1	0	0	0	222 000	0	0	0	0	0	0	0	n	0	0	0	0	0	0	0	n	
Section 1	ared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
THE COLOR OF THE C										0		0	0						0		0			0	
THE PROPERTY OF THE PROPERTY O	nt and Subsidy	0	0	0				-										0							
THE TREE TO SET THE TOTAL STATE OF THE TOTAL STATE					*	-		,				-	-		-		-								-
140 1	np Duty																								
THE																									
THE COLOR OF THE C																									
15 C 100		3,305																							
Control Cont	ning Consultants	826		826																					
SCHOLAN SECTION ASSESSMENT AS A STATE OF THE																									
THE PROPER MATERIAL PROPER MAT																									
THE PROPERTY OF THE PROPERTY O	ntingency		0	2,372	2,372	2,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
THE PROPERTY NAME OF PARTY OF PARTY NAME OF	ormals		0	4,743	4,743	4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
THE REPORT LAND AT AND PROFES 1,000 0 0 0 0 0 0 0 0 0																									
AND PROPER LAND IN AND PROPER LAND IN ADDRESS OF STATE OF			0	0		0	0	6 660			C	0	c		0	0		C	0	0				0	
STREETMEN ABOUND MADE PROPERTY (A.ROY) 18 14 1433 5548 5549 5549 5 54 0 7779 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	als																								
Martin House Mart	50.	FI1 6,897	0	61,693	55,083	55,083	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Marie Taburg Mari																									
Montest Housing Property House Pro																									
Coate Price A 585		st ng	0	0	924	1,835	2,760	2,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Court Cour	Affordable Housing	ng																							
County Eastern County			0	-61,693	-56,008	-56,918	-2,760	211,426	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
ME AS ABOVE MINOME 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 16,000 1			4,803	-56,890	-112,898	-169,816	-172,576	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	
As Above NECHIE As Above NECHIE O O O O O O O O O O O O O																									
PENDITURE d. 16,0000 d					Q4	Q1			Q4	Q1			Q4	Q1		Q3	Q4	Q1			Q4	Q1		Q3	
ENDITURE 6 1 18,000 19, Duty 10, Duty 1		0	0		0	0	0	222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
rig Duly				-																					
iments etc. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		16,000																							
As Acquisition 240 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0																									
ining Fee	ements etc.															0									
interes							0									n		0							
ing Constlants 826 0 826 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		3,305	0	3,305	0	0	-	0	0	0	0	0	0	0	0	-	0	-	0	0	0	0	0	0	
Cost - BCIS Base 0 0 0 47,435 47,435 47,435 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		826	0	826	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	
ENTIAL CIL. 20,342	Professional	2,066	0	2,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL S106	Cost - BCIS Base	0	0		47,435	47,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mals 0 0 4,743 4,743 4,743 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			ļ		1																				
ce Fees 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ENTIAL CIL CIL s106																								
Tard Valuation 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ENTIAL CIL CIL s106 ingency								-									-							
IS 0 0 0 0 0 0 0 1,110 0 0 0 0 0 0 0 0 0 0	ENTIAL CIL CIL s106 ingency rmals						0										0	0							
AS 0 0 0 0 0 0 1,110 0 0 0 0 0 0 0 0 0 0 0	ENTIAL CIL CIL s106 ingency ormals nce Fees			0	0	0	0	6,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ITS BEFORE LAND INT AND PROFIT 23,312 0 40,818 54,550 56,150 0 7,770 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ENTIAL CIL CIL s106 tingency ormals nce Fees al and Valuation	0	0		0	0	0	1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	ENTIAL CIL CIL s106 ingency ormals nce Fees I and Valuation	0 0	0	0	-		-	-		-	-	-			_				-						_
	ENTIAL CIL CIL s106 ingency ormals nce Fees I and Valuation sts is	0 0 0	0		54,550	-			_	_					·					·		1			_
	ENTIAL CIL CIL s106 ingency ormals nce Fees I and Valuation sts is	0 0 0	0		54,550	-																			
Market Housing	ENTIAL CIL CILL stude ingency rmals nce Fees I and Valuation its Is Is CTS BEFORE LAND INT AND PROFI	0 0 0 0 23,312	0 0 0	40,818			2,902	2 950	0	0	0	0	0	0	0	n	n	n	n	n	0	0	n	n	
	ENTIAL CIL CIL sto6 ingency ymals nce Fees il and Valuation hts is :	0 0 0 0 2 77 23,312	0		1,055	1,958	2,902	2,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow -23,31237941,203 - 55,604 -58,108 -2,902 - 211,280 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ENTIAL CIL CIL st06 Ingency smals noce Fees II and Valuation tits Its III CIL calculation Interes Market Housing Affordable Housing	0 0 0 0 23,312 st 19	0 0 0	40,818	1,055	1,958					-														3
Opening Balance 0	NTIAL CIL il La 106 gency mails de Fees and Valuation S S BEFORE LAND INT AND PROFI L calculation Interes Market Housing Affordible Housing Affordible Housing Cash Flow	0 0 0 0 23,312 st 19 19	0 0 0	40,818	1,055	1,958					-			0									0		-



CITE NAME 2"	166 Pr - CT							7																
	Urban Flats 75			B-J	AP:	2	<u> </u>	DEVEL COM	NT COSTS							Diameir - f	la.			ī	Duild C	in the		
NCOME Av Siz	ze % n2	Number 75		Price £/m2		GIA m2		DEVELOPMEN	41 CUSIS		hurds - *	T				Planning fee ca Planning app fer	dwgs	rate			Build Cost BCIS	/m2 1,382	A A	
Market Housing 62	2.5 85%	64		2,000	7,968,750	3,984			Land		/unit or m2 -22,528	Total	-1,689,594			No dwgs No dwgs under	75 50	462	23,100	1	FHS Energy	0	0.00%	
Shared Ownership 39	9.0 4%	3		1,400	153,563	110			Stamp Duty Easements etc.			0				No dwgs over 50	25	138 Total	3,450 26,550		Design Acc & Adpt	1		
Affordable Rent 39	0.0 11%	8		1,200	394,875	329			Legals Acquisition		1.50%	-25,344	-25,344								Water Small Sites	0	0%	
Social Rent 39	0.0 0%	0		1,035	0	0		PLANNING	Planning Fee			26,550				Stamp duty cal	c - Residual			[Site Costs	78 1,460	6%	
Grant and Subsidy Shared Owne	ership			0	0				Architects QS / PM		4.00% 0.50%	301,959 37,745				Land payment			-1,689,594	1				
Affordable Re Social Rent	ent			0					Planning Consulta Other Professiona		1.00% 2.50%	75,490 188,724								1				
	50 ha	150	/ha	_	8,517,188	4,423		CONSTRUCTI					,							1				
	77 ha	97			0,011,100	1,120			Build Cost - BCIS	Based	1,460	6,459,968 120,000						Total	0	Į				
[a. a. a.		1							s106 / CIL Contingency		5.00%	322,998				Stamp duty cal	c - Add Profit			ĺ				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			645,997	7,548,963			Land payment 125,000	0%	0%	370,968	1				
	Whole Site		Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%		1				
Residual Land Value Alternative Use Value	-1,689,594 309,140	-,,	-2,186,186 400,000		RUN CIL MACR	tO ctrl+l			Interest Legal and Valuatio	n	6.50%	0	0			1,000,000 above	4% 5%	0% 0%		1				
Uplift 20% Plus /ha 0	61,828 0		80,000 0		Ck	osing balance =	1,329,877	SALES										Total	0	1				
Viability Thresho	ld 370,968		480,000		Check on phasing o				Agents Legals		3.0% 0.5%	255,516 42,586				Pre CIL s106		/ Unit (all) fotal	120,000	1	LIT	% GDV 0.00%		
Additional Profit		£/m2	1						Misc.		0.570	0		6,762,593		Post CIL s106						0.0070		
Additional Profit	-2,998,600	-753	J					Developers Pr								CIL	1,600 0	£/ Unit (all) £/m2	120,000					
									Market Housing Affordable Housin	ng	17.50% 17.50%			1,394,531 95,977				Total	120,000					
RESIDUAL CASH FLOW FOR INTERE		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 Market Housing			25	25 0	25 0	0	2,656,250	2,656,250	2,656,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	51,188 131,625	51,188 131,625	51,188 131,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	2,839,063	2,839,063	2,839,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	0																							
Legals Acquisition	-25,344																							
Planning Fee Architects	26,550 150,979		150,979																					
QS Planning Consultants	18,872 37,745		18,872 37,745																					
Other Professional	94,362		94,362																					
Build Cost - BCIS Base s106/CIL		0	717,774 13,333	1,435,548 26,667	2,153,323 40,000	1,435,548 26,667	717,774 13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	35,889	71,777	107,666	71,777	35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	_	0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	85,172	85,172	85,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	14,195	14,195	14,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	FIT 303,165	0	1,140,732	1,677,547	2,516,321	1,677,547	938,141	99,367	99,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lar	nd -1,689,594	1																						
Intere		0	0	0	23,268	64,536	92,845	63,463	19,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housin	ng																							95,977
Cash Flow	1,386,430	0	-1,140,732	-1,677,547	-2,539,589	-1,742,083	1,808,077	2,676,232	2,719,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,490,50
Opening Bala Closing Balan	nce 1,386,430	1,386,430	245,697	-1,431,850	-3,971,438	-5,713,522	-3,905,445	-1,229,213	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	0
CASH FLOW FOR CIL ADDITIONAL PR	ROFIT Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above	0	0	0	0	0	0	2,839,063	2,839,063	2,839,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE				-		-	,	,,			-			-		-	-							
Land	370,968																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	5,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	26,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	150,979 18,872	0	150,979 18,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	37,745 94,362	0	37,745 94,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	717,774	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			-2,998,600		40,000	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	35,889	71,777	107,666	71,777	35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	0	0	0	0	0	85,172	85,172	85,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	14,195 0	14,195 0	14,195 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	FIT 705,041	0	-1,871,201	1,650,881	2,516,321	1,690,881	964,808	99,367	99,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Intere		11,457	11,643	0	8,252	49,276	77,554	48,358	4,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housir Affordable Housir																								1,024,70 95,977
Cash Flo		-11,457	1,859,558	-1,650,881	-2,524,573	-1,740,157	1,796,701	2,691,338	2,735,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,120,68
Opening Baland Closing Baland	ce 0	-716,498	1,143,060	-507,821	-3,032,394	-4,772,551	-2,975,850	-284,512	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	1,329,87
	-						,																	



SITE NAME	Urban El 00							7																
	Urban Flats 20	Number		Price	g GDV	GIA	i	DEVELOPME	NT COSTS							Planning fee ca	c			ſ	Build Cost	(m)		
ICOME Av Siz		Number 20		£/m2				LAND	MI 60015		/unit or ma	Total				Planning app fee	dwgs	rate		l	Build Cost BCIS FHS	/m2 1,143	0.009/	
arket Housing 57.	.6 85%	17		2,000	1,960,000	980		LAND	Land		/unit or m2 -5,061	Total	-101,218			No dwgs No dwgs under	20 20	462	9,240	l	Energy	0	0.00%	
hared Ownership 39.	.0 4%	1		1,400	40,950	29			Stamp Duty Easements etc.			0				No dwgs over 50	0	138 Total	9,240	1	Design Acc & Adpt	1		
ffordable Rent 39.	.0 11%	2	!	1,200	105,300	88			Legals Acquisition	n	1.50%	-1,518	-1,518								Water Small Sites	0	0%	
Social Rent 39.	.0 0%	0	1	1,035	5 0	0		PLANNING	Planning Fee			9,240				Stamp duty cale	- Residual			ĺ	Site Costs	65 1,208	6%	
Grant and Subsidy Shared Owner	rship			0					Architects QS / PM		4.00% 0.50%	62,253 7,782				Land payment			-101,218	I				
Affordable Re Social Rent				0	0				Planning Consulta Other Professiona		1.00%	15,563 38,908	133,745							l				
	27 1-	7.				4.007		CONSTRUCTI		31	2.30%	30,900	133,743							I				
	27 ha 33 ha	75 60			2,106,250	1,097		CONSTRUCTI	Build Cost - BCIS	Based	1,208	1,325,492						Total	0	ı				
									s106 / CIL Contingency		5.00%	32,000 66,275				Stamp duty cal	- Add Profit			İ				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			132,549	1,556,316			Land payment 125,000	0%	0%	159,824	l				
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%		l				
Residual Land Value Alternative Use Value	-101,218 133,187	-379,567	-303,988 400,000		RUN CIL MACR	O ctrl+l			Interest Legal and Valuation	on	6.50%	0	0			1,000,000 above	4% 5%	0% 0%		I				
Uplift 20% Plus /ha 0	26,637		80,000			osing balance =	322,912	SALES										Total	0					
Viability Threshol			480,000		Check on phasing d			UNILEO	Agents		3.0%	63,188				Pre CIL s106		/ Unit (all)		I	LIT	% GDV		
		£/m2	-		corr	ect	ı		Legals Misc.		0.5%	10,531 0	73,719	1,661,044				'otal	32,000			0.00%	- 0	
Additional Profit	-486,057	-496	i					Developers Pr	rofit							Post CIL s106 CIL	1,600 0	£/ Unit (all) £/m2	32,000 0	I				
									Market Housing Affordable Housi	ng	17.50% 17.50%			343,000 25,594				Total	32,000					
RESIDUAL CASH FLOW FOR INTERES	ST	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			000 000	000 000									•		•					
Market Housing Shared Ownership				0	0	0	980,000 20,475	980,000 20,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	52,650 0	52,650 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 1,053,125	0 1,053,125	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE													-									-		
Stamp Duty Easements etc.	0																							
Legals Acquisition	-1,518																							
Planning Fee	9,240																							
Architects QS	31,126 3,891		31,126 3,891																					
Planning Consultants Other Professional	7,782 19,454		7,782 19,454																					
Build Cost - BCIS Base		0	220,915	441,831	441,831	220,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	5,333 11,046	10,667 22,092	10,667 22,092	5,333 11,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,092	44,183	44,183	22,092	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 Legals	0	0	0	0	0	0	31,594 5,266	31,594 5,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	FIT 69,974	0	0 321,639	518,772	518,772	259,386	36,859	36,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
								_																
For Residual Valuation Lan		0	•	4.740	12 220	21 974	26 444	10.256		0	C		0	0	0	_	0	0	0			0	0	
Interes	ng	0	0	4,719	13,226	21,871	26,441	10,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	343,000
Affordable Housin																								25,594
Cash Flow Opening Balar	31,244 inc 0	0	-321,639	-523,491	-531,998	-281,257	989,825	1,005,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-368,59
Closing Balan	nce 31,244	31,244	-290,395	-813,886	-1,345,884	-1,627,140	-637,315	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	0
CASH FLOW FOR CIL ADDITIONAL PR	ROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME AS Above	0	0	0	0	0	0	1,053,125	1,053,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	450.00																							
Land	159,824																							
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,397	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	9,240 31,126	0	0 31,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	3,891	0	3,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	7,782 19,454	0	7,782 19,454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	220,915	441,831	441,831	220,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			-486,057	l	16,000	16,000	0	0	I 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	11,046	22,092 44 183	22,092	11,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	22,092	44,183	44,183	22,092	0			-	-			0		0	0			0	0	0	0	0
Finance Fees 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
Agents	0	0	0	0	0	0	31,594	31,594	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	5,266	5,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	_	0	-169,752	508,105	_	270,053	36,859	36,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Interes		3,798	3,860	1,164	9,439	18,110	22,792	6,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin																								251,99 25,594
Cash Flo		-3,798	165,893	-509,269	-533,545	-288,162	993,473	1,009,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-277,58
Opening Baland Closing Baland	ce 0	-237,512	-71,619	-580,888	-1,114,433	-1,402,595	-409,122	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	600,496	322,912
Crosing balance	200,7 14	201,012	71,019	JUU,000	.,117,433	1,-102,383	-100,122	300,480	J00,480	000,T00	WV,700	JJU, 700	000,T0U	JUU, TOU	JJU,780	JUU, 480	000,700	UUU,70U	UUU,700	₩,430	300,490	UU,700	J00,70U	JEE, 31Z

South Sunderland Cover



Sunderland City Council (October 2020)

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Number Units NET Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2 m2/ha £/m2 m2 Large Green 350 92 31,718,579 350 10.00 35.00 32,284 3,228 982.49

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	44	73.00	3,212.00		925	2,971,100
	3	45	86.00	3,870.00		925	3,579,750
Semi	2	45	81.00	3,645.00		942	3,433,590
	3	89	98.00	8,722.00		942	8,216,124
	4	0	115.00	0.00		1,071	0
Det	4	45	120.00	5,400.00		1,071	5,783,400
	5	30	130.00	3,900.00		1,071	4,176,900
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	10	39.00	390.00	10%	1,039	445,731
	2	11	61.00	671.00	10%	1,039	766,886
Terrace	2	13	70.00	910.00		925	841,750
	3	14	84.00	1,176.00		925	1,087,800
Semi	2	0	79.00	0.00		942	0
	3	0	93.00	0.00		942	0
	4	4	97.00	388.00		1,071	415,548
Det	4	0	106.00	0.00		1,071	0
	5	0	110.00	0.00		1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number	2	Units	Area	Density erage	Unit Size	Developed	Density	Total Cost
			ha	Units/ha	m2	m2	m2/ha	
Large Green 175		175	5.00	35.00	93	16,239	3,248	15,971,713

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	21	73.00	1,533.00	0%	925	1,418,025
	3	22	86.00	1,892.00	0%	925	1,750,100
Semi	2	22	81.00	1,782.00	0%	942	1,678,644
	3	45	98.00	4,410.00	0%	942	4,154,220
	4	0	115.00	0.00	0%	1,071	0
Det	4	22	120.00	2,640.00	0%	1,071	2,827,440
	5	17	130.00	2,210.00	0%	1,071	2,366,910
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	5	39.00	195.00	10%	1,039	222,866
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	7	70.00	490.00	0%	925	453,250
	3	7	84.00	588.00	0%	925	543,900
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/ Brown Iternative Use

South St	undi Green	Agricultural
Area	Gross	13.333
	Net	10.000

Locality 'een/Brown Iternative Use

South Sund	Green	Agricultural
Area	Gross	6.667
	Net	5.000

Rate

£/m2 983.54



Number 3 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha Large Green 175 LD 92 175 5.83 30.00 16,053 2,752 16,017,045 997.76

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	22	73.00	1,606.00	0%	925	1,485,550
	3	22	86.00	1,892.00	0%	925	1,750,100
Semi	2	15	81.00	1,215.00	0%	942	1,144,530
	3	37	98.00	3,626.00	0%	942	3,415,692
	4	0	115.00	0.00	0%	1,071	0
Det	4	22	120.00	2,640.00	0%	1,071	2,827,440
	5	17	130.00	2,210.00	0%	1,071	2,366,910
BUNGALOW	1	0	58.00	0.00	10%	1041	0
BUNGALOW	2	7	70.00	490.00	10%	1041	561,099
BUNGALOW	3	7	86.00	602.00	10%	1041	689,350
Affordable							
Flat	1	5	39.00	195.00	10%	1,039	222,866
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	7	70.00	490.00	0%	925	453,250
	3	7	84.00	588.00	0%	925	543,900
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number 4 Units Area Developed Density Total Cost Units/ha m2/ha ha m2 m2 Large Green 75 92 6,800,646 75 2.14 35.00 6,928 3,233

	Beds	No	m:	2 Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	9	73.00	657.00	0%	925	607,725
	3	10	86.00	860.00	0%	925	795,500
Semi	2	10	81.00	810.00	0%	942	763,020
	3	19	98.00	1,862.00	0%	942	1,754,004
	4	0	115.00	0.00	0%	1,071	0
Det	4	10	120.00	1,200.00	0%	1,071	1,285,200
	5	6	130.00	780.00	0%	1,071	835,380
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	2	61.00	122.00	10%	1,039	139,434
Terrace	2	3	70.00	210.00	0%	925	194,250
	3	3	84.00	252.00	0%	925	233,100
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	1	97.00	97.00	0%	1,071	103,887
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

South Sund Green Agricultural

Area	Gross	7.778
	Net	5.833

Locality reen/Brown Iternative Use

Rate

£/m2

981.62

South S	und Green	Agricultural
Area	Gross	2.857

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Number 5 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 94 Medium Green 35 987.89 35 1.00 35.00 3,296 3,296 3,256,072

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	4	73.00	292.00	0%	925	270,100
	3	4	86.00	344.00	0%	925	318,200
Semi	2	4	81.00	324.00	0%	942	305,208
	3	9	98.00	882.00	0%	942	830,844
	4	0	115.00	0.00	0%	1,071	0
Det	4	4	120.00	480.00	0%	1,071	514,080
	5	5	130.00	650.00	0%	1,071	696,150
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number Units Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2/ha £/m2 ha m2 m2 Medium Green 35 LD 35 1.17 30.00 94 3,305 2,833 3,313,004 1,002.42

	Beds	No	r	12 Total		BCIS	COST
Market							0
Flat	1	0	40.	0.00	10%	1,039	0
	2	0	65.	0.00	10%	1,039	0
Terrace	2	4	73.	00 292.00	0%	925	270,100
	3	4	86.	00 344.00	0%	925	318,200
Semi	2	3	81.	00 243.00	0%	942	228,906
	3	7	98.	00 686.00	0%	942	646,212
	4	0	115.	0.00	0%	1,071	0
Det	4	4	120.	00 480.00	0%	1,071	514,080
	5	6	130.	780.00	0%	1,071	835,380
BUNGALOW	1	0	58.	0.00	10%	1041	0
BUNGALOW	2	1	70.	70.00	10%	1041	80,157
BUNGALOW	3	1	86.	86.00	10%	1041	98,479
Affordable							
Flat	1	1	39.	00 39.00	10%	1,039	44,573
	2	1	61.	00 61.00	10%	1,039	69,717
Terrace	2	2	70.	140.00	0%	925	129,500
	3	1	84.	00 84.00	0%	925	77,700
Semi	2	0	79.	0.00	0%	942	0
	3	0	93.	0.00	0%	942	0
	4	0	97.	0.00	0%	1,071	0
Det	4	0	106.	0.00	0%	1,071	0
	5	0	110.	0.00	0%	1,071	0
Flat 1 High*	1	0	39.	0.00	10%	1,256	0
Flat 2 High*	2	0	61.	0.00	10%	1,256	0
Flat 3 High*	3	0	74.	0.00	10%	1,256	0

Locality een/Brown Iternative Use

South Sund Green Agricultural

Area	Gross	1.176
	Net	1.000

Area	Gross	1.296
	Net	1.167



Number Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 93 Medium Green 15 15 0.43 35.00 1,396 3,257 1,354,738 970.44

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	2	81.00	162.00	0%	942	152,604
	3	4	98.00	392.00	0%	942	369,264
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density Total Cost Units/ha m2/ha ha m2 m2 Large Brown 500 500 92 45,252,304 14.29 35.00 46,062 3,224 982.42

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	62	73.00	4,526.00	0%	925	4,186,550
	3	64	86.00	5,504.00	0%	925	5,091,200
Semi	2	64	81.00	5,184.00	0%	942	4,883,328
	3	128	98.00	12,544.00	0%	942	11,816,448
	4	0	115.00	0.00	0%	1,071	0
Det	4	64	120.00	7,680.00	0%	1,071	8,225,280
	5	43	130.00	5,590.00	0%	1,071	5,986,890
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	16	39.00	624.00	10%	1,039	713,170
	2	15	61.00	915.00	10%	1,039	1,045,754
Terrace	2	19	70.00	1,330.00	0%	925	1,230,250
	3	20	84.00	1,680.00	0%	925	1,554,000
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	5	97.00	485.00	0%	1,071	519,435
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

South Sund Green Paddock

Area	Gross	0.476
	Net	0.429

Locality een/ Brown Iternative Use

Rate

£/m2

uth Su	ındı Brown	Industrial
ea	Gross	16 789



Number Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 ha Units/ha m2 m2 m2/ha 93 Large Brown 150 13,688,049 150 3.75 40.00 13,924 3,713 983.05

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	C
Terrace	2	19	73.00	1,387.00	0%	925	1,282,975
	3	19	86.00	1,634.00	0%	925	1,511,450
Semi	2	19	81.00	1,539.00	0%	942	1,449,738
	3	38	98.00	3,724.00	0%	942	3,508,008
	4	0	115.00	0.00	0%	1,071	0
Det	4	19	120.00	2,280.00	0%	1,071	2,441,880
	5	14	130.00	1,820.00	0%	1,071	1,949,220
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	C
Affordable							
Flat	1	3	39.00	117.00	10%	1,039	133,719
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	6	70.00	420.00	0%	925	388,500
	3	6	84.00	504.00	0%	925	466,200
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1,256	C

Density erage Unit Size Number 10 Units Area Developed Density Total Cost Rate ha Units/ha m2 m2/ha £/m2 m2 Large Brown 60 1.71 91 5,374,203 35.00 5,475 3,194 981.59

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	8	73.00	584.00	0%	925	540,200
	3	8	86.00	688.00	0%	925	636,400
Semi	2	8	81.00	648.00	0%	942	610,416
	3	15	98.00	1,470.00	0%	942	1,384,740
	4	0	115.00	0.00	0%	1,071	0
Det	4	8	120.00	960.00	0%	1,071	1,028,160
	5	4	130.00	520.00	0%	1,071	556,920
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	2	61.00	122.00	10%	1,039	139,434
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	2	84.00	168.00	0%	925	155,400
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	1	97.00	97.00	0%	1,071	103,887
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

South Sundi Brown Industrial

Area	Gross	4.507
	Net	3.750

Locality 'een/Brown Iternative Use

South S	und Brown	Industrial
Area	Gross	2.011



Number 11 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 92 Medium Brown 25 25 0.63 40.00 2,312 3,699 2,284,017 987.90

	Beds	No	n	2 Total		BCIS	COST
Market							0
Flat	1	0	40.0	0.00	10%	1,039	0
	2	0	65.0	0.00	10%	1,039	0
Terrace	2	3	73.0	0 219.00	0%	925	202,575
	3	3	86.0	0 258.00	0%	925	238,650
Semi	2	3	81.0	0 243.00	0%	942	228,906
	3	6	98.0	0 588.00	0%	942	553,896
	4	0	115.0	0.00	0%	1,071	0
Det	4	3	120.0	0 360.00	0%	1,071	385,560
	5	3	130.0	0 390.00	0%	1,071	417,690
Flat 1 High*	1	0	40.0	0.00	10%	1,256	0
Flat 2 High*	2	0	65.0	0.00	10%	1,256	0
Flat 3 High*	3	0	80.0	0.00	10%	1,256	0
Affordable							
Flat	1	1	39.0	0 39.00	10%	1,039	44,573
	2	1	61.0	0 61.00	10%	1,039	69,717
Terrace	2	1	70.0	0 70.00	0%	925	64,750
	3	1	84.0	0 84.00	0%	925	77,700
Semi	2	0	79.0	0.00	0%	942	0
	3	0	93.0	0.00	0%	942	0
	4	0	97.0	0.00	0%	1,071	0
Det	4	0	106.0	0.00	0%	1,071	0
	5	0	110.0	0.00	0%	1,071	0
Flat 1 High*	1	0	39.0	0.00	10%	1,256	0
Flat 2 High*	2	0	61.0	0.00	10%	1,256	0
Flat 3 High*	3	0	74.0	0.00	10%	1,256	0

Density erage Unit Size Number 12 Units Area Developed Density Total Cost m2/ha ha Units/ha m2 m2 Medium Brown 15 93 15 0.43 35.00 1,396 3,257 1,354,738

	Beds	No	m:	2 Total		BCIS	COST
Market							0
Flat	1	0	40.0	0.00	10%	1,039	0
	2	0	65.0	0.00	10%	1,039	0
Terrace	2	2	73.0	146.00	0%	925	135,050
	3	2	86.0	172.00	0%	925	159,100
Semi	2	2	81.0	162.00	0%	942	152,604
	3	4	98.0	392.00	0%	942	369,264
	4	0	115.0	0.00	0%	1,071	0
Det	4	2	120.0	240.00	0%	1,071	257,040
	5	1	130.0	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.0	0.00	10%	1,256	0
Flat 2 High*	2	0	65.0	0.00	10%	1,256	0
Flat 3 High*	3	0	80.0	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.0	0.00	10%	1,039	0
	2	0	61.0	0.00	10%	1,039	0
Terrace	2	1	70.0	70.00	0%	925	64,750
	3	1	84.0	84.00	0%	925	77,700
Semi	2	0	79.0	0.00	0%	942	0
	3	0	93.0	0.00	0%	942	0
	4	0	97.0	0.00	0%	1,071	0
Det	4	0	106.0	0.00	0%	1,071	0
	5	0	110.0	0.00	0%	1,071	0
Flat 1 High*	1	0	39.0	0.00	10%	1,256	0
Flat 2 High*	2	0	61.0	0.00	10%	1,256	0
Flat 3 High*	3	0	74.0	0.00	10%	1,256	0

Locality een/Brown Iternative Use

South Sund Brown Industrial

Area	Gross	0.751
	Net	0.625

Locality reen/Brown Iternative Use

Rate

£/m2

South Su	ınd Brown	Industrial
Area	Gross	0.504
	Net	0.429

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	L	H	ij	ł

Number 13 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha Small Green 7 0.23 30.00 101 706 3,026 697,302 987.68

Locality een/Brown Iternative Use South Sund Green Paddock Area

	Beds	No	n	12 Total		BCIS	COST
Market							0
Flat	1	0	40.0	0.00	10%	1,039	0
	2	0	65.1	0.00	10%	1,039	0
Terrace	2	0	73.0	0.00	0%	925	0
	3	0.0	86.0	0.00	0%	925	0
Semi	2	2	81.0	00 162.00	0%	942	152,604
	3	3	98.0	00 294.00	0%	942	276,948
	4	0	115.0	0.00	0%	1,071	0
Det	4	1	120.0	00 120.00	0%	1,071	128,520
	5	1	130.0	00 130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.0	0.00	10%	1,256	0
Flat 2 High*	2	0	65.0	0.00	10%	1,256	0
Flat 3 High*	3	0	80.0	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.0	0.00	10%	1,039	0
	2	0	61.0	0.00	10%	1,039	0
Terrace	2	0.0	70.0	0.00	0%	925	0
	3	0	84.0	0.00	0%	925	0
Semi	2	0	79.1	0.00	0%	942	0
	3	0	93.0	0.00	0%	942	0
	4	0	97.0	0.00	0%	1,071	0
Det	4	0	106.0	0.00	0%	1,071	0
	5	0	110.0	0.00	0%	1,071	0
Flat 1 High*	1	0	39.0	0.00	10%	1,256	0
Flat 2 High*	2	0	61.0	0.00	10%	1,256	0
Flat 3 High*	3	0	74.0	0.00	10%	1,256	0

Density erage Unit Size Number 14 Units Area Developed Density **Total Cost** Rate Units/ha m2/ha £/m2 ha m2 m2 Small Green 4 441,672 0.16 25.00 109 436 2,725 1,013.01

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0.0	81.00	0.00	0%	942	0
	3	2.0	98.00	196.00	0%	942	184,632
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0.0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/ Brown Iternative Use

0.233

0.233

Gross Net

South Su	ınd Green	Paddock
Area	Gross	0.160
	Net	0.160



Number 15 Units Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2/ha £/m2 m2 m2 1,071.00 130 130 2,600 0.05 20.00 139,230

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number	10	Units	Area	Density erage	e Unit Size	Developed	Density	TOTAL COST
			ha	Units/ha	m2	m2	m2/ha	
Small Brown 11		11	0.28	40.00	78	860	3,127	821,625

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	1	73.00	73.00	0%	925	67,525
	3	2	86.00	172.00	0%	925	159,100
Semi	2	3	81.00	243.00	0%	942	228,906
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality	een/Brown	Iternative Use
South Sund	Green	Paddock

Gross Net 0.050 0.050

Loca	lity een/Bro	wn .lternative Use
South S	undi Brown	Industrial
Area	Gross	0.275
	Net	0.275

Rate £/m2 **955.38**

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Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 87 Small Brown 7 612 933.17 0.14 50.00 4,371 571,098

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	0
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number Units Area Density erage Unit Size Developed Density Total Cost Units/ha m2 m2/ha £/m2 ha m2 Small Brown 4 294,150 0.10 40.00 318 3,180 925.00

	Beds	No	m2	Total		BCIS	COST
Market							C
Flat	1	0	40.00	0.00	10%	1,039	C
	2	0	65.00	0.00	10%	1,039	C
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	C
	3	0	98.00	0.00	0%	942	C
	4	0	115.00	0.00	0%	1,071	C
Det	4	0	120.00	0.00	0%	1,071	C
	5	0	130.00	0.00	0%	1,071	C
Flat 1 High*	1	0	40.00	0.00	10%	1,256	C
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	C
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	C
	2	0	61.00	0.00	10%	1,039	C
Terrace	2	0	70.00	0.00	0%	925	C
	3	0	84.00	0.00	0%	925	C
Semi	2	0	79.00	0.00	0%	942	C
	3	0	93.00	0.00	0%	942	C
	4	0	97.00	0.00	0%	1,071	C
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1.256	(

Locality een/Brown Iternative Use

South Sund Brown Industrial

Area	Gross	0.140
	Net	0.140

Locality een/Brown Iternative Use

outh Sund	Brown	Industrial	

Rate

Area	Gross	0.100
	Net	0.100



Number 19 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 120 3,600 1,071.00 Brown Plot 0.03 30.00 120 128,520

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	1	120.00	120.00	0%	1,071	128,520
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	C
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density Total Cost Rate m2/ha £/m2 ha Units/ha m2 m2 Urban Flats 75 75 0.50 150.00 59 4,429 8,858 6,119,106 1,381.60

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	16	40.00	640.00	10%	1,256	884,224
Flat 2 High*	2	32	65.00	2,080.00	10%	1,256	2,873,728
Flat 3 High*	3	16	80.00	1,280.00	10%	1,256	1,768,448
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	11	39.00	429.00	10%	1,256	592,706
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

South Sund Brown Industrial

Area Gross 0.033 Net 0.033

Locality reen/Brown Iternative Use

South Sundi Brown Industrial

Area Gross 0.773 Net 0.500

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Number 21 Units Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2 m2 m2/ha £/m2 Urban Flats 20 55 20 1,142.90 0.27 75.00 1,097 4,114 1,253,761

	Beds	No	m2	Total		BCIS	COST
Market							C
Flat	1	5	40.00	200.00	10%	1,039	228,580
	2	12	65.00	780.00	10%	1,039	891,462
Terrace	2	0	73.00	0.00	0%	925	C
	3	0	86.00	0.00	0%	925	C
Semi	2	0	81.00	0.00	0%	942	C
	3	0	98.00	0.00	0%	942	C
	4	0	115.00	0.00	0%	1,071	C
Det	4	0	120.00	0.00	0%	1,071	C
	5	0	130.00	0.00	0%	1,071	C
Flat 1 High*	1	0	40.00	0.00	10%	1,256	C
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	C
Affordable							
Flat	1	3	39.00	117.00	10%	1,039	133,719
	2	0	61.00	0.00	10%	1,039	C
Terrace	2	0	70.00	0.00	0%	925	C
	3	0	84.00	0.00	0%	925	C
Semi	2	0	79.00	0.00	0%	942	C
	3	0	93.00	0.00	0%	942	C
	4	0	97.00	0.00	0%	1,071	C
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1,256	C

Locality een/ Brown Iternative Use

South Su	ındı Brown	Industrial
Area	Gross	0.333

South Sunderland For Apps

											Sunderland											
										FC	or Apps											性が
																						Site 21 Urban Flats 20
		Large Green 330 La	ge Green 175 Lai	LD	Large Green 73	35	35 LD	15	500	150	Large Brown 00	25	15	Siliali Green 7	Siliali Green 4	Green Flot 3	III BIOWII II	Siliali BiOWII 7	Siliali BiOWII 4	BIOWII FIOL	Dibali Flats 75	Orbail Flats 20
	ld																					Brown Industrial
		· ·	Ü	Ü	Ü	-	-															South
		Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland	Sunderland
																						0.33 0.27
Net	IId										60			0.23 7	0.16	0.03		7	0.10	0.03		20
Size	m2	92.24	92.79	91.73	92.37	94.17	94.43	93.07	92.12	92.83	91.25	92.48	93.07	100.86	109.00	130.00	78.18	87.43	79.50	120.00	59.05	54.85
Intermediate to B	luv	2 75%	2 75%	2 75%	2 75%	3 75%	2 75%	2 75%	3 75%	2 75%	3 75%	2 75%	2 75%				2 75%				2 75%	3.75%
Affordable Rent	,uy	11.25%		11.25%	11.25%	11.25%				11.25%	11.25%	11.25%	11.25%				11.25%				11.25%	11.25%
Social Rent		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%
Marter	6/2	2.400	2.400	2 400	2 400	2.400	2 400	2.400	4.000	4.000	4.000	4.000	4.000	2.450	2.450	2.450	4.050	1.050	1.050	1.050	4.000	4.600
																						1,600 1,120
Affordable Rent	£/m2	,	1,200				*		1,200	1,200	1,200			1,200		1,200		1,200			1,200	1,200
Social Rent	£/m2	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035
heir Intermediate to D	liny f/unit																					
Affordable Rent	£/unit £/unit																					
Social Rent	£/unit																					
					_		_	_			_		_		_				_			
		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Jse Value	£/ha	20,000	20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	400,000	50,000	50,000	50,000	400,000	400,000	400,000	400,000	400,000	400,000
I: fa		350,000	350,000		350,000				20%	20%	20%	20%	20%	350,000	350,000	20% 350,000	20%	20%	20%	20%	20%	20%
	f/ha																					
plift	£/ha	330,000	330,000	350,000	350,000	350,000	350,000	350,000						350,000	330,000	330,000						
tc	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	£/ha £ % land	0 1.5%	,		,				0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%				0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%
tc	£	0	0	0	0	0	0	0	ŭ	-	-			0	0	0				-		
tc iisition	£ % land	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	0 1.5%	0 1.5%	0 1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
tc visition <50	£ % land £/unit £/unit	0 1.5% 462 138	0 1.5% 462 138	0 1.5% 462 138	0 1.5% 462 138	0 1.5% 462 138	0 1.5% 462 138	0 1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138	0 1.5% 462 138	0 1.5% 462 138	0 1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138
tc visition <50	£ % land £/unit	0 1.5%	0 1.5% 462	0 1.5% 462	0 1.5% 462	0 1.5% 462	0 1.5% 462	0 1.5% 462 138 4.00%	1.5%	1.5% 462 138 4.00%	1.5% 462	1.5% 462 138 4.00%	1.5% 462 138 4.00%	0 1.5% 462	0 1.5% 462 138 4.00%	0 1.5% 462 138 4.00%	1.5% 462 138 4.00%	1.5% 462 138 4.00%	1.5% 462 138 4.00%	1.5%	1.5% 462 138 4.00%	1.5% 462 138 4.00%
tc visition <50	£ % land £/unit £/unit %	0 1.5% 462 138	0 1.5% 462 138 4.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00%	0 1.5% 462 138 4.00%	0 1.5% 462 138 4.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00%	1.5% 462 138	1.5% 462 138	0 1.5% 462 138 4.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138	1.5% 462 138	1.5% 462 138	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138	1.5% 462 138 4.00% 0.50% 1.00%
tc uisition <50 >50	£ % land £/unit £/unit %	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	0 1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%	1.5% 462 138 4.00% 0.50%
tc uisition <50 >50	£ % land £/unit £/unit %	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00%
tc uisition <50 >50	£ % land £/unit £/unit % % %	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50%
tc uisition <50 >50	£ % land £/unit £/unit % % % % % £/m2 % £/m2	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00
tc uisition <50 >50	£ % land £/unit £/unit % % % \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0
tc uisition <50 >50	£ % land £/unit £/unit % % % % % £/m2 % £/m2	1.5% 462 138 4.00% 0.50% 1.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00
tc uisition <50 >50	£ % land £/unit £/unit % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 0.6 0.1
tc uisition <50 >50	£ % land £/unit £/unit % % % \$ £/m2 \$ £/m2 £/m2 £/m2 £/m2 £/m2 % %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 2.50% 988 0.00% 0.00 0.00 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.00 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 0.6 0.1
tc uisition <50 >50	£ % land £/unit £/unit % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 0.6 0.1
tc uisition <50 >50 sultants sional	£ % land £/unit £/unit % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/m0 £/m1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0 0.6 0.1 15.66% 1,600	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 0.6 0.1 15.66% 1,600	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 0.66 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0 1.06 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 0.6 0.1
tc uisition <50 >50 sultants sional	£ % land £/unit £/unit % % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 % % £/m2 % %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 1,600	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00	0 1.5% 462 138 4.00% 0.50% 1.000 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0 15.66% 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 15.66% 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1.660 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 1,600 1,600 0.00 0.00%
tc uisition <50 >50 sultants sional	£ % land £/unit £/unit % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 % % £/lonit £/Unit £/Unit £/m2 %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0 6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0 6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.66 0.1 15.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.660 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1.660 1.600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1.66% 1,600 1,600 0.00% 5.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1,600 1,600 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0 6.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,660 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00%
tc uisition <50 >50 sultants sional	£ % land £/unit £/unit % % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 % % £/m2 % %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 1,600	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00	0 1.5% 462 138 4.00% 0.50% 1.000 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0 15.66% 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 15.66% 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1.660 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 1,600 1,600 0.00 0.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 1,600 1,600 0.00 0.00%
sultants	£ % land £/unit £/unit % % % % £/m2 £/m2 £/m2 £/m2 £/m2 % % % £/site	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 1,600	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00	0 1.5% 462 138 4.00% 0.50% 1.000 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.66 0.1 15.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.660 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1.660 1.600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1.66% 1,600 1,600 0.00% 5.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,660 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00%
sultants sional	£ % land £/unit £/unit % % % % £/m2 £/m2 £/m2 £/m2 £/m2 % % £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit £/lunit	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 0.00	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.000 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.000 0.66 0.1 1,600 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.66 0.1 15.66% 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.66 0.1 15.66% 1,600 1,600 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1,600 1,600 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00% 10.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.000 0.06 0.1 1,600 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0.6 0.1 5.66% 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0.6 0.1 5.66% 1,600 0.00 0.00% 5.00% 10.00%
sultants	£ % land £/unit £/unit % % % % £/m2 £/m2 £/m2 £/m2 £/m2 % % £/lunit £/Unit £/Unit £/site £ %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 1,600	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00	0 1.5% 462 138 4.00% 0.50% 1.000 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.66 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.66 0.1 15.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.660 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1.660 1.600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1.66% 1,600 1,600 0.00% 5.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1.66% 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,660 1,600 1,600 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00%
tc uisition <50 >50 sultants sional Fees Interest Legal and Valuation	£ % land £/unit £/unit % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/site £ %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 0.00 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1 20.66% 1,600 1,600 0.00 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00% 5.00% 40.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.600 1.600 1.600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.66 0.1 10.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 1,600 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%
tc uisition <50 >50 sultants sional Fees Interest Legal and Valuation Agents	£ % land £/unit £/unit % % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/site £/Unit £/site £ %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 0.00 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 1,600 1,600 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 1,600 1,600 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00% 5.00% 3.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 6.6 0.1 15.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1.600 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1.600 1,600 0.00 0.00% 5.00% 10.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1 1,600 1,600 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1.600 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0 1,600 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0 1,600 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00% 10.00% 6.50%
tc uisition <50 >50 sultants sional Fees Interest Legal and Valuation	£ % land £/unit £/unit % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/site £ %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 0.00 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.6 0.1 20.66% 1,600 1,600 0.00 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00 0.00% 5.00% 40.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0 1.600 1.600 1.600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.66 0.1 10.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 1,600 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0 1.600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0 1,600 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0 0.6 0.1 5.66% 1,600 1,600 0.00 0.00% 5.00% 10.00%
Fees Interest Legal and Valuation Agents Legals	£ % land £/unit £/unit % % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/site £/Unit £/site £ %	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 0.00 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.66 0.1 20.66% 1,600 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 1.600 1.600 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00 0.6 0.1 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.06 0.1 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00% 10.00% 6.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.66 0.1 10.66% 1,600 1,600 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0.6 0.1 5.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0.6 0.1 5.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%
Fees Interest Legal and Valuation Agents Legals	£ % land £/unit £/unit % % % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/m	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.6 0.1 20.66% 1,600 0.00 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 984 0.00% 0.00 0.66 0.1 20.66% 1,600 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 998 0.00% 0.00 0.6 0.1 20.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 1.600 1.600 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,002 0.00 0.6 0.1 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.06 0.1 1,600 0.00 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 983 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 982 0.00% 0.00 0.6 0.1 15.66% 1,600 1,600 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 15.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 970 0.00% 0.00 0 1,600 1,600 0.00 0.00% 5.00% 10.00% 6.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 988 0.00% 0.00 0.6 0.1 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,013 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 2.50%	0 1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.66 0.1 10.66% 1,600 1,600 0.00% 2.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 955 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 933 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 925 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,071 0.00% 0.00 0.6 0.1 10.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,382 0.00% 0.00 0.6 0.1 5.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%	1.5% 462 138 4.00% 0.50% 1.00% 2.50% 1,143 0.00% 0.00 0.6 0.1 5.66% 1,600 0.00 0.00% 5.00% 10.00% 6.50%
u ii	Use Locality Gross Net it Size Intermediate to E Affordable Rent Social Rent Market Intermediate to E Affordable Rent Social Rent ubsic Intermediate to E Affordable Rent Social Rent ubsic Intermediate to E Affordable Rent Social Rent ubsic Use Value	Gross ha ha ha lit Size m2 Intermediate to Buy Affordable Rent Social Rent Market £/m2 Intermediate to Buy £/m2 Affordable Rent £/m2 Social Rent £/m2 Social Rent £/m2 ubsic Intermediate to Buy £/unit Affordable Rent £/unit Social Rent £/unit Liarter time Use Value £/ha %	Green/brown field Green Agricultural South Sunderland	Large Green 350 Large Green 175 La	Large Green 350 Large Green 175 Large Green 175 LD Green/brown field Use Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural South Large Green 350 Large Green 175 Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large Large 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		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 21
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		Large Green 350	Large Green 175	Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 5	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
	Use	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Site Are Gross	ha	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
Net	ha	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27
Units		350	175	175	75	35	35	15	500	150	60	25	15	7	4	1	11	7	4	1	75	20
Mix Market		85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	100.00%	100.00%	100.00%	85.00%	100.00%	100.00%	100.00%	85.00%	85.00%
Intermediate to Bu	ıy	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	0.00%	0.00%	0.00%	3.75%	0.00%	0.00%	0.00%	3.75%	3.75%
Affordable Rent		11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	0.00%	0.00%	0.00%	11.25%	0.00%	0.00%	0.00%	11.25%	11.25%
Social Rent		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%
Existing Use Value	£/ha	20,000	20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	400,000	50,000	50,000	50,000	400,000	400,000	400,000	400,000	400,000	400,000
	£ site	266,667	133,333	155,556	57,143	23,529	25,926	23,810	6,715,416	1,802,940	804,544	300,490	201,519	11,667	8,000	2,500	110,000	56,000	40,000	13,333	309,140	133,187
Uplift	£/ha	354,000	354,000	354,000	354,000	354,000	354,000	360,000	80,000	80,000	80,000	80,000	80,000	360,000	360,000	360,000	80,000	80,000	80,000	80,000	80,000	80,000
	£ site	4,720,000	2,360,000	2,753,333	1,011,429	416,471	458,889	171,429	1,343,083	360,588	160,909	60,098	40,304	84,000	57,600	18,000	22,000	11,200	8,000	2,667	61,828	26,637
Benchmark Land Value	£/ha	374,000	374,000	374,000	374,000	374,000	374,000	410,000	480,000	480,000	480,000	480,000	480,000	410,000	410,000	410,000	480,000	480,000	480,000	480,000	480,000	480,000
	£ site	4,986,667	2,493,333	2,908,889	1,068,571	440,000	484,815	195,238	8,058,499	2,163,528	965,453	360,588	241,822	95,667	65,600	20,500	132,000	67,200	48,000	16,000	370,968	159,824
Residua Gross	£/ha	785,376	756,333	607,919	905,386	1,061,337	925,849	1,289,676	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,725,598	-1,175,780
Net	£/ha	1,047,169	1,008,444	810,558	1,207,181	1,248,632	1,028,722	1,432,974	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-5,758,656	-1,468,108
	£ site	10,471,686	5,042,220	4,728,256	2,586,816	1,248,632	1,200,175	614,132	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-2,879,328	-391,496

SITE NAME		Large Green 3						1	DEVE: ****	IT 00077						T	Diam'				ı	D. II · · ·		ล	
NCOME	Av Size m2	%	Number 350		Price £/m2	GDV £	GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fer	dwgs	rate			Build Cost BCIS	/m2 982	2	
Market Housing	96.5	85%	298		2,400	68,881,832	28,701		LAND	Land		/unit or m2 29,919	Total	10.471.686			No dwgs No dwgs under	350 50	462	23,100		FHS Energy	0	0.00%	%
Shared Ownership	68.0		13		1,680	1.498.976	892			Stamp Duty Easements etc.			513,084 0				No dwgs over 50			41,400 64,500		Design Acc & Adpt	C	1	
Affordable Rent			39			, , .				Legals Acquisition	on	1.50%	157,075	670,160			J.		Total	04,300		Water	(0 0%	9/
	68.0				1,200	3,212,091	2,677		PLANNING													Small Sites Site Costs	203	3 21%	
Social Rent	68.0		0		1,035	0	0			Planning Fee Architects		4.00%	64,500 1,591,771				Stamp duty cal Land payment	c - Kesiduai		10,471,686			1,186	4	
,	Shared Ownersh Affordable Rent				0	0				QS / PM Planning Consul		0.50% 1.00%	198,971 397,943												
	Social Rent				0	0				Other Profession	nal	2.50%	994,857	3,248,042											
SITE AREA - Net SITE AREA - Gross	10.00 13.33		35 26	/ha /ha		73,592,900	32,270		CONSTRUCTION	ON Build Cost - BCI	S Based	1,186	38,277,338						Total	513,084					
										s106 / CIL Contingency		2.50%	560,000 956,933				Stamp duty cal	c - Add Profit			ı				
Sales per Quarter Unit Build Time	0	Quarters								Abnormals			0	39,794,271			Land payment 125,000	0%	1%	4,986,667					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3% 4%						
Residual Land Value Alternative Use Value		10,471,686 266,667		785,376 20,000		RUN CIL MACR		-		Interest Legal and Valual	tion	6.50%	0	0			1,000,000 above	4% 5%	5% 5%						
Uplift	20% 350.000	53,333 4.666.667		4,000			osing balance =	11,032,308	SALES	Legal and valua	uon		Ü	U			above	376	Total	249,333					
Plus /ha Viab	bility Threshold	,,		350,000 374,000		Check on phasing of				Agents		3.0%	2,207,787				Pre CIL s106		£/ Unit (all)		Ī	LIT	% GDV		٦
			£/m2			corr	ect			Legals Misc.		0.5%	367,964 0	2,575,751	56,759,910				Total	560,000	1		0.00%	, (0
Additional Profit		305,635	11						Developers Pro	ofit						ī	Post CIL s106 CIL	1,600 0		560,000 0					
										Market Housing Affordable House		17.50% 17.50%			12,054,321 824,437	36796.44976			Total	560,000	l				
RESIDUAL CASH FLOW I	FOR INTEREST	,														_									
INCOME		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
UNITS Started Market Housing		17	35 3,345,689	35 6,888,183	35 6,888,183	35 6,888,183	35 6,888,183	35 6,888,183	35 6,888,183	35 6,888,183	35 6,888,183	18 6,888,183	3,542,494	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			72,807 156,016	149,898 321,209	149,898 321,209	149,898 321,209	149,898 321,209	149,898	149,898 321,209	149,898 321,209	149,898	149,898	77,090 165,193	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	0
Grant and Subsidy INCOME		0	3,574,512	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	3,784,778	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		513,084 0																							
Legals Acquisition		157,075																							
Planning Fee Architects		64,500 1,591,771		0																					
QS Planning Consultants		198,971 397,943		0																					
Other Professional		994,857		0																					
Build Cost - BCIS Base s106/CIL			1,859,185 27,200	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	3,827,734 56,000	1,968,549 28,800	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			46,480	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	49,214	0	0	0	0	0	0	0	0	0	0	0	0
		0	U	U	0	0	0	U	0	0	U	0	0	U	0	0	U	U	0	U	0	0	U	U	U
Finance Fees Legal and Valuation		0																							
Agents		0	107,235	220,779	220,779	220,779	220,779	220,779	220,779	220,779	220,779	220,779	113,543	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	17,873	36,796 0	36,796	36,796	36,796	36,796	36,796	36,796	36,796	36,796	18,924	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND IN	NT AND PROFIT	3,918,201	2,057,973	4,237,002	4,237,002	4,237,002	4,237,002	4,237,002	4,237,002	4,237,002	4,237,002	4,237,002	2,179,030	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	10,471,686																							
	Interest Profit on Costs		935,343	897,565	752,958	598,951	434,935	260,257	74,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 12,054,321
	Profit on GDV																								824,437
	Cash Flow Opening Balanc	-14,389,887 0	581,197	2,224,723	2,369,330	2,523,336	2,687,353	2,862,031	3,048,063	3,122,288	3,122,288	3,122,288	1,605,748	0	0	0	0	0	0	0	0	0	0	0	-12,878,757
	Closing Balance	-14,389,887	-13,808,690	-11,583,967	-9,214,637	-6,691,301	-4,003,948	-1,141,917	1,906,146	5,028,434	8,150,722	11,273,009	12,878,757	12,878,757	12,878,757	12,878,757	12,878,757	12,878,757					12,878,757	12,878,757	0
CASH FLOW FOR CIL AD	DDITIONAL PRO									0,020,101		11,270,000					12,010,101	12,010,131	12,878,757	12,878,757	12,878,757	12,878,757	12,070,737	,,	
	DETTIONALTING											11,210,000					12,010,101	12,070,737	12,878,757	12,878,757	12,878,757	12,878,757	12,010,131		
	Δε Δλαμο	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 17	12,878,757 Year 18	12,878,757 Year 19		12,878,757 Year 21	Year 22		Year 24
INCOME	As Above		Year 2 3,574,512	Year 3 7,359,290	Year 4 7,359,290	Year 5 7,359,290	Year 6 7,359,290	Year 7 7,359,290	Year 8 7,359,290		Year 10 7,359,290		Year 12 3,784,778	Year 13											Year 24
INCOME		Year 1		·						Year 9		Year 11			Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	
EXPENDITURE Land		Year 1 0 4,986,667	3,574,512	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	Year 9 7,359,290	7,359,290	Year 11 7,359,290	3,784,778	0	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19 0	Year 20 0	Year 21	Year 22 0	Year 23 0	0
EXPENDITURE Land Stamp Duty Easements etc.		Year 1 0 4,986,667 249,333 0	3,574,512 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	Year 9 7,359,290		Year 11	3,784,778 0 0	0 0	Year 14 0	0 0 0	0 0 0	Year 17 0	Year 18 0	Year 19 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21 0 0 0 0	0 0 0 0	0 0 0	0 0
EXPENDITURE Land Stamp Duty Easements etc.		Year 1 0 4,986,667 249,333	3,574,512	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	7,359,290	Year 9 7,359,290	7,359,290	Year 11 7,359,290	3,784,778	0	Year 14 0	9 Year 15 0	9 Year 16 0	Year 17 0	Year 18 0	Year 19 0	Year 20 0	Year 21 0	9 Year 22 0	9 Year 23 0	0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee		Year 1 0 4,986,667 249,333 0	3,574,512 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	7,359,290 0 0	Year 9 7,359,290	7,359,290	Year 11 7,359,290	3,784,778 0 0	0 0	Year 14 0	0 0 0	0 0 0	Year 17 0	Year 18 0	Year 19 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21 0 0 0 0	0 0 0 0	0 0 0	0 0 0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS		4,986,667 4,986,667 249,333 0 74,800 64,500 1,591,771 198,971	3,574,512 0 0 0 0	7,359,290 0 0 0 0	7,359,290 0 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0 0 0 0	7,359,290 0 0 0	Year 11 7,359,290 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,784,778 0 0 0 0	0 0 0	Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	Year 16 0 0 0 0 0	Year 17 0 0 0 0 0 0	Year 18 0	Year 19 0 0 0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9 Year 21 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
EXPENDITURE Land Stamp Duty Easements etc. Eagais Acquisition Planning Fee Architects 0.25 Planning Consultants		4,986,667 4,986,667 249,333 0 74,800 64,500 1,591,771	3,574,512 0 0 0 0	7,359,290 0 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0 0	7,359,290 0 0 0	7,359,290 0 0 0 0	3,784,778 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	Year 16 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0	Year 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 19 0	Year 20 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
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base		4,986,667 249,333 0 74,800 64,500 1,591,771 198,971 397,943 994,857	3,574,512 0 0 0 0 0 0 0 0 0 1,859,185	7,359,290 0 0 0 0 0 0 0 0 0 0	7,359,290 0 0 0 0 0 0 0 0 0 0	7,359,290 0 0 0 0 0 0 0 3,827,734	7,359,290 0 0 0 0 0 0 0 0 3,827,734	7,359,290 0 0 0 0 0 0 0 0 0 0	7,359,290 0 0 0 0 0 0 0 0 0 0 3,827,734	Year 9 7,359,290 0 0 0 0 0 0 3,827,734	7,359,290 0 0 0 0 0 0 0 0 0 0	Year 11 7,359,290 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,784,778 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	Year 16 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0 0 0	Year 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 19 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
INCOME EXPENDITURE and Stamp Duty Easements etc. egals Acquisition Planning Fee Architects 2S Slanning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Cest Cil. 106		4,986,667 249,333 0 74,800 64,500 0,591,771 198,971 397,943 994,857 0 30,563	3,574,512 0 0 0 0 0 0 0 0 1,859,185 30,563 27,200	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000	7,359,290 0 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000	7,359,290 0 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000	7,359,290 0 0 0 0 0 3,827,734 30,563 56,000	Year 9 7,359,290 0 0 0 0 0 0 0 3,827,734 30,563	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000	Year 11 7,359,290 0 0 0 0 0 0 0 0 3,827,734	3,784,778 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	Year 14 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 19 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 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
EXPENDITURE and Stamp Duty Sasements etc. Legals Acquisition Planning Fee Architects Planning Consultants Dher Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency		4,986,667 249,333 0 74,800 64,500 1,591,771 198,971 397,943 994,857	3,574,512 0 0 0 0 0 0 0 0 0 1,859,185 30,563	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563	7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563	7,359,290 0 0 0 0 0 0 0 0 0 0 3,827,734 30,563	7,359,290 0 0 0 0 0 0 0 0 0 0 0 3,827,734 30,563	Year 9 7,359,290 0 0 0 0 0 0 3,827,734 30,563	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563	Year 11 7,359,290 0 0 0 0 0 0 0 3,827,734	3,784,778 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	Vear 14 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0	Year 18 0 0 0 0 0 0 0 0 0	Vear 19 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 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
EXPENDITURE and Stamp Duty Sasements etc. Legals Acquisition Planning Fee Architects Sas Planning Consultants Diture Professionable Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals		Vear 1 0 4,986,667 249,333 0 74,800 64,500 1,591,771 198,971 397,943 994,857 0 30,563	3,574,512 0 0 0 0 0 0 0 0 0 1,859,185 30,563 27,200 46,480 0	7,359,290 0 0 0 0 0 0 0 0 3,827,734 93,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,683 0	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 0 0 0 0 3,827,734 30,563 0	7,359,290 0 0 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,893 0	Year 9 7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,663 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	Year 11 7,359,290 0 0 0 0 0 0 0 3,827,734 56,000 95,693 0 0	3,784,778 0 0 0 0 0 0 0 0 0 1,968,549 28,800 49,214 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 14 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	Vear 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 21 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 0 0 0 0 0 0 0 0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Bulld Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals		Vear 1 0 4.986,667 249,333 0 74,800 64,500 0,591,771 198,971 307,943 994,877 0 30,563	3,574,512 0 0 0 0 0 0 0 0 1,859,185 30,563 27,200 46,490 0 0	7,359,290 0 0 0 0 0 0 3,827,734 90,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	Vear 9 7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0	Year 11 7,359,290 0 0 0 0 0 0 0 3,827,734 56,000 95,693 0 0 0	3,784,778 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	Year 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 20 0 0 0 0 0 0 0 0 0	9 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 0 0 0 0 0 0 0 0 0
EXPENDITURE and Stamp Duty Easements etc. egals Acquisition Planning Fee Architects 2S Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Ahonomals Finance Fees egal and Valuation Agents		Vear 1 0 4,986,667 249,333 0 74,800 64,500 1,591,771 198,971 397,943 994,857 0 30,563	3,574,512 0 0 0 0 0 0 0 0 0 1,859,185 30,563 27,200 46,480 0	7,359,290 0 0 0 0 0 0 0 0 3,827,734 93,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,683 0	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	7,359,290 0 0 0 0 0 0 0 0 0 0 3,827,734 30,563 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,893 0	Year 9 7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,663 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0	Year 11 7,359,290 0 0 0 0 0 0 0 3,827,734 56,000 95,693 0 0	3,784,778 0 0 0 0 0 0 0 0 0 1,968,549 28,800 49,214 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 14 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	Vear 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 21 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 0 0 0 0 0 0 0 0
EXPENDITURE and Stamp Duty assements etc. eggls Acquisition Planning Fee vorhitects SS SHAPP Professional Build Cost - BCIS Base POTENTIAL CIL Cost Cil. 1506 Contingency thoromals inance Fees eggl and Valuation Agents eggls liste.		Vear 1 4,986,667 249,333 0 74,800 64,500 1,591,771 198,971 0 30,563 0 0 0 0 0 0	3,574,512 0 0 0 0 0 0 0 0 0 0 0 0 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 96,993 0 0 220,779 36,796 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 220,779 36,796 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 0 0 0 0 220,779 36,796	7,359,290 7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 0 0 3,327,734 30,563 56,000 95,593 0 0 0 220,779 36,796	Year 11 7,359,290 0 0 0 0 0 0 0 0 3,827,734 56,000 95,693 0 0 220,779 36,796 0	3,784,778 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	Vear 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21 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 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
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post Cil. s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc.		Vear 1 4,986,667 249,333 0 74,800 64,500 1,591,771 198,971 0 30,563 0 0 0 0 0 0	3,574,512 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 50,000 95,693 0 0 0 0 36,796	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563 0 0 0 220,779	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 96,593 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,593 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779	Year 9 7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 220,779	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 0 95,693 0 0 220,779	Year 11 7,359,290 0 0 0 0 0 0 0 3,827,734 56,000 95,693 0 0 220,779	3,784,778 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	Year 14 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	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	9 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 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
EXPENDITURE and Stamp Duty Stamp Duty Stamp Acquisition Planning Fee Architects 28 Planning Consultants Dither Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 1306 Contingency Athoromals Finance Fees Legal and Valuation Aqents Legals Misc. LOSTS BEFORE LAND IN Misc.	NT AND PROFIT	Vear 1 4,986,667 249,333 0 74,800 64,500 1,591,771 198,971 0 30,563 0 0 0 0 0 0	3,574,512 0 0 0 0 0 0 1,859,185 30,563 27,200 46,480 0 0 107,235 17,873 0 2,088,536	7,359,290 0 0 0 0 0 0 0 0 3,827,734 90,563 56,000 95,693 0 0 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 4,267,566	Year 9 7,359,290 0 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 4,267,566	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	Year 11 7,359,290 0 0 0 0 0 0 0 0 3,827,734 56,000 95,993 0 0 0 220,779 36,796 0 4,237,002	3,784,778 0 0 0 0 0 0 1,968,549 28,800 49,214 0 0 113,543 18,924 0 2,179,030	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 14 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 21 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 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
EXPENDITURE and Stamp Duty Stamp Duty Stamp Buty NT AND PROFII	Vear 1 0 4.386,667 249,333 0 74,800 64,500 1,591,71 198,971 397,943 994,857 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,574,512 0 0 0 0 0 0 0 0 0 0 0 0 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 96,993 0 0 220,779 36,796 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 220,779 36,796 0	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 0 0 0 0 220,779 36,796	7,359,290 7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 220,779 36,796	7,359,290 0 0 0 0 0 0 0 0 3,327,734 30,563 56,000 95,593 0 0 0 220,779 36,796	Year 11 7,359,290 0 0 0 0 0 0 0 0 3,827,734 56,000 95,693 0 0 220,779 36,796 0	3,784,778 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	Vear 14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21 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 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	
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND IN For CIL calculation	Int and PROFII	Vear 1 0 4.986,667 249,333 0 74,800 64,500 1,591,71 198,971 397,943 994,877 0 30,563 0 0 0 0 0 8,589,405	3,574,512 0 0 0 0 0 1,859,185 30,563 27,200 46,480 0 107,235 17,873 0 2,088,536	7,359,290 0 0 0 0 0 0 0 3,827,734 39,563 50,000 95,693 0 0 4,267,566 498,013	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 4,267,566	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,593 0 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 220,779 36,796 0 0 4,267,566	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,593 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 4,267,566	Year 9 7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,553 56,003 95,693 0 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,563 0 0 220,779 4,267,556	Year 11 7,359,290 0 0 0 0 0 0 0 0 3,827,734 56,000 95,693 0 0 220,779 36,796 0 4,237,002	3,784,778 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	Year 14 0 0 0 0 0 0 0 0 0	Vear 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 21 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 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
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QNS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND IN	NT AND PROFII	Vear 1 0 4.986,667 249,333 0 74,800 64,500 1,591,71 397,943 994,87 0 30,563 0 0 0 0 0 8,589,405	3,574,512 0 0 0 0 0 0 1,859,185 30,563 27,200 46,480 0 0 107,235 17,873 0 2,088,536	7,359,290 0 0 0 0 0 0 0 0 3,827,734 90,563 56,000 95,693 0 0 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	7,359,290 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 4,267,566	Year 9 7,359,290 0 0 0 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 0 4,267,566	7,359,290 0 0 0 0 0 0 3,827,734 30,563 56,000 95,693 0 0 220,779 36,796 0 4,267,566	Year 11 7,359,290 0 0 0 0 0 0 0 0 3,827,734 56,000 95,993 0 0 0 220,779 36,796 0 4,237,002	3,784,778 0 0 0 0 0 0 1,968,549 28,800 49,214 0 0 113,543 18,924 0 2,179,030	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 14 0 0 0 0 0 0 0 0 0	Vear 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 21 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 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



INCOME									·															,	
	Av Size m2	%	Number 175		Price £/m2	GDV £	GIA m2		DEVELOPMENT	T COSTS							Planning fee ca Planning app fee		rate			Build Cost BCIS	/m2 984		
Market Housing	97.1	85%	149		2,400	34,662,544	14,443		LAND	Land		/unit or m2 28.813	Total	5,042,220			No dwgs No dwgs under	175 50	462	23,100		FHS Energy	0	0.009	%
								ı		Stamp Duty		20,010	241,611	0,042,220			No dwgs over 50	125	138	17,250		Design	0		
hared Ownership	68.2	4%	7		1,680	,,,,,	447	ı		Easements etc. Legals Acquisitio	ın .	1.50%	75,633	317,244					Total	40,350		Acc & Adpt Water	1 0		
ffordable Rent	68.2	11%	20		1,200	1,610,135	1,342	ı	PLANNING													Small Sites Site Costs	0 203	219	
ocial Rent	68.2	0%	0		1,035	0	0	ı		Planning Fee Architects		4.00%	40,350 801.444				Stamp duty call Land payment	c - Residual		5,042,220			1,187		
	Shared Ownership	p			0			ı		QS / PM		0.50%	100,181				Luio paymoni			0,042,220					
	Affordable Rent Social Rent				0	0		ı		Planning Consult Other Profession		1.00% 2.50%	200,361 500,903	1,643,238											
ITE AREA - Net	5.00 h	а	35	/ha		37,024,074	16,232	ı	CONSTRUCTIO	IN .															
TE AREA - Gross	6.67 h		26	/ha		01,024,014	10,202	ŀ		Build Cost - BCIS	S Based	1,187	19,274,245						Total	241,611					
								ŀ		s106 / CIL Contingency		2.50%	280,000 481,856				Stamp duty cal	c - Add Profit							
iles per Quarter nit Build Time	0 3 C	Quarters						ŀ	1	Abnormals			0	20,036,101			Land payment 125,000	0%	1%	2,493,333					
			Per ha NET	Per ha GROSS		RUN Residual M	MACRO ctrl+r osing balance = 0	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3% 4%						
esidual Land Value		5,042,220	1,008,444	756,333				_		Interest		6.50%					1,000,000	4%	5%						
ternative Use Value plift	20%	133,333 26,667		20,000 4,000		RUN CIL MACRO	t O ctrl+l osing balance = 5	5,549,004		Legal and Valuati	on		0	0			above	5%	5% Total	124,667					
Plus /ha	a 350,000 ability Threshold	2,333,333 2,493,333		350,000 374,000		Check on phasing di			SALES	Agents		3.0%	1,110,722				Pre CIL s106	1.600	£/ Unit (all)			UT	% GDV		_
Viau	ability Threshold			374,000	J	corre		ı l		Legals		0.5%	185,120				FIE CIL STOO		Total	280,000		ш	0.00%		0
dditional Profit		-252.087	/m2 -17						<u> </u>	Misc.			0	1,295,843	28,334,647		Post CIL s106	1,600	£/ Unit (all)	280,000					
								ľ	Developers Pro			17.50%			6,065,945		CIL	0	£/m2 Total	280,000					
										Market Housing Affordable Hous		17.50%			413,268	37024.07439			Total	280,000					
ESIDUAL CASH FLOW	V FOR INTEREST		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
TS Started ket Housing				8	8	8	8	8 1,584,573	8 1,584,573	8 1,584,573	8 1,584,573	8 1,584,573	8 1,584,573	16 1,584,573	16 1,584,573	16 1,584,573	15 1,584,573	8 3,169,147	8 3,169,147	8 3,169,147	8 2,971,075	1,584,573	1,584,573	1,584,573	1,
red Ownership					0	0	0	34,350	34,350	34,350	34,350	34,350	34,350	34,350	34,350	34,350	34,350	68,699	68,699	68,699	64,405	34,350	34,350	34,350	;
rdable Rent ial Rent					0	0	0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	147,212 0	147,212 0	147,212 0	138,012 0	73,606 0	73,606 0	73,606 0	
nt and Subsidy INCOME	E	0	0	0	0	0	0	1,692,529	0 1,692,529	0 1,692,529	0 1,692,529	1,692,529	0 1,692,529	0 1,692,529	0 1,692,529	0 1,692,529	0 1,692,529	0 3,385,058	0 3,385,058	0 3,385,058	0 3,173,492	0 1,692,529	0 1,692,529	0 1,692,529	1,
ENDITURE																									
np Duty		241,611				l																			
ments etc. Is Acquisition		0 75,633				ł																			
ning Fee		40,350																							
itects		400,722		400,722		ł																			
ning Consultants		50,090 100,181		50,090 100,181		l																			
er Professional		250,451		250,451																					
d Cost - BCIS Base			0	293,703	587,406	881,108	881,108	881,108	881,108	881,108	881,108	881,108	881,108	1,174,811	1,468,514	1,762,217	1,725,504	1,431,801	1,138,098	881,108	881,108	587,406	293,703	0	
6/CIL ntingency			0	4,267 7,343	8,533 14,685	12,800 22,028	12,800 22,028	12,800 22,028	12,800 22,028	12,800 22,028	12,800 22,028	12,800 22,028	12,800 22,028	17,067 29,370	21,333 36,713	25,600 44,055	25,067 43,138	20,800 35,795	16,533 28,452	12,800 22,028	12,800 22,028	8,533 14,685	4,267 7,343	0	
normals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees aal and Valuation		0																							
,						ł																			
ents als		0	0	0	0	0	0	50,776 8,463	50,776 8,463	50,776 8,463	50,776 8,463	50,776 8,463	50,776 8,463	50,776 8,463	50,776 8,463	50,776 8,463	50,776 8,463	101,552 16,925	101,552 16,925	101,552 16,925	95,205 15,867	50,776 8,463	50,776 8,463	50,776 8,463	5
c. STS BEFORE LAND II	INT AND PROFIT	1.159.038	0	1,106,756	610,624	915,936	915.936	975.175	975,175	975,175	975.175	975,175	975,175	1.280.487	1.585.799	1.891.111	1.852.947	1.606.873	1.301.561	1,034,413	1,027,008	669.863	364.551	59,239	5
		, ,												,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			, , , , , ,				
Residual Valuation	Land	5,042,220				ł																			
	Interest Market Housing		100,770	102,408	122,057	133,963	151,024	168,362	159,441	150,375	141,161	131,798	122,283	112,613	107,747	107,764	112,742	117,181	90,189	57,798	20,539	0	0	0	6.0
	ffordable Housing					i											I								
									1																
	Cash Flow	-6,201,259	-100,770	-1,209,164	-732,681	-1,049,899	-1,066,960	548,993	557,914	566,980	576,193	585,556	595,072	299,430	-1,017	-306,345	-273,159	1,661,004	1,993,308	2,292,847	2,125,944	1,022,667	1,327,979	1,633,291	4
	Cash Flow Opening Balanc Closing Balance	-6,201,259 0 -6,201,259	-100,770 -6,302,029	-1,209,164 -7,511,193	-732,681 -8,243,874	-1,049,899 -9,293,773	-1,066,960 -10,360,733	548,993 -9,811,741	557,914 -9,253,827	566,980 -8,686,847	576,193 -8,110,654	585,556 -7,525,097	595,072	299,430	-1,017 -6,631,613	-306,345 -6,937,958	-273,159 -7,211,117	1,661,004 -5,550,113	1,993,308	2,292,847	2,125,944 861,987	1,022,667 1,884,653	1,327,979	1,633,291 4,845,922	4
	Opening Balanc	0																							-4,
	Opening Balance Closing Balance	0 -6,201,259						-9,811,741																4,845,922	4
SH FLOW FOR CIL AE	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259	-6,302,029 Year 1	-7,511,193	-8,243,874	-9,293,773	-10,360,733 Year 2	-9,811,741	-9,253,827	-8,686,847	-8,110,654 Year 3	-7,525,097	-6,930,026	-6,630,596	-6,631,613 Year 4	-6,937,958	-7,211,117	-5,550,113	-3,556,805 Year 5	-1,263,958	861,987	1,884,653	3,212,632 Year 6	4,845,922	-4
H FLOW FOR CIL AL ME INCOME	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259 IT Q1	-6,302,029 Year 1	-7,511,193 Q3	-8,243,874 Q4	-9,293,773 Q1	-10,360,733 Year 2	-9,811,741 Q3	-9,253,827 Q4	-8,686,847 Q1	-8,110,654 Year 3	-7,525,097 Q3	-6,930,026 Q4	-6,630,596 Q1	-6,631,613 Year 4	-6,937,958 Q3	-7,211,117 Q4	-5,550,113 Q1	-3,556,805 Year 5	-1,263,958 Q3	861,987 Q4	1,884,653 Q1	3,212,632 Year 6 Q2	4,845,922 Q3	-4
H FLOW FOR CIL AD ME INCOME ENDITURE	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259 IT Q1	-6,302,029 Year 1	-7,511,193 Q3	-8,243,874 Q4	-9,293,773 Q1	-10,360,733 Year 2	-9,811,741 Q3	-9,253,827 Q4	-8,686,847 Q1	-8,110,654 Year 3	-7,525,097 Q3	-6,930,026 Q4	-6,630,596 Q1	-6,631,613 Year 4	-6,937,958 Q3	-7,211,117 Q4	-5,550,113 Q1	-3,556,805 Year 5	-1,263,958 Q3	861,987 Q4	1,884,653 Q1	3,212,632 Year 6 Q2	4,845,922 Q3	-4
H FLOW FOR CIL ADME INCOME ENDITURE P Duty	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259 IT Q1 0 2,493,333	-6,302,029 Year 1 Q2 0	-7.511,193 Q3 0	-8.243,874 Q4 0	-9,293,773 Q1 0	-10,360,733 Year 2 Q2 0	-9,811,741 Q3 1,692,529	-9,253,827 Q4 1,692,529	-8.686,847 Q1 1,692,529	-8,110,654 Year 3 Q2 1,692,529	-7.525,097 Q3 1,692,529	-6,930,026 Q4 1,692,529	-6.630.596 Q1 1,692,529	-6,631,613 Year 4 Q2 1,692,529	-6,937,958 Q3 1,692,529	-7.211,117 Q4 1,692,529	-5.550,113 Q1 3,385,058	-3,556,805 Year 5 Q2 3,385,058	-1,263,958 Q3 3,385,058	Q4 3,173,492	1,884,653 Q1 1,692,529	3,212,632 Year 6 Q2 1,692,529	4,845,922 Q3 1,692,529	-4
ME INCOME ENDITURE D Duty ments etc.	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259 IT Q1 0 2,493,333	-6,302,029 Year 1 Q2 0	-7,511,193 Q3	-8.243,874	-9,293,773 Q1	-10,360,733 Year 2 Q2 0	-9,811,741 Q3 1,692,529	-9,253,827 Q4 1,692,529	-8,686,847 Q1 1,692,529	-8,110,654 Year 3 Q2 1,692,529	-7,525,097 Q3 1,692,529	-6,930,026 Q4 1,692,529	-6.630,596 Q1 1,692,529	-6,631,613 Year 4 Q2 1,692,529	-6,937,958 Q3 1,692,529	-7,211,117 Q4 1,692,529	-5,550,113 Q1 3,385,058	-3,556,805 Year 5 Q2 3,385,058	-1,263,958 Q3 3,385,058	Q4 3,173,492	1,884,653 Q1 1,692,529	3,212,632 Year 6 Q2 1,692,529	4,845,922 Q3 1,692,529	-4
H FLOW FOR CIL AE INCOME INCOME ENDITURE p Duty ments etc. s Acquisition	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259 IT Q1 0 2,493,333 124,667 0 37,400	-6,302,029 Year 1 Q2 0 0 0 0 0	-7,511,193 Q3 0 0 0 0	-8,243,874 Q4 0 0 0 0 0 0	-9,293,773 Q1 0 0 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0	-9,811,741 Q3 1,692,529 0 0	-9,253,827 Q4 1,692,529 0 0 0	-8,686,847 Q1 1,692,529 0 0 0	-8,110,654 Year 3 Q2 1,692,529 0 0 0	-7.525,097 Q3 1,692,529	-6,930,026 Q4 1,692,529 0 0	-6,630,596 Q1 1,692,529 0 0	-6,631,613 Year 4 Q2 1,692,529 0 0	-6,937,958 Q3 1,692,529 0 0	-7,211,117 Q4 1,692,529 0 0 0 0	-5,550,113 Q1 3,385,058	-3,556,805 Year 5 Q2 3,385,058	-1,263,958 Q3 3,385,058	Q4 3,173,492 0 0	1,884,653 Q1 1,692,529 0 0	3,212,632 Year 6 Q2 1,692,529	4,845,922 Q3 1,692,529	-4
H FLOW FOR CIL AT ME INCOME ENDITURE p Duty ments etc. A Acquisition ing Fee	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259 IT Q1 0 2,493,333 124,667 0 37,400 40,350 400,722	-6,302,029 Year 1 Q2 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 400,722	-8,243,874 Q4 0 0 0 0 0 0 0 0 0	-9,293,773 Q1 0 0 0 0 0 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0	-9,811,741 Q3 1,692,529 0 0 0	-9,253,827 Q4 1,692,529 0 0 0 0	-8,686,847 Q1 1,692,529 0 0 0 0	-8,110,654 Year 3 Q2 1,692,529 0 0 0 0	-7.525,097 Q3 1,692,529	-6,930,026 Q4 1,692,529 0 0 0 0	-6,630,596 Q1 1,692,529 0 0 0 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0	-6,937,958 Q3 1,692,529 0 0 0 0	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0	-5,550,113 Q1 3,385,058	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0	-1,263,958 Q3 3,385,058 0 0 0 0	0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0	3,212,632 Year 6 Q2 1,692,529	4,845,922 Q3 1,692,529	-4
I FLOW FOR CIL AD ME INCOME NDITURE Duty Duty A cquisition ing Fee eets eets	Opening Balance Closing Balance ADDITIONAL PROF	0 6,201,259 IT Q1 0 2,493,333 124,667 0 37,400 403,50 400,722 50,990 100,181	-6,302,029 Year 1 Q2 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 400,722 50,090 100,181	-8.243,874	-9,293,773 Q1 0 0 0 0 0 0 0 0 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0	-9,811,741 Q3 1,692,529	-9,253,827 Q4 1,692,529 0 0 0 0 0	-8,686,847 Q1 1,692,529 0 0 0	-8.110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 0	-7,525,097 Q3 1,692,529 0 0 0	-6,930,026 Q4 1,692,529 0 0 0 0	-6.630,596 Q1 1,692,529 0 0 0	-6,631,613 Year 4 Q2 1,692,529	-6,937,958 Q3 1,692,529	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,550,113 Q1 3,385,058 0 0 0 0 0 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 0 0	-1,263,958 Q3 3,385,058	Q4 3,173,492 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0	3,212,632 Year 6 Q2 1,692,529	4,845,922 Q3 1,692,529 0 0	-
ME INCOME INCOME INCOME INDITURE D Duty ments etc. s Acquisition ing Fee acts	Opening Balance Closing Balance ADDITIONAL PROF	0 -6,201,259 IT Q1 0 2,493,333 124,667 0 37,400 40,350 400,722 50,090	-6,302,029 Year 1 Q2 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 400,722 50,090	-8.243.874 Q4 0 0 0 0 0 0 0 0 0	-9,293,773	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0	-9,811,741 Q3 1,692,529 0 0 0 0 0	-9,253,827 Q4 1,692,529 0 0 0 0 0	-8,686,847 Q1 1,692,529 0 0 0 0 0	-8.110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0	-7.525.097 Q3 1,692,529 0 0 0 0	-6,930,026 Q4 1,692,529 0 0 0 0	-6,630,596 Q1 1,692,529 0 0 0 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0	-6,937,958 Q3 1,692,529	-7,211,117 Q4 1,692,529 0 0 0 0 0	-5,550,113 Q1 3,385,058 0 0 0 0 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0	-1,263,958 Q3 3,385,058 0 0 0 0 0	Q4 3,173,492 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,212,632 Year 6 Q2 1,692,529	4,845,922 Q3 1,692,529 0 0 0	-4
H FLOW FOR CIL AI ME INCOME INCOME INDITURE D Duty ments etc. s Acquisition ing Fee eects ing Consultants Professional Cost - BCIS Base	Opening Balance Closing Balance ADDITIONAL PROF	0 6,201,259 IT Q1 0 2,493,333 124,667 0 37,400 403,50 400,722 50,990 100,181	-6,302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 0 0 0 0 2 50,099 100,181 290,451 293,703	-8,243,874 Q4 0 0 0 0 0 0 0 0 587,406	-9,293,773 Q1 0 0 0 0 0 0 881,108	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 881,108	-9,811,741 Q3 1,692,529 0 0 0 0 0 881,108	0,253,827 Q4 1,692,529 0 0 0 0 0 0 881,108	-8,686,847 Q1 1,692,529 0 0 0 0 0 881,108	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 881,108	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 881,108	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 0 0 0 881,108	-6,630,596 Q1 1,892,529 0 0 0 0 0 0	-6.631.613 Year 4 Q2 1,692,529 0 0 0 0 0 1,468.514	-6,937,958 Q3 1,692,529 0 0 0 0 1,762,217	-7.211.117 Q4 1,692,529 0 0 0 0 0 0 0 0 1,725,504	-5,550,113 Q1 3,385,058 0 0 0 0 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 1,138,098	-1,263,958 Q3 3,385,058	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0	3,212,632 Year 6 Q2 1,692,529	4,845,922 Q3 1,692,529 0 0 0	-4
INCOME INCOME INCOME INCOME INDITURE Duty ments etc. s Acquisition ing Fee ects Professional Cost - BCIS Base INTIAL CIL	Opening Balance Closing Balance ADDITIONAL PROF	0 0 0 2,493,333 124,667 0 37,400 40,350 400,722 50,090 100,181 250,451	-6,302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 0 0 0 0 0 100,181 250,451	-8,243,874 Q4 Q4 Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q	-9,293,773 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,811,741 Q3 1,692,529 0 0 0 0 0 0	9,253,827 Q4 1,692,529 0 0 0 0 0	-8,686,847 Q1 1,692,529 0 0 0 0 0 0	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 0	-7,525,097 Q3 1,692,529 0 0 0 0 0 0	-6,930,026 Q4 1,692,529 0 0 0 0 0	-6,630,596 Q1 1,692,529 0 0 0 0 0 0 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 0 0 0 0	-6,937,958 Q3 1,692,529 0 0 0 0	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,550,113 Q1 3,385,058 0 0 0 0	3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 0 0 0	-1,263,958 Q3 3,385,058	Q4 3,173,492 0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0 0	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0	0 0 0 0 0 0 0	-4
INCOME INCOME INCOME INCOME INDITURE Duty ments etc. s Acquisition ing Fee eects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 regency	Opening Balance Closing Balance ADDITIONAL PROF	0 0 0 2,493,333 124,667 0 37,400 40,350 400,722 50,090 100,181 250,451	-6,302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 0 0 0 0 2 50,099 100,181 290,451 293,703	-8,243,874 Q4 0 0 0 0 0 0 0 0 587,406	9,293,773 Q1 0 0 0 0 0 0 0 0 0 881,108 -15,755	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	0,253,827 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-8,686,847 Q1 1,692,529 0 0 0 0 0 881,108 -15,755	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-7,525,097 Q3 1,692,529 0 0 0 0 0 881,108 -15,755	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-6,630,596 Q1 1,692,529 0 0 0 0 0 1,174,811 1-15,755	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 0 1,468,514 -15,755	-6,937,958 Q3 1,692,529 0 0 0 0 0 1,762,217 -15,755 25,600 44,055	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 1,725,594 -15,755	-5,550,113 Q1 3,385,058 0 0 0 0 1,431,801 -15,755	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 1,138,098 -15,755 24,000 28,452	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 881,108 12,800 22,028	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0 587,406	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 0 0 293,703	0 0 0 0 0 0 0 0	-4
H FLOW FOR CIL AI ME INCOME INCOME ENDITURE p Duty ments etc. s Acquisition ining Fee tects ining Consultants Professional Cost - BCIS Base ENTIAL CIL Cll s106 ngency rmals	Opening Balance Closing Balance ADDITIONAL PROF	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 Q3 Q 0 0 0 0 0 0 0 0 0 100,181 220,451 2293,703 -15,755 7,343 0	-8,243,874 Q4 0 0 0 0 0 0 0 0 0 15,755 14,685 0	-9,293,773 Q1 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 0 0 0 0 0 0 0 0 0 0 0 0	9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 0 22,028 0	-9,253,827 Q4 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0	-8,686,847 Q1 1,692,529 0 0 0 0 0 0 881,106 -15,755 12,800 2,028 0	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 0 22,028 0	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,200 22,028 0	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0	-6,630,596 Q1 1,692,529 0 0 0 0 0 0 1,174,811 -15,755 12,800 0 0	-6.631.613 Year 4 Q2 1,692,529 0 0 0 0 1,468,514 -15,755 12,800 30,713 0	-6,937,958 Q3 1,692,529 0 0 0 0 0 1,762,217 -15,755 25,600 0 44,655 0	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0 1,725,504 -15,755 25,600 43,138 0	-5,550,113 Q1 3,385,058 0 0 0 0 0 0 1,431,801 -15,755 25,600 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 1,138,098 -15,755 24,000 28,452 0	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 0 881,108 12,800 22,028 0	0 0 0 0 0 0 0 0 0 0 881,108 12,800 22,028 0	0 0 0 0 0 0 0 0 0 0 0 12,800 14,685 0	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 293,703 12,800 7,343 0	0 0 1,692,529 0 0 0 0 0 0 0	-4
SH FLOW FOR CIL AD	Opening Balance Closing Balance ADDITIONAL PROF	0 0 0 2.493,333 124,667 0 37,400 40,350 40,0722 50,090 100,181 250,451 0	-6.302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 Q3 0 0 0 400,722 50,090 100,181 250,451 293,703 -15,755 7,343	-8,243,874 Q4 0 0 0 0 0 0 0 0 0 15,755 14,685	9,283,773 Q1 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 15,755 12,800 22,028	9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	0,253,827 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-8,686,847 Q1 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028	-6,630,596 Q1 1,692,529 0 0 0 0 0 1,174,811 -15,755 12,800 29,370	-6.631.613 Year 4 Q2 1.692,529 0 0 0 0 1.468.514 -15,755 12,800 36,713 36,713	-6,937,958 Q3 1,692,529 0 0 0 0 0 1,762,217 -15,755 25,600 44,055	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0 0 1,725,504 -15,755 25,600 43,138	-5,550,113 Q1 3,385,058 0 0 0 0 0 1,431,801 -15,755 25,600 35,795	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 1,138,098 -15,755 24,000 28,452	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 881,108 12,800 22,028	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0 587,406 12,800 14,885	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 0 0 0 0 0 12,800 7,243	0 0 1,692,529 0 0 0 0 0 0 0	-4
INCOME INCOME INCOME ENDITURE Inp Duty In the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state o	Opening Balance Closing Balance ADDITIONAL PROF	0 0 2.493,333 124,667 0 37,400 40,722 50,090 100,181 0 0 0	-6.302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 0 0 0 0 400,722 50,090 100,181 250,451 -15,755 7,343 0 0 0	-8,243,874 Q4 0 0 0 0 0 0 0 0 0 587,406 -15,755 14,685 0 0	9,293,773 Q1 0 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0	9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0	0,253,827 Q4 1,692,529 0 0 0 0 0 0 0 881,108 -15,765 12,800 22,028 0 0 0	-8,686,847 Q1 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,765 12,800 22,028 0 0 0	-6,630,596 Q1 1,692,529 0 0 0 0 0 0 1,174,811 -15,755 12,800 29,370 0 0 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 0 1,468,514 -15,755 12,800 36,713 0 0 0	-6,937,958 Q3 1,692,529 0 0 0 0 0 0 1,762,217 -15,755 25,600 44,055 0 0 0	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-5,550,113 Q1 3,385,058 0 0 0 0 0 0 1,431,801 -15,755 25,600 35,795 0 0 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 0 1,138,098 -15,755 24,000 28,452 0 0 0	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 0 881,108 12,800 22,028 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	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 293,703 12,800 7,343 0 0	4,845,922 Q3 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1
INCOME INCOME INCOME INCOME ENDITURE Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Duty Inp Du	Opening Balance Closing Balance ADDITIONAL PROF	0 0 0 2.493,333 124,667 0 37,400 40,350 400,722 50,090 100,181 0	-6.302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 Q3 0 0 0 400,722 50,090 100,181 250,451 293,703 -15,755 0 0 0 0	-8,243,874 Q4 0 0 0 0 0 0 0 0 0 0 587,406 -15,755 14,685 0 0 0 0	9,293,773 Q1 0 0 0 0 0 0 0 0 0 0 0 0 2 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 0 0 0 0 0 0 50,776 8,463	0,253,827 Q4 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 0 0 0 0 8,463	-8,686,847 Q1 1,692,529 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 0 0 0 50,776 8,463	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 0 0 0 50,776 8,463	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 0 0 0 0 0 50,776 8,463	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 50,776 8,463	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6.631.613 Year 4 Q2 1.692,529 0 0 0 0 0 1.468,514 -15,755 12,800 36,713 0 0 50,776 8,463	-6,937,958 Q3 1,692,529 0 0 0 0 0 0 1,762,217 -15,755 25,600 0 0 0 0 50,776 8,463	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 1,725,504 -15,755 25,600 43,138 0 0 0 50,776 8,463	-5,550,113 Q1 3,385,058 0 0 0 0 0 1,431,801 1,437,95 25,600 35,795 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 0 1,138,098 -15,755 24,000 28,452 0 0 101,552 16,925	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 0 881,108 12,800 22,028 0 0 101,552 16,925	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,884,653 01 1,692,529 0 0 0 0 0 0 0 587,406 12,800 14,885 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 0 0 0 0 0 293,703 12,800 7,343 0	03 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1
H FLOW FOR CIL ALE INCOME IN	Opening Balance Closing Balance ADDITIONAL PROF As Above E	0 0 0 2.493,333 124,667 0,37,400 40,350 400,722 50,090 100,181 0 0	-6,302,029 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 0 0 0 0 0 100,181 293,703 -15,755 7,343 0 0 0	-8,243,874 Q4 0 0 0 0 0 0 0 0 0 587,406 -15,755 14,685 0 0	-9,293,773 Q1 0 0 0 0 0 0 0 0 881,108 -15,750 -12,800 -22,028 0 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,756 0 0 0 0 50,776	9,253,827 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,750 0 22,028 0 0 50,776	-8,686,847 Q1 1,692,529 0 0 0 0 0 0 881,108 -15,756 12,800 22,028 0 0 50,776	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 881,108 -15,756 12,800 22,028 0 0 50,776	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,756 0 0 0 50,776	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,756 0 0 0 50,776	6,630,596 Q1 1,692,529 0 0 0 0 0 1,174,811 115,750 12,800 29,370 0 50,776	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 1,468,514 -15,755 12,800 36,713 0 0 50,776	-6,937,958 Q3 1,692,529 0 0 0 0 0 1,762,217 -15,750 0 44,055 0 0 50,776	-7,211,117	-5,550,113 Q1 3,385,058 0 0 0 0 0 1,431,801 -15,755 0 0 101,552	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 1,138,098 -15,756 24,000 28,452 0 0 101,552	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 881,108 12,800 22,028 0 0 101,552	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0 0 587,406 12,800 14,885 0 0 50,776	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 293,703 12,800 7,343 0 0 50,776	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1
H FLOW FOR CIL AL INCOME INC	Opening Balance Closing Balance ADDITIONAL PROF As Above E	0 0 0 2.493,333 124,667 0,37,400 40,350 400,722 50,090 100,181 0 0	-6,302,029 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 0 0 0 0 0 0 10,722 50,090 100,181 250,451 293,703 -15,755 0 0 0 0 0 0	-8,243,874 0 0 0 0 0 0 0 0 0 587,406 -15,755 14,685 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,293,773 Q1 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,360,733 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 0 0 0 50,776 8,463 0	9,253,827 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 0 0 0 0 50,776 8,463 0	-8,686,847 Q1 1,692,529 0 0 0 0 0 0 0 881,108 -15,756 12,800 0 0 0 50,776 8,463	-8,110,654 Year 3 Q2 1,692,529 0 0 0 0 0 0 881,108 -15,756 0 0 0 50,776 8,463 0	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,725 0 0 0 50,776 8,463 0	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 0 22,028 0 0 50,776 8,463 0	6,630,596 Q1 1,692,529 0 0 0 0 1,174,811 -15,756 0 0 50,776 8,463 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 0 1,468,514 -15,755 12,800 36,713 0 0 50,776 8,463	-6,937,958 Q3 1,692,529 0 0 0 0 0 0 1,762,217 -15,755 25,600 0 0 0 50,776 8,463	-7,211,117	-5,550,113 Q1 3,385,058 0 0 0 0 0 0 1,431,801 -15,756 0 0 101,552 16,825 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 1,138,098 -15,756 24,000 28,452 0 0 101,552 16,925 0	-1,263,958 Q3 3,365,058 0 0 0 0 0 0 881,108 12,800 22,028 0 0 101,552 16,925 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0 587,406 12,800 14,885 0 0 50,776 8,463	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 293,703 12,800 7,343 0 0 50,776 8,463 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4
H FLOW FOR CIL AT INCOME INCOME ENDITURE I I I I I I I I I I I I I	Opening Balance Closing Balance ADDITIONAL PROF As Above E	0 0 0 2.493,333 124,667 0,37,400 40,350 400,722 50,090 100,181 0 0	-6.302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 Q3 Q 0 0 0 0 0 0 0 400,722 50,090 100,181 250,451 7,343 Q 0 0 1,066,734	-8,243,874 Q4 0 0 0 0 0 0 0 0 0 0 587,406 -15,755 14,685 0 0 0 586,335	9,293,773 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,360,733 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,811,741 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,755 0 0 0 50,776 8,463 0	9,253,827 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 0 0 0 0 50,776 8,463 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 50,776 8,463 0 959,419	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 0 1,468,514 -15,755 12,800 36,713 0 0 50,776 8,463	-6,937,958 Q3 1,692,529 0 0 0 0 0 0 1,762,217 -15,755 25,600 44,055 0 0 0 50,776 8,463 0 1,875,355	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0 1,725,504 -15,755 25,600 43,138 0 0 0 1,837,725	-5,550,113 Q1 3,385,058 0 0 0 0 0 0 1,431,801 -15,756 0 0 101,552 16,825 0	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 0 0 1,138,098 -15,755 24,000 28,452 0 0 101,552 16,925 0 1,293,272	-1,263,958 Q3 3,365,058 0 0 0 0 0 0 881,108 12,800 22,028 0 0 101,552 16,925 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,884,653 Q1 1,692,529 0 0 0 0 0 587,406 12,800 14,885 0 0 50,776 8,463	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 0 293,703 12,800 7,343 0 0 50,776 8,463 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4
H FLOW FOR CIL AL ME INCOME INCOME ENDITURE p Duty ments etc. Is Acquisition sing Fee tects In Consultants It Professional Cost - BCIS Base ENTIAL CIL CIL s106 Ingency Impancy Impancy Impancy Interest and Valuation It is It Is It Is BEFORE LAND II CIL calculation	Opening Balance Closing Balance ADDITIONAL PROF As Above E INT AND PROFTI Interest Market Housing	0 0 0 2.493,333 124,667 0,37,400 40,350 400,722 50,090 100,181 0 0	-6,302,029 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 0 0 0 0 0 0 0 0 0 0 0 10,722 50,090 100,181 250,451 293,703 -15,755 0 0 0 0 0 0	-8,243,874 0 0 0 0 0 0 0 0 0 587,406 -15,755 14,685 0 0 0 0 0 0 0 0 0 0 0 0 0	-9,293,773 Q1 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	9,811,741 Q3 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 50,776 8,463 0 959,419	0, 253,827 Q4 1,692,529 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 0 959,419	-8,686,847 Q1 1,692,529 0 0 0 0 0 0 0 881,108 -15,756 12,800 0 0 0 50,776 8,463	-8,110,654 Year 3 Q2 1,692,529 0 0 0 0 0 0 881,108 -15,756 0 0 0 50,776 8,463 0	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 881,108 -15,725 0 0 0 50,776 8,463 0	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 881,108 -15,755 12,800 0 22,028 0 0 50,776 8,463 0	6,630,596 Q1 1,692,529 0 0 0 0 1,174,811 -15,756 0 0 50,776 8,463 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 0 1,468,514 -15,755 12,800 36,713 0 0 50,776 8,463 0	-6,937,958 Q3 1,692,529 0 0 0 0 0 0 1,762,217 -15,755 25,600 0 0 0 50,776 8,463	-7,211,117	-5,550,113 Q1 3,385,058 0 0 0 0 0 0 1,431,801 -15,755 -25,600 0 101,552 16,825 0 1,595,918	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 1,138,098 -15,756 24,000 28,452 0 0 101,552 16,925 0	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 0 0 881,108 12,800 22,028 0 0 101,552 16,925 0 1,034,413	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,884,653 O1 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 293,703 12,800 7,343 0 0 50,776 8,463 0 373,084	03 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1
H FLOW FOR CIL AL ME INCOME INCOME ENDITURE p Duty ments etc. Is Acquisition sing Fee tects In Consultants It Professional Cost - BCIS Base ENTIAL CIL CIL s106 Ingency Impancy Impancy Impancy Interest and Valuation It is It Is It Is BEFORE LAND II CIL calculation	Opening Balance Closing Balance ADDITIONAL PROFI As Above E	0 0 0 2.493,333 124,667 0,37,400 40,350 400,722 50,090 100,181 0 0	-6.302,029 Year 1 O2 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,511,193 Q3 Q3 Q 0 0 0 0 0 0 0 400,722 50,090 100,181 250,451 7,343 Q 0 0 1,066,734	-8,243,874 Q4 0 0 0 0 0 0 0 0 0 0 587,406 -15,755 14,685 0 0 0 586,335	9,293,773 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	-10,360,733 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	9,811,741 Q3 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 50,776 8,463 0 959,419	0, 253,827 Q4 1,692,529 0 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 0 959,419	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-8,110.654 Year 3 Q2 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0	-7,525,097 Q3 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,930,026 Q4 1,692,529 0 0 0 0 0 0 0 881,108 -15,755 12,800 22,028 0 0 0 50,776 8,463 0 959,419	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-6,631,613 Year 4 Q2 1,692,529 0 0 0 0 0 1,468,514 -15,755 12,800 36,713 0 0 50,776 8,463 0	-6,937,958 Q3 1,692,529 0 0 0 0 0 0 1,762,217 -15,755 25,600 44,055 0 0 0 50,776 8,463 0 1,875,355	-7,211,117 Q4 1,692,529 0 0 0 0 0 0 0 1,725,504 -15,755 25,600 43,138 0 0 0 1,837,725	-5,550,113 Q1 3,385,058 0 0 0 0 0 0 1,431,801 -15,755 -25,600 0 101,552 16,825 0 1,595,918	-3,556,805 Year 5 Q2 3,385,058 0 0 0 0 0 0 0 1,138,098 -15,755 24,000 28,452 0 0 101,552 16,925 0 1,293,272	-1,263,958 Q3 3,385,058 0 0 0 0 0 0 0 0 881,108 12,800 22,028 0 0 101,552 16,925 0 1,034,413	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,884,653 O1 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3,212,632 Year 6 Q2 1,692,529 0 0 0 0 0 293,703 12,800 7,343 0 0 50,776 8,463 0 373,084	03 1,692,529 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-4



SITE NAME INCOME		Large Green 17			D-I	ODV	014		DEVEL OBJET	IT COCTO						•	Diameter for an	-1-			ı	Dullat Cont	f0	l	
INCOME	Av Size m2	%	Number 175		Price £/m2		GIA m2		DEVELOPMEN	II COSIS							Planning fee ca Planning app fer	dwgs	rate			Build Cost BCIS	/m2 998		
Market Housing	95.8	85%	149		2,400	34,216,893	14,257		LAND	Land		/unit or m2 27,019	Total	4,728,256			No dwgs No dwgs under	175 50		23,100		FHS Energy	0	0.00%	%
shared Ownership	68.2	4%	7		1.680	751.396	447			Stamp Duty Easements etc.			225,913 0				No dwgs over 50	125	138 Total			Design Acc & Adot	0		
			-			,,,,,				Legals Acquisition	on	1.50%	70,924	296,837					10101	40,000		Water	0	-00	
ffordable Rent	68.2	11%	20		1,200		1,342		PLANNING													Small Sites Site Costs	206	09 219	
ocial Rent	68.2	0%	0		1,035	0	0			Planning Fee Architects		4.00%	40,350 803,692				Stamp duty cal Land payment	lc - Residual		4,728,256			1,205		
	Shared Ownersh Affordable Rent	ip			0					QS / PM Planning Consul	Itants	0.50% 1.00%	100,461 200,923												
	Social Rent				0	0				Other Profession		2.50%	502,307												
SITE AREA - Net	5.83	ha	30	/ha		36,578,423	16,046		CONSTRUCTION																
SITE AREA - Gross	7.78	ha	23	/ha						Build Cost - BCI s106 / CIL	IS Based	1,205	19,329,064 280.000						Total	225,913	l				
Sales per Quarter	0									Contingency Abnormals		2.50%	483,227	20,092,291			Stamp duty cal	lc - Add Profit		2.908.889					
Jnit Build Time	3 (Quarters								Abnormais			U	20,092,291			Land payment 125,000	0%	1%						
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3% 4%						
Residual Land Value Alternative Use Value		4,728,256 155,556	810,558	607,919 20,000		RUN CIL MACR	O Ctrlal			Interest Legal and Valua	tion	6.50%	0	0			1,000,000 above	4% 5%	5% 5%						
Uplift	20%	31,111		4,000			osing balance =	5,461,738		Legal and Valua	lioi i						above	370	Total	145,444					
Plus /ha Viabili	350,000 lity Threshold	2,722,222 2,908,889		350,000 374,000		Check on phasing of	twgs nos		SALES	Agents		3.0%	1,097,353				Pre CIL s106	1,600	£/ Unit (all)		Ī	LIT	% GDV		7
			E/m2			corr				Legals Misc.		0.5%	182,892		20 045 262				Total	280,000			0.00%		0
Additional Profit		-1,093,917	-77										U	1,280,245	28,045,362		Post CIL s106	1,600	£/ Unit (all)	280,000					
				='					Developers Pr	ofit Market Housing	,	17.50%			5,987,956		CIL	0	£/m2 Total	0 280,000					
										Affordable Hou		17.50%			413,268	36578.42339	,								
RESIDUAL CASH FLOW FO	OR INTEREST	01	Year 1	02	6.	64	Year 2	62	64	- 64	Year 3		64	01	Year 4	62	64	64	Year 5		C1	- 64	Year 6	00	
ICOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
NITS Started larket Housing	- 1			8	0	0	8	8 1,564,201	8 1,564,201	1,564,201	8 1,564,201	8 1,564,201	8 1,564,201	16 1,564,201	16 1,564,201	16 1,564,201	15 1,564,201	8 3,128,402	8 3,128,402	8 3,128,402	8 2,932,877	1,564,201	1,564,201	1,564,201	1,5
Shared Ownership Affordable Rent					0	0	0	34,350 73,606	34,350 73,606	34,350 73,606	34,350 73,606	34,350 73,606	34,350 73,606	34,350 73,606	34,350 73,606	34,350 73,606	34,350 73,606	68,699 147,212	68,699 147,212	68,699 147,212	64,405 138,012	34,350 73,606	34,350 73,606	34,350 73,606	34 73
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Frant and Subsidy INCOME		0	0	0	0	0	0	1,672,156	1,672,156	1,672,156	1,672,156	1,672,156	0 1,672,156	1,672,156	0 1,672,156	1,672,156	0 1,672,156	0 3,344,313	3,344,313	0 3,344,313	0 3,135,293	1,672,156	1,672,156	0 1,672,156	1,6
XPENDITURE																									
Stamp Duty		225,913																							
asements etc. egals Acquisition		0 70,924																							
Planning Fee		40,350																							
Architects		401,846		401,846																					
QS Planning Consultants		50,231 100,461		50,231 100,461																					
Other Professional		251,154		251,154																					
Build Cost - BCIS Base			0	294,538	589,076	883,614	883,614	883,614	883,614	883,614	883,614	883,614	883,614	1,178,153	1,472,691	1,767,229	1,730,411	1,435,873	1,141,335	883,614	883,614	589,076	294,538	0	
s106/CIL Contingency			0	4,267 7,363	8,533 14,727	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	17,067 29,454	21,333 36,817	25,600 44,181	25,067 43,260	20,800 35,897	16,533 28,533	12,800 22,090	12,800 22,090	8,533 14,727	4,267 7,363	0	
Abnormals			0	0	0	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 Legals		0	0	0	0	0	0	50,165 8,361	50,165 8,361	50,165 8,361	50,165 8,361	50,165 8,361	50,165 8,361	50,165 8,361	50,165 8,361	50,165 8,361	50,165 8,361	100,329 16,722	100,329 16,722	100,329 16,722	94,059 15,676	50,165 8,361	50,165 8,361	50,165 8,361	50 8,
Misc. COSTS BEFORE LAND INT	T AND BROEIT	1 140 979	0	1,109,860	612,336	918.505	918.505	977.030	977.030	977.030	977.030	977.030	977.030	1,283,198	1.589.367	1.895.535	1.857.264	1,609,621	1.303.453	1,035,556	1.028.240	670.862	364.694	58,525	58
COSTO DEI ORE EXILETIN	ANDTROTT	1,140,070	-	1,103,000	012,330	310,303	310,303	311,030	377,030	377,030	377,030	377,030	377,030	1,205,150	1,303,307	1,000,000	1,007,204	1,000,021	1,303,433	1,033,330	1,020,240	070,002	304,034	30,323	30,
For Residual Valuation	Land	4,728,256																							
M	Interest Market Housing		95,373	96,923	116,533	128,378	145,389	162,678	154,025	145,233	136,297	127,216	117,987	108,609	104,053	104,399	109,725	114,516	88,188	56,457	19,857	0	0	0	5,98
	rdable Housing																								413
C	Cash Flow	-5,869,135	-95,373	-1,206,783	-728,870	-1,046,882	-1,063,894	532,449	541,101	549,894	558,829	567,910	577,139	280,349	-21,263	-327,777	-294,832	1,620,176	1,952,672	2,252,300	2,087,196	1,001,295	1,307,463	1,613,631	-4,78
	Opening Balanc Closing Balance	0 -5,869,135	-5,964,508	-7,171,291	-7,900,161	-8,947,044	-10,010,938	-9,478,489	-8,937,388	-8,387,495	-7,828,665	-7,260,755	-6,683,616	-6,403,266	-6,424,530	-6,752,307	-7,047,139	-5,426,963	-3,474,291	-1,221,991	865,205	1,866,499	3,173,962	4,787,593	
Į.	Diosing Balance	-5,009,133	-5,964,306	-7,171,291	-7,900,161	*0,947,044	-10,010,938	-9,470,409	-0,937,300	-0,367,483	-7,020,000	-1,200,135	-0,003,010	-0,403,200	-0,424,330	-0,/32,30/	-7,047,139	-0,420,903	-3,474,291	-1,221,991	800,200	1,000,499	3,173,902	4,767,393	
CASH FLOW FOR CIL ADD	DITIONAL PROF	FIT	Year 1				Year 2				Year 3	i			Year 4				Year 5				Year 6		
NCOME A	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	(
INCOME		0	0	0	0	0	0	1,672,156	1,672,156	1,672,156	1,672,156	1,672,156	1,672,156	1,672,156	1,672,156	1,672,156	1,672,156	3,344,313	3,344,313	3,344,313	3,135,293	1,672,156	1,672,156	1,672,156	1,67
EXPENDITURE		0.000.000																							
and	-	2,908,889																							
Stamp Duty Easements etc.		145,444 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
egals Acquisition		43,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee		40,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects		401,846 50.231	0	401,846 50,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Consultants		100,461	0	100,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional		251,154	0	251,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Build Cost - BCIS Base		0	0	294,538 -68,370	589,076 -68,370	883,614 -68,370	883,614 -68,370	883,614 -68,370	883,614 -68,370	883,614 -68,370	883,614 -68,370	883,614 -68,370	883,614 -68,370	1,178,153 -68,370	1,472,691 -68,370	1,767,229 -68,370	1,730,411 -68,370	1,435,873 -68,370	1,141,335 -68,370	883,614	883,614	589,076	294,538	0	
ost CIL s106						12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	25,600	25,600	25,600	24,000	12,800	12,800	12,800	12,800	0	
Contingency Johnormals		0	0	7,363 0	14,727 0	22,090 0	22,090 0	22,090 0	22,090 0	22,090 0	22,090 0	22,090 0	22,090 0	29,454 0	36,817 0	44,181 0	43,260 0	35,897 0	28,533 0	22,090 0	22,090 0	14,727 0	7,363 0	0	
		-																							
Finance Fees 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	
Agents		0	0	0	0	0	0	50,165	50,165	50,165	50,165	50,165	50,165	50,165	50,165	50,165	50,165	100,329	100,329	100,329	94,059	50,165	50,165	50,165	50
egals		0	0	0	0	0	0	8,361	8,361	8,361	8,361	8,361	8,361	8,361	8,361	8,361	8,361	16,722	16,722	16,722	15,676	8,361	8,361	8,361	8
Misc. COSTS BEFORE LAND INT	T AND PROFIT	3,942,008	0	1,037,223	0 535,433	0 850,135	0 850,135	908,660	908,660	908,660	908,660	908,660	908,660	0 1,210,562	0 1,512,464	1,827,165	0 1,789,427	0 1,546,051	1,242,550	1,035,556	1,028,240	0 675,129	0 373,227	0 58,525	5
For CIL calculation			64,058	65,099	83,011	93,061	108,388	123,964	113,572	103,010	92,277	81,370	70,286	59,021	52,479	50,737	54,080	56,865	28,567	0	0	0	0	0	
	Interest Market Housing									1															4.3
М																									
M Afford	Market Housing	-3,942,008	-64,058	-1,102,322	-618,445	-943,196	-958,523	639,532	649,925	660,486	671,219	682,126	693,211	402,574	107,214	-205,745	-171,351	1,741,397	2,073,196	2,308,757	2,107,053	997,028	1,298,929	1,613,631	4,3 41 -3,1



SITE NAME Site 4	Large Green 7	5]																
INCOME Av Siz				Price			1	DEVELOPMEN	NT COSTS						Ī	Planning fee ca					Build Cost	/m2		
	m2	75		£/m2		m2		LAND			/unit or m2	Total				Planning app fer No dwgs	75				BCIS FHS	982 0	0.00%	
Market Housing 96		64		2,400	14,747,766	6,145			Land Stamp Duty		34,491	118,841	2,586,816			No dwgs under No dwgs over 50	50 25		23,100 3,450		Energy Design	0		
Shared Ownership 69		3		1,680		194			Easements etc. Legals Acquisiti		1.50%	38,802						Total	26,550	ļ	Acc & Adpt Water	1 0		
Affordable Rent 69	9.0 11%	8		1,200	698,625	582		PLANNING													Small Sites Site Costs	0 154	0% 16%	
Social Rent 69	9.0 0%	0		1,035	0	0			Planning Fee Architects		4.00%	26,550 327,171				Stamp duty cal Land payment	c - Residual		2,586,816			1,136		
Grant and Subsidy Shared Owne Affordable Re				0					QS / PM Planning Consu	iltants	0.50% 1.00%	40,896 81,793	3											
Social Rent				0					Other Professio		2.50%	204,482												
	14 ha	35			15,772,416	6,921		CONSTRUCTI																
SITE AREA - Gross 2.8	86 ha	26	/ha				l		Build Cost - BC s106 / CIL	IS Based	1,136	7,862,698 120,000)					Total	118,841	l E				
Sales per Quarter 0		1							Contingency Abnormals		2.50%	196,567				Stamp duty cal Land payment			1,068,571					
Unit Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	3%						
Residual Land Value	Whole Site 2,586,816		Per ha GROSS 905,386		Ci	osing balance =	0		Fees Interest		6.50%	()			500,000 1,000,000	3% 4%							
Alternative Use Value Uplift 20%	57,143 11,429		20,000 4,000		RUN CIL MACE	RO ctrl+l losing balance =	2.810.032		Legal and Valua	ation		(0			above	5%	5% Total	53,429					
Plus /ha 350,000 Viability Thresho	1,000,000)	350,000 374,000		Check on phasing of		1	SALES	Agents		3.0%	473,172	,			Pre CIL s106	1.600	£/ Unit (all)		ſ	LIT	% GDV		ī
Tability Till Collo	1,000,011		0.4,000	•	cor				Legals		0.5%	78,862	2	40.450.050		110 012 0100	1,000	Total	120,000			0.00%	0	
Additional Profit	-76,595	£/m2							Misc.			(552,035	12,156,650	l -	Post CIL s106	1,600		120,000	Ī				
								Developers Pr	rofit Market Housing Affordable Hou		17.50% 17.50%			2,580,859 179,314	36802.30313	CIL	0	£/m2 Total	120,000					
RESIDUAL CASH FLOW FOR INTERES	ST	Year 1				Year 2			Alloi dable 1100	Year 3				Year 4	30002.30313			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 Market Housing			5	8	8 0	8	8 983.184	8 1,573,095	8 1.573.095	8 1,573,095	8 1.573.095	6 1.573.095	1,573,095	1.573.095	1,573,095	1,179,821	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	21,735 46,575	34,776 74,520	34,776 74,520	34,776 74,520	34,776 74,520	34,776 74,520	34,776 74,520	34,776 74,520	34,776 74,520	26,082 55,890	0	0	0	0	0	0	0	0
Social Rent				0	0	0	46,575 0	74,520 0	0	0	74,520 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	1,051,494	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,261,793	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	118,841 0																							
Legals Acquisition	38,802																							
Planning Fee Architects	26,550 163,585		163,585																					
QS Planning Consultants	20,448 40,896		20,448 40,896																					
Other Professional	102,241		102,241																					
Build Cost - BCIS Base		0	174,727 2,667	454,289 6,933	733,852 11,200	838,688 12,800	838,688 12,800	838,688 12,800	838,688 12,800	838,688 12,800	838,688 12,800	768,797 11,733	489,235 7,467	209,672 3,200	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	4,368	11,357	18,346	20,967	20,967	20,967	20,967	20,967	20,967	19,220	12,231	5,242	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	31,545	50,472	50,472	50,472	50,472	50,472	50,472	50,472	50,472	37,854	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	5,257	8,412	8,412	8,412	8,412	8,412	8,412	8,412	8,412	6,309	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	FIT 511,364	0	508,932	472,580	763,398	872,455	909,257	931,339	931,339	931,339	931,339	858,634	567,816	276,997	58,884	44,163	0	0	0	0	0	0	0	0
For Residual Valuation Lar	nd 2,586,816	1																						
Intere	est	50,345	51,164	60,265	68,924	82,449	97,966	97,247	86,622	75,826	64,853	53,702	41,189	23,746	1,295	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin																								2,580,85 179,31
Cash Flow	-3,098,179	-50,345	-560,096	-532,845	-832,322	-954,904	44,271	653,806	664,430	675,227	686,199	770,055	1,073,386	1,381,647	1,622,213	1,217,630	0	0	0	0	0	0	0	-2,760,1
Opening Bala Closing Balan		-3,148,525	-3,708,620	-4,241,465	-5,073,787	-6,028,691	-5,984,420	-5,330,615	-4,666,185	-3,990,958	-3,304,759	-2,534,704	-1,461,318	-79,670	1,542,542	2,760,173	2,760,173	2,760,173	2,760,173	2,760,173	2,760,173	2,760,173	2,760,173	0
<u> </u>																								
CASH FLOW FOR CIL ADDITIONAL PR	ROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	1,051,494	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,682,391	1,261,793	0	0	0	0	0	0	0	0
EXPENDITURE							1,001,101	1,002,001	1,002,001	1,002,001	1,002,001	1,002,001	1,002,001	1,002,001	1,002,001	1,201,700			-	-				
Land	1,068,571																							
Stamp Duty	53,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 16,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	26,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	163,585 20,448	0	163,585 20,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	40,896 102,241	0	40,896 102,241	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			
Build Cost - BCIS Base POTENTIAL CIL	0	U	174,727 -10,942	454,289 -10,942	733,852 -10,942	838,688 -10,942	838,688 -10,942	838,688 -10,942	838,688 -10,942	838,688	838,688	768,797	489,235	209,672				U				0	0	0
Post CIL s106 Contingency	0	0	4,368	11,357	8,000 18,346	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 19,220	12,800 12,231	9,600 5,242	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
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0		-	1	-		50,472	50,472	50,472	50,472	50,472	50,472	50,472	50,472	37,854	0	0	0	0	0		-	0
Finance Fees Legal and Valuation	0		0	0	0	0				30,472	JU,41Z				50,472 8,412	6,309		U	U	U			0	
Finance Fees Legal and Valuation Agents Legals	0 0 0	0	0	0	0	0	31,545 5,257	8,412	8,412	8,412	8,412	8,412	8,412	8,412			0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation Agents Legals Misc.	0 0 0	0								8,412 0 931,339	8,412 0 931,339	8,412 0 859,701	0 573,149	0 283,397	0 58,884	0 44,163	0	0 0	0 0	0 0				0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PROF	0 0 0	0 0	0	0	0	0	5,257 0	8,412 0	8,412 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PROF	0 0 0 0 FII 1,491,749	0 0	0	0	0	0	5,257 0	8,412 0	8,412 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PROI For Cil. calculation	0 0 0 0 FTI 1,491,749	0 0 0	0 0 495,323	0 0 454,704	0 0 749,256	0 0 861,513	5,257 0 898,315	8,412 0 920,396	8,412 0 920,396	931,339	0 931,339	0 859,701	0 573,149	0 283,397	0 58,884	0 44,163	0	0	0	0	0	0 0	0 0	0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PROI For CIL calculation Intere Market Housin Affordable Housin	0 0 0 0 1,491,749	0 0 0 0	0 0 495,323 24,635	0 0 454,704 33,084	0 0 749,256 41,011	0 0 861,513 53,853	5,257 0 898,315 68,727	8,412 0 920,396 67,355	8,412 0 920,396 56,067	931,339 44,596	0 931,339 33,116	0 859,701 21,449	0 573,149 8,429	0 283,397 0	0 58,884 0	0 44,163 0	0	0	0	0	0 0 0	0	0 0	0 0 0 1,832,88 179,31
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PROI For Cil. calculation	0 0 0 0 1,491,749 est ng ng oow -1,491,749 ce 0	0 0 0	0 0 495,323	0 0 454,704	0 0 749,256	0 0 861,513	5,257 0 898,315	8,412 0 920,396	8,412 0 920,396	931,339	0 931,339	0 859,701	0 573,149	0 283,397	0 58,884	0 44,163	0	0	0	0	0	0	0 0	0 0 0

TE NAME Site 5	Medium Green	n 35]																
COME Av S				Price		GIA		DEVELOPMEN	T COSTS							Planning fee ca				Ī	Build Cost	/m2		
	m2	35		£/m2		m2		LAND			/unit or m2	Total				Planning app fe No dwgs	35				BCIS FHS	988	0.00%	b
	99.1 85%			2,400					Land Stamp Duty		35,675	51,932				No dwgs under No dwgs over 5	35	138	0		Energy Design	0		
	64.8 4%			1,680					Easements etc. Legals Acquisition	on	1.50%	0 18,729						Total	16,170	1	Acc & Adpt Water	1		
	64.8 11%			1,200				PLANNING												-	Small Sites Site Costs	0 155	0% 16%	
al Rent 6	64.8 0%	. 0		1,035	0	0			Planning Fee Architects		4.00%	16,170 156,338				Stamp duty ca Land payment	lc - Residual		1,248,632	<u>!</u>		1,143		
nt and Subsidy Shared Owr Affordable R	Rent			0					QS / PM Planning Consu	Itants	0.50% 1.00%	19,542 39,084												
Social Rent	1			0	0				Other Profession	nal	2.50%	97,711	328,846											
	1.00 ha 1.18 ha	35 30	/ha /ha		7,522,424	3,287			Build Cost - BCI s106 / CIL	IS Based	1,143	56,000						Total	51,932					
s per Quarter 0 Build Time 3	Quarters				RUN Residual	MACRO etrlar			Contingency Abnormals		2.50%	93,962 0				Stamp duty ca Land payment 125,000 250,000	lc - Add Profit 0%	1% 3%		•				
dual Land Value	Whole Site 1,248,632		Per ha GROSS 1,061,337			losing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	4%						
native Use Value t 20%	23,529)	20,000 4,000		RUN CIL MACE	RO ctrl+l losing balance =	1 341 071		Legal and Valua	tion		0	0			above	5%							
Plus /ha 350,000 Viability Thresh	0 411,765	5	350,000 374,000		Check on phasing		1,041,011	SALES	Agosto		3.0%	225,673				Pre CIL s106	1 600	£/ Unit (all)	22,000	-	LIT	% GDV		Т
Viability Thresh	nold 440,000		374,000		Check on phasing COR]		Agents Legals		0.5%	37,612				Pre CIL \$106		E/ Unit (all) Total	56,000		ш	% GDV 0.00%	0	ı
tional Profit	30,688	£/m2 3 10	l					Developers Pro	Misc. ofit Market Housing		17.50%	0	263,285	5,819,872 1,237,838		Post CIL s106 CIL	1,600		0					
DUAL CASH FLOW FOR INTER	REST	Year 1				Year 2			Affordable Hou		17.50%			78,586 Year 4	37612.12	2		Year 5		1		Year 6		
ME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
S Started at Housing			5	5	5	5	5 1.010.480	5 1,010,480	5 1.010.480	1.010.480	1.010.480	1.010.480	1,010,480	0	0	0	0	0	0	0	0	0	0	
et Housing ed Ownership dable Rent				0	0	0	20,412	20,412	20,412	20,412	20,412	20,412	20,412 43,740	0	0	0	0	0	0	0	0	0	0	
I Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME	0	0	0	0 0	0	0	0 1,074,632	0 1,074,632	0 1,074,632	0 1,074,632	0 1,074,632	0 1,074,632	0 1,074,632	0 0	0	0	0	0	0	0	0	0	0	_
NDITURE																								
Duty nents etc.	51,932 0																							
s Acquisition	18,729																							
ing Fee	16,170 78,169		78,169																					
ng Consultants	9,771 19,542		9,771 19,542																					
Professional	48,856		48,856																					
Cost - BCIS Base		0	178,976	357,951	536,927	536,927	536,927	536,927	536,927	357,951	178,976	0	0	0	0	0	0	0	0	0	0	0	0	
CIL ngency		0	2,667 4,474	5,333 8,949	8,000 13,423	8,000 13,423	8,000 13,423	8,000 13,423	8,000 13,423	5,333 8,949	2,667 4,474	0	0	0	0	0	0	0	0	0	0	0	0	
rmals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees and Valuation	0																							
ts	0	0	0	0	0	0	32,239	32,239	32,239	32,239	32,239	32,239	32,239	0	0	0	0	0	0	0	0	0	0	
S	0	0	0	0	0	0	5,373	5,373	5,373	5,373	5,373	5,373	5,373	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PRO	OFIT 243,169	0	342,454	372,233	558,350	558,350	595,962	595,962	595,962	409,845	223,729	37,612	37,612	0	0	0	0	0	0	0	0	0	0	
Inter		24,242	24,636	30,601	37,147	46,824	56,658	49,800	42,831	35,749	25,527	12,114	0	0	0	0	0	0	0	0	0	0	0	
Market Hous Affordable Hous																								1,
Cash Flow		-24,242	-367,090	-402,834	-595,497	-605,174	422,012	428,870	435,839	629,038	825,377	1,024,905	1,037,020	0	0	0	0	0	0	0	0	0	0	-1
Opening Ba Closing Bala		-1,516,043	-1,883,133	-2,285,967	-2,881,464	-3,486,637	-3,064,625	-2,635,755	-2,199,916	-1,570,878	-745,501	279,404	1,316,424	1,316,424	1,316,424	1,316,424	1,316,424	1,316,424	1,316,424	1,316,424	1,316,424	1,316,424	1,316,424	
FLOW FOR CIL ADDITIONAL I	PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	1,074,632	1,074,632	1,074,632	1,074,632	1,074,632	1,074,632	1,074,632	0	0	0	0	0	0	0	0	0	0	
NDITURE		_	_	_		_	_	_		_	· —	· -		_	_	· -		_	_	_		_	_	-
	440,000																							
Duty nents etc.	22,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s Acquisition	6,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee ects	16,170 78,169	0	0 78,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Consultants	9,771 19,542	0	9,771 19,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional	19,542 48,856	0	19,542 48,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	0	0	178,976	357,951	536,927	536,927	536,927	536,927	536,927	357,951	178,976	0	0	0	0	0	0	0	0	0	0	0	0	
NTIAL CIL CIL s106			10,229	10,229	10,229 8,000	8,000	8,000	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	
gency mals	0	0	4,474 0	8,949 0	13,423 0	13,423 0	13,423 0	13,423 0	13,423 0	8,949 0	4,474 0	0	0	0	0	0	0	0	0	0	0	0	0	
be Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation	o	0	0	0	0	0	0	0	o	0	0	0	o	0	0	0	o	0	0	0	0	0	0	
s	0	0	0	0	0	0	32,239 5,373	32,239 5,373	32,239 5,373	32,239 5,373	32,239 5,373	32,239 5,373	32,239 5,373	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
IS BEFORE LAND INT AND PRO	OFIT 641,108	0	350,017	377,129	568,579	558,350	595,962	595,962	595,962	412,512	229,062	37,612	37,612	0	0	0	0	0	0	0	0	0	0	_
CIL calculation																								
Inter Market Hous	sing	10,418	10,587	16,447	22,843	32,453	42,054	34,959	27,749	20,421	9,993	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Hous																								
Cash F Opening Bala		-10,418	-360,604	-393,576	-591,422	-590,803	436,616	443,711	450,922	641,699	835,577	1,037,020	1,037,020	0	0	0	0	0	0	0	0	0	0	-
		-651,526	-1,012,130	-1,405,706	-1,997,128	-2,587,931	-2,151,315	-1,707,603	-1,256,682	-614,983	220,594	1,257,614	2,294,633	2,294,633	2,294,633	2,294,633	2,294,633	2,294,633	2,294,633	2,294,633	2,294,633	2,294,633	2,294,633	1,
Closing Bala	#ICE -041,100	001,020	.,,	,,	.,,	2,007,007	2,101,010	1,707,000	-,===,===	,	220,004	1,201,014	2,201,000	2,201,000	2,201,000	-,,	-,,	_,,	-,,	-,,	2,201,000	2,204,000	2,204,000	_

SITE NAME Site 6	Medium Gree	1 35 LD]																
INCOME Av S				Price				DEVELOPMEN	IT COSTS							Planning fee ca					Build Cost	/m2		
	m2	35		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fer No dwgs	dwgs 35	rate			BCIS FHS	1,002	0.00%	6
Market Housing 9	9.4 85%	30		2,400	7,094,780	2,956			Land Stamp Duty		34,291	49,509	1,200,175			No dwgs under No dwgs over 50	35 0	462 138	16,170 0		Energy Design	0		
Shared Ownership 6	4.8 4%	1		1,680	142,884	85			Easements etc. Legals Acquisition	n	1.50%	18,003						Total	16,170		Acc & Adpt Water	1		
Affordable Rent 6	4.8 11%	4		1,200	306,180	255		PLANNING	Loguio 7 loquiolite		1.50%	10,000	07,011								Small Sites Site Costs	0 157	0% 16%	
Social Rent 6	4.8 0%	. 0		1,035	0	0		FLANNING	Planning Fee		4.00%	16,170				Stamp duty cal	- Residual		1,200,175		Site Costs	1,160		0
Grant and Subsidy Shared Own				0					Architects QS / PM		0.50%	159,028 19,879				Land payment			1,200,175					
Affordable R Social Rent	ent			0					Planning Consul Other Profession		1.00% 2.50%	39,757 99,393	334,227											
SITE AREA - Net 1	.17 ha	30	/ha		7,543,844	3,296		CONSTRUCTI	ON															
SITE AREA - Gross 1	.30 ha	27	/ha						Build Cost - BCI: s106 / CIL	S Based	1,160	3,824,108 56,000						Total	49,509					
Sales per Quarter 0		7							Contingency Abnormals		2.50%	95,603 0				Stamp duty call Land payment	- Add Profit		484.815					
Unit Build Time 3	Quarters				RUN Residual M	MACRO ctrl+r		FINANCE					-,,			125,000 250,000	0% 1%	1% 3%	,					
Residual Land Value	Whole Site 1,200,175		Per ha GROSS 925,849			osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value	25,926	i	20,000		RUN CIL MACR				Legal and Valuat	ion	0.30%	0	0			above	5%	5%						
Uplift 20% Plus /ha 350,000			4,000 350,000			osing balance =	1,345,862	SALES										Total	24,241					_
Viability Thresh	old 484,815		374,000		Check on phasing o				Agents Legals		3.0% 0.5%	226,315 37,719				Pre CIL s106		£/ Unit (all) Total	56,000		LIT	% GDV 0.00%	(0
Additional Profit	-76,619	£/m2 -26							Misc.			0	264,035	5,841,659	Ï	Post CIL s106	1,600	£/ Unit (all)	56,000					
	,							Developers Pr	ofit Market Housing		17.50%			1,241,587		CIL	0	£/m2 Total	0 56,000					
								<u> </u>	Affordable Hous		17.50%			78,586	37719.22			. 0101	- 5,000					
RESIDUAL CASH FLOW FOR INTERI		Year 1	02	04	04	Year 2	02	04	- 04	Year 3	02	04	01	Year 4	02			Year 5	02	04	01	Year 6		٥,
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 Market Housing			5	5	5	5	5 1,013,540	5 1,013,540	5 1,013,540	1,013,540	1,013,540	1,013,540	1,013,540	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	20,412 43,740	20,412 43,740	20,412 43,740	20,412 43,740	20,412 43,740	20,412 43,740	20,412 43,740	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	1,077,692	1,077,692	1,077,692	1,077,692	1,077,692	1,077,692	1,077,692	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty	49,509																							
Easements etc. Legals Acquisition	0 18,003				ĺ																			
	16,170				ĺ																			
Planning Fee Architects	79,514		79,514		ĺ																			
QS Planning Consultants	9,939 19,879		9,939 19,879																					
Other Professional	49,696		49,696		ĺ																			
Build Cost - BCIS Base s106/CIL		0	182,100 2,667	364,201 5,333	546,301 8,000	546,301 8,000	546,301 8,000	546,301 8,000	546,301 8,000	364,201 5,333	182,100 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	4,553 0	9,105 0	13,658 0	13,658 0	13,658 0	13,658 0	13,658 0	9,105 0	4,553 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0				ĺ																			
Legal and Valuation	0				ĺ																			
Agents	0	0	0	0	0	0	32,331 5,388	32,331 5,388	32,331 5,388	32,331 5,388	32,331 5,388	32,331	32,331 5,388	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.			0			0						5,388		0										
COSTS BEFORE LAND INT AND PRO	OFI1 242,710	0	348,348	378,639	567,959	567,959	605,678	605,678	605,678	416,358	227,039	37,719	37,719	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation La	and 1,200,175	1			ĺ																			
Inter		23,447	23,828	29,876	36,514	46,337	56,319	49,564	42,699	35,723	25,557	12,149	0	0	0	0	0	0	0	0	0	0	0	0 1,241,587
Market Hous					1																			78,586
Market Hous Affordable Hous					Į.																			
Affordable Hous Cash Flow	-1,442,885	-23,447	-372,176	-408,515	-604,473	-614,296	415,695	422,450	429,315	625,611	825,097	1,027,824	1,039,973	0	0	0	0	0	0	0	0	0	0	-1,320,173
Affordable Hous	-1,442,885 lanc 0	-23,447 -1,466,332	-372,176 -1,838,508	-408,515 -2,247,023		-614,296 -3,465,791	415,695 -3,050,096	422,450 -2,627,646	429,315 -2,198,331	625,611	825,097 -747,624	1,027,824		0 1,320,173	0 1,320,173	0 1,320,173	0 1,320,173	0 1,320,173	0 1,320,173	0 1,320,173	0 1,320,173		0 1,320,173	-1,320,173 0
Affordable Hous Cash Flow Opening Bal Closing Bala	-1,442,885 anc 0 ince -1,442,885	-1,466,332				-3,465,791				-1,572,720				1,320,173				1,320,173				1,320,173	1,320,173	
Affordable Hous Cash Flow Opening Bal Closing Bala CASH FLOW FOR CIL ADDITIONAL F	-1,442,885 anc 0 ince -1,442,885																						1,320,173	
Affordable Hous Cash Flow Opening Bal Closing Bala	-1,442,885 anc 0 nnce -1,442,885	-1,466,332 Year 1	-1,838,508	-2,247,023	-2,851,496	-3,465,791 Year 2	-3,050,096	-2,627,646	-2,198,331	-1,572,720 Year 3	-747,624	280,200	1,320,173	1,320,173 Year 4	1,320,173	1,320,173	1,320,173	1,320,173 Year 5	1,320,173	1,320,173	1,320,173	1,320,173 Year 6	1,320,173	0
Affordable Hous Cash Flow Opening Bald Closing Bald CASH FLOW FOR CIL ADDITIONAL F INCOME INCOME As Above	-1,442,885 anc 0 ncs -1,442,885 PROFIT Q1	-1,466,332 Year 1	-1,838,508 Q3	-2,247,023 Q4	-2,851,496 Q1	-3,465,791 Year 2 Q2	-3,050,096 Q3	-2,627,646 Q4	-2,198,331 Q1	-1,572,720 Year 3	-747,624 Q3	280,200 Q4	1,320,173 Q1	1,320,173 Year 4	1,320,173 Q3	1,320,173 Q4	1,320,173 Q1	1,320,173 Year 5	1,320,173 Q3	1,320,173 Q4	1,320,173	1,320,173 Year 6	1,320,173 Q3	0 Q4
Affordable Hous Cash Flow Opening Bat Closing Bate CASH FLOW FOR CIL ADDITIONAL F INCOME As Above	-1,442,885 anc 0 ncs -1,442,885 PROFIT Q1	-1,466,332 Year 1	-1,838,508 Q3	-2,247,023 Q4	-2,851,496 Q1	-3,465,791 Year 2 Q2	-3,050,096 Q3	-2,627,646 Q4	-2,198,331 Q1	-1,572,720 Year 3	-747,624 Q3	280,200 Q4	1,320,173 Q1	1,320,173 Year 4	1,320,173 Q3	1,320,173 Q4	1,320,173 Q1	1,320,173 Year 5	1,320,173 Q3	1,320,173 Q4	1,320,173	1,320,173 Year 6	1,320,173 Q3	0 Q4
Affordable Hous Cash Flow Opening Bali Closing Bali CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty	-1,442,885 anc -1,442,885 PROFIT Q1 0 484,815 24,241	-1,466,332 Year 1 Q2 0	-1,838.508 Q3 0	-2,247,023 Q4 0	-2,851,496	-3,465,791 Year 2 Q2 0	-3,050,096 Q3 1,077,692	-2,627,646 Q4 1,077,692	-2,198,331 Q1 1,077,692	Year 3 Q2 1,077,692	-747,624 Q3 1,077,692	280,200 Q4 1,077,692	1,320,173 Q1 1,077,692	1,320,173 Year 4 Q2 0	1,320,173 Q3 0	1,320,173	1,320,173 Q1 0	1,320,173 Year 5 Q2 0	1,320,173 Q3 0	1,320,173 Q4 0	1,320,173	1,320,173 Year 6 Q2 0	1,320,173	0 Q4 0
Affordable Hous Cash Flow Opening Bali Closing Bali CASH FLOW FOR CIL ADDITIONAL F INCOME AS Above INCOME EXPENDITURE Land Stamp Duty	ng -1,442,885 onc -1,442,885 PROFIT Q1 0 484,815	-1,466,332 Year 1 Q2 0	-1,838,508 Q3	-2,247,023 Q4 0	-2,851,496	-3,465,791 Year 2 Q2 0	-3,050,096 Q3 1,077,692	-2,627,646 Q4 1,077,692	-2,198,331 Q1 1,077,692	-1,572,720 Year 3 Q2 1,077,692	-747,624 Q3 1,077,692	Q4 1,077,692	1,320,173 Q1 1,077,692	1,320,173 Year 4 Q2 0	1,320,173	1,320,173	1,320,173	1,320,173 Year 5 Q2	1,320,173 Q3	1,320,173 Q4	1,320,173	1,320,173 Year 6 Q2	1,320,173	0 Q4 0
Cash Flow FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Essements etc. Legals Acquisition Planning Fee	-1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885	-1,466,332 Year 1 Q2 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0	-2,247,023 Q4 0 0 0 0 0	-2,851,496	-3,465,791 Year 2 Q2 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692	-2,627,646 Q4 1,077,692	-2,198,331 O1 1,077,692 0 0 0	-1,572,720 Year 3 Q2 1,077,692	-747,624 Q3 1,077,692	Q4 1,077,692	0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0	1,320,173 Q3 0	1,320,173	1,320,173 Q1 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0	0 0 0	1,320,173 Q4 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 6 Q2 0 0 0 0 0	1,320,173 Q3 0	0 Q4 0
Affordable Hous Cash Flow Opening Bale CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS	-1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885	-1,466,332 Year 1 Q2 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 79,514 9,939	-2,247,023 Q4 0 0 0 0 0 0 0 0	-2,851,496	-3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692 0 0 0 0	-2,627,646 Q4 1,077,692 0 0 0 0	-2,198,331 Q1 1,077,692 0 0 0 0	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0	-747,624 Q3 1,077,692 0 0 0 0 0	Q4 1,077,692 0 0 0	0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0	1,320,173	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0	1,320,173	0 0 0 0 0	1,320,173 Year 6 O2 0 0 0 0 0 0 0	0 0 0 0 0	0 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Affordable Hous Cash Flow Opening Bali Olosing Bali CASH FLOW FOR CIL ADDITIONAL F INCOME INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects	-1,442,885 anc -1,442,885 anc -1,442,885 PROFIT Q1 0 484,815 24,241 0 7,272 16,170 79,514	-1,466,332 Year 1 Q2 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 79,514	-2,247,023 Q4 0 0 0 0 0 0 0 0	-2,851,496	-3,465,791 Year 2 Q2 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692 0 0 0 0	-2,627,646 Q4 1,077,692	-2,198,331 Q1 1,077,692	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0	-747,624 Q3 1,077,692	Q4 1,077,692 0 0 0	0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0	1,320,173 Q3 0	0 0 0 0 0 0	0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0	0 0 0 0 0	1,320,173	0 0 0 0 0 0	1,320,173 Year 6 Q2 0 0 0 0 0 0 0	1,320,173	0 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Affordable Hous Cash Flow Opening Bali Closing Bali CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants	-1,442,885 anc -1,442,885 anc -1,442,885 PROFIT Q1 0 484,815 24,241 0 7,272 16,170 79,514 9,939 19,879	-1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0 79,514 9,939 19,879	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,851,496	-3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692	-2.627,646 Q4 1,077,692	-2,198,331 Q1 1,077,692	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0	-747,624 Q3 1,077,692 0 0 0 0 0 0	280,200 Q4 1,077,692 0 0 0 0 0	1,320,173 Q1 1,077,692 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0	1,320,173 Q4 Q4 Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q	1,320,173	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	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	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bale CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL	-1,442,885 anc -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 79,514 9,534 9,696	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 546,301	-3,050,096 Q3 1,077,692 0 0 0 0 0 546,301	-2.627,646 Q4 1,077,692 0 0 0 0 0 546,301	-2.198,331 O1 1,077,692 0 0 0 0 0 546,301	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 364,201	-747,624 Q3 1,077,692 0 0 0 0 182,100	280,200 Q4 1,077,692 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bale CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 1106 Contingency	-1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0 0 79,514 9,939 19,879 49,696 122,100 -25,540 4,553	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 546,301 -25,540 8,000 13,658	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 1 546,301 8,000 13,658	-3,050,096 Q3 1,077,692 0 0 0 0 0 546,301 8,000 13,658	-2.627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658	-2.198,331 Q1 1,077,892 0 0 0 0 0 0 546,301 8,000 13,658	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 364,201 8,000 9,105	-747,624 Q3 1,977,692 0 0 0 0 0 182,100 8,000 4,553	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bale Closing Bale CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 106 Contingency Abnormals	-1,442,885 anc -1,442,885 0	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0 0 79,514 9,939 19,879 49,696 182,100 -25,540 4,553 0	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 0 546,301 -25,540 8,000 13,658 0	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 13,658 0	-3,050,096 Q3 1,077,692 0 0 0 0 0 546,301 8,000 13,658 0	-2,627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0	-2.198,331 Q1 1,077,692 0 0 0 0 0 546,301 8,000 13,658 0	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 0 364,201 8,000 9,105 0	-747,624 Q3 1,077,692 0 0 0 0 0 0 182,100 8,000 4,553 0	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,077,692 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bali Closing Bali Closing Bali CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees	-1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0 0 79,514 9,939 19,879 49,696 122,100 -25,540 4,553	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 546,301 -25,540 8,000 13,658	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 1 546,301 8,000 13,658	-3,050,096 Q3 1,077,692 0 0 0 0 0 546,301 8,000 13,658	-2.627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658	-2.198,331 Q1 1,077,892 0 0 0 0 0 0 546,301 8,000 13,658	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 364,201 8,000 9,105	-747,624 Q3 1,977,692 0 0 0 0 0 182,100 8,000 4,553	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bals Closing Bals CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Logals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - Botts Base POTENTIAL CIL Post Cil. 1916 Contingency Abnormals Finance Fees Logal and Valuation	-1,442,885 anc on -1,442,885 anc on -1,442,885 PROFIT Q1 0 484,815 24,241 0 7,272 16,170 79,514 9,939 19,879 49,696 0 0 0 0	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 79,514 9,539 19,879 49,696 182,100 -25,540 0 0	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 364,201 -25,540 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 0 0 0 546,301 -25,540 8,000 13,658 0 0	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 13,658 0 0 0	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0	-2.627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0	-2.198,331 O1 1,077,692 0 0 0 0 0 0 548,301 8,000 13,658 0 0	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 0 364,201 8,000 9,105 0 0 0 0	-747,624 Q3 1,077,692 0 0 0 0 0 182,100 4,553 0 0 0	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 04 0 0 0 0 0 0 0 0	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q4 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	1,320,173 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 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 Hous Cash Flow Opening Bals Closing Bals CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Logals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - Bottl Base POTENTIAL CIL Post Cil. 1916 Contingency Abnormals Finance Fees Logal and Valuation Agents Logals Acquist Logals Acquisition Agents Logals Acquisition Agents Logals Acquisition Agents Logals Acquisition Agents Logals Acquisition Agents Logals L	-1,442,885 anc -1,442,885 anc -1,442,885 -2,4241 0 -7,272 16,170 79,514 9,939 19,879 49,696 0 0 0 0 0	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0 0 79,514 9,939 19,879 49,696 182,100 -25,540 0 0 0 0 0	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 0 32,331 5,388	-2.627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 32,331 5,388	-2.198,331 Q1 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 32,331 5,388	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 0 364,201 8,000 9,105 0 0 0 32,331 5,386	-747,624 Q3 1,977,692 0 0 0 0 0 0 8,000 4,553 0 0 0 32,331 5,388	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bali CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Logals Misc.	1,442,885	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 79,514 9,939 19,879 48,696 182,100 -25,540 0 0	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 364,201 -25,540 9,105 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 0 546,301 -25,540 8,000 0 0 0 0 0 0 0 0 0 0 0 0	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 13,658 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331	-2,627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331	-2.198,331 C1 1,077,692 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 364,201 8,000 9,105 0 0 32,331	-747,624 Q3 1,077,692 0 0 0 0 0 0 182,100 8,000 4,553 0 0 32,331	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 32,331	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bais Cosing Bais CASH FLOW FOR CIL ADDITIONAL IS INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Logals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Deptic Consultants Cother Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Logals Misc. COSTS BEFORE LAND INT AND PRO	1,442,885	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0 79,514 9,939 49,696 182,100 -25,540 0 0 0 0 0 0 0 0 0 0 0 0	-2,247,023 Q4 0 0 0 0 0 0 0 0 364,201 -25,540 0 0 0 0 0 0 0 0 0 0 0 0	-2,851,496 Q1 0 0 0 0 0 0 0 0 546,301 -25,540 0 0 0 0 0 0 0 0 0 0 0 0	-3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388	-2,627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388 0	-2,198,331 Q1 1,077,692 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388 0	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 364,201 8,000 9,105 0 0 32,331 5,386 0	-747,624 Q3 1,077,692 0 0 0 0 0 0 182,100 8,000 4,553 0 0 32,331 5,388 0	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 32,331 5,388 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 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 0 0	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bals Cosing Bals CASH FLOW FOR CIL ADDITIONAL IS INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRO	-1,442,885 anc -1,442,885 anc -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885 -1,442,885	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 0 0 79,514 9,939 49,696 182,100 -25,540 0 0 0 0 0 0 0 0 0 0 0 0	-2,247,023 Q4 0 0 0 0 0 0 0 0 364,201 -25,540 0 0 0 0 0 0 0 0 0 0 0 0	-2,851,496 Q1 0 0 0 0 0 0 0 0 546,301 -25,540 0 0 0 0 0 0 0 0 0 0 0 0	-3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388	-2,627,646 Q4 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388 0	-2,198,331 Q1 1,077,692 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388 0	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 364,201 8,000 9,105 0 0 32,331 5,386 0	-747,624 Q3 1,077,692 0 0 0 0 0 0 182,100 8,000 4,553 0 0 32,331 5,388 0	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 32,331 5,388 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173	1,320,173 Q1 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 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 0 0 0	1,320,173 Year 6 Q2 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
Affordable Hous Cash Flow Opening Bail Closing Bail CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post Cil. 4106 Contingency Abnormals Finance Fees Legals and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRO For Cil. calculation	-1,442,885 anc -1,442,885 anc -1,442,885 -2,241 0 7,272 16,170 79,514 9,939 19,879 49,696 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 73,514 9,939 19,879 49,696 -25,540 0 0 0 320,142	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 0 0 0 13,658 0 0 0 542,419	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 0 5567,959	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388 0 605,678	-2.627,646 Q4 1,077,692 0 0 0 0 0 0 0 13,658 0 0 32,331 5,388 0 605,678	-2.198,331 O1 1,077,692 0 0 0 0 0 0 0 13,658 0 0 0 32,331 5,388 0 605,678	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 0 364,201 8,000 9,105 0 0 32,331 5,388 0 419,025	-747,624 Q3 1,977,692 0 0 0 0 0 0 8,000 4,553 0 0 32,331 5,388 0 232,372	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 32,331 5,388 0 37,719	0 1 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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	O O O O O O O O O O O O O O O O O O O
Affordable Hous Cash Flow Opening Bail Closing Bail CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRO Inter Market Hous Affordable Hous Affordable Hous Affordable Hous	-1,442,885 anc -1,442,885 anc -1,442,885	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 11,237	-1,838,508 Q3 0 0 0 0 0 79,514 9,939 18,879 48,696 182,100 -25,540 0 0 0 320,142	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 0 0 546,301 -25,540 8,000 0 0 0 542,419	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 557,959	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 32,331 5,388 0 605,678	-2.627,646 Q4 1,077,692 0 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 32,331 5,388 0 605,678	-2.198,331 Q1 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 22,331 5,388 0 605,678	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 0 364,201 8,000 9,105 0 0 419,025	-747,624 Q3 1,077,692 0 0 0 0 0 0 182,100 8,000 4,553 0 0 0 232,331 5,388 0 232,372	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 32,331 5,388 0 37,719	01 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 Q3 Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q	1,320,173 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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 0
Affordable Hous Cash Flow Opening Bail Closing Bail CASH FLOW FOR CIL ADDITIONAL F INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post Cil. s106 Contingency Abnormals Finance Fees Legals and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRC For Cil. calculation Inter Market Hous	Ing -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1,442,885 and -1	1,466,332 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,838,508 Q3 0 0 0 73,514 9,939 19,879 49,696 -25,540 0 0 0 320,142	-2,247,023 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.851,496 Q1 0 0 0 0 0 0 0 0 0 0 13,658 0 0 0 542,419	3,465,791 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 546,301 8,000 13,658 0 0 0 0 5567,959	-3,050,096 Q3 1,077,692 0 0 0 0 0 0 546,301 8,000 13,658 0 0 32,331 5,388 0 605,678	-2.627,646 Q4 1,077,692 0 0 0 0 0 0 0 13,658 0 0 32,331 5,388 0 605,678	-2.198,331 O1 1,077,692 0 0 0 0 0 0 0 13,658 0 0 0 32,331 5,388 0 605,678	-1,572,720 Year 3 Q2 1,077,692 0 0 0 0 0 0 364,201 8,000 9,105 0 0 32,331 5,388 0 419,025	-747,624 Q3 1,977,692 0 0 0 0 0 0 8,000 4,553 0 0 32,331 5,388 0 232,372	280,200 Q4 1,077,692 0 0 0 0 0 0 0 0 0 32,331 5,388 0 37,719	01 1,077,692 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	1,320,173 Q4 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	1,320,173 Year 6 Q2 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 0



	Medium Gree						1	lamer: -							7					т				
INCOME Av S	ize 9 m2	% Number		Price £/m2				DEVELOPMEN	IT COSTS					· <u> </u>		Planning fee ca Planning app fer		rate			Build Cost BCIS	/m2 970		
	5.5 85%			2,400				LAND	Land		/unit or m2 40,942		614,132	ı		No dwgs No dwgs under	15 15		6,930		FHS Energy	0	0.009	%
									Stamp Duty		40,542	20,207		ı		No dwgs over 50		138	0		Design	0		
·	7.0 49			1,680	,				Easements etc. Legals Acquisitio	n	1.50%	9,212						Total	6,930	11	Acc & Adpt Water	0		
Affordable Rent 7	7.0 119	% 2	2	1,200	155,925	130		PLANNING													Small Sites Site Costs	0 103	05 115	
Social Rent 7	7.0 09	% C)	1,035	0	0			Planning Fee Architects		4.00%	6,930 62,261				Stamp duty cal Land payment	c - Residual		614,132			1,075		
Grant and Subsidy Shared Own Affordable R				0					QS / PM Planning Consult	lante	0.50% 1.00%	7,783	3											
Social Rent				0					Other Profession		2.50%													
	.43 ha	35			3,152,167	1,391		CONSTRUCTION																
SITE AREA - Gross 0	.48 ha	32	2 /ha						Build Cost - BCIS s106 / CIL	S Based	1,075	24,000						Total	20,207	1				
Sales per Quarter 0		7							Contingency Abnormals		2.50%	37,379 0				Stamp duty cal Land payment	c - Add Profit		195,238	1				
Unit Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%							
Residual Land Value	Whole Site 614,13		Per ha GROSS 1,289,676			losing balance =			Fees Interest		6 500/	0)			500,000	3% 4%	4%						
Alternative Use Value	23,81	0	50,000		RUN CIL MACE				Legal and Valuati	ion	6.50%	0	0			1,000,000 above	4% 5%	4%						
Uplift 20% Plus /ha 350,000	4,76 166,66		10,000 350,000		CI	losing balance =	534,421	SALES										Total	7,810	1				
Viability Thresh	old 195,23	8	410,000		Check on phasing	dwgs nos rect			Agents Legals		3.0% 0.5%					Pre CIL s106		£/ Unit (all) Total	24,000]	LIT	% GDV 0.00%		
		£/m2			COI	iect			Misc.		0.576	0		2,441,857	1	D . OII				-		0.00%		<u>=</u> 1
Additional Profit	97,64	7 80	<u>'</u>					Developers Pr							ī	Post CIL s106 CIL	1,600 0	£/m2	24,000 0					
									Market Housing Affordable Hous		17.50% 17.50%			511,608 40,021		,		Total	24,000	1				
RESIDUAL CASH FLOW FOR INTERI	EST	Year 1	ı			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	^	074 400	074 400	074 400	^	^	^	_	^		^	^	•	^	•		^	^	
Market Housing Shared Ownership				0	0	0	974,492 24,255	974,492 24,255	974,492 24,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	51,975 0	51,975 0	51,975 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	1,050,722	1,050,722	0 1,050,722	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE							1,221,22	1,000,000	1,000,000															
Stamp Duty	20,207																							
Easements etc. Legals Acquisition	0 9,212																							
Planning Fee	6,930																							
Architects QS	31,131 3,891		31,131 3,891																					
Planning Consultants	7,783		7,783																					
Other Professional	19,457		19,457																					
Build Cost - BCIS Base s106/CIL		0	166,128 2,667	332,256 5,333	498,383 8,000	332,256 5,333	166,128 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	4,153 0	8,306 0	12,460 0	8,306 0	4,153 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	Ü	Ü	Ü		Ü	Ü	Ü		Ü		Ü		ŭ	ŭ	Ü	Ü	Ü	Ü	Ü		Ü	Ü	
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	31,522	31,522	31,522	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	5,254	5,254	5,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	OFIT 98,610	0	235,209	345,895	518,843	345,895	209,723	36,775	36,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		_																						
For Residual Valuation La		11,582	11,770	15,784	21,661	30,444	36,560	23,488	7,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Hous Affordable Hous																								511,608 40,021
Cash Flow	-712,741	-11,582	-246,979	-361,679	-540,504	-376,339	804,440	990,460	1,006,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-551,629
Opening Bal	lanc 0																							
Closing Bala	-712,741	-724,323	-971,302	-1,332,981	-1,873,485	-2,249,825	-1,445,385	-454,925	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	551,629	0
CASH FLOW FOR CIL ADDITIONAL F	PROFIT	Year 1	ı			Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	1,050,722	1,050,722	1,050,722	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		_																						
Land	195,238																							
Stamp Duty Easements etc.	7,810 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	6,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	31,131 3,891	0	31,131 3,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	7,783 19,457	0	7,783 19,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	166,128	332,256	498,383	332,256	166,128	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL		U	97,647	332,236						Ü	U				-			-						
Post CIL s106 Contingency	0	0	4,153	8,306	8,000 12,460	8,000 8,306	8,000 4,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
Legal and Valuation	0		0	0	0	0	0	0	0	U	U					0	0			0	0	0	0	0
Agents Legals	0	0	0	0	0	0	31,522 5,254	31,522 5,254	31,522 5,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PRO	0 OFII 275.167	0	0 330,189	0 340,562	0 518,843	0 348,562	0 215,056	0 36,775	0 36,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OOO I O DEFORE LAND IN I AND PRO	213,107	U	J30,189	J40,362	310,043	J+0,30Z	£13,036	30,113	30,113	U	U	U		U	U	U	U	U	U	U	-	U	U	
For CIL calculation																								
Inter Market Hous		4,471	4,544	9,984	15,680	24,366	30,426	17,341	1,146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 367,838
Affordable Hous																								40,021
Cash F		-4,471	-334,733	-350,545	-534,523	-372,928	805,240	996,606	1,012,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-407,859
Opening Balar Closing Balar		-279,639	-614,372	-964,918	-1,499,440	-1,872,368	-1,067,128	-70,522	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	942,279	534,421
· · · · · · · · · · · · · · · · · · ·																								

COME arket Housing	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS					-	i	Planning fee ca	ılc			1	Build Cost	/m2		
arket Housing	m2	76	500		£/m2		m2			41 00010							Planning app fee	dwgs	rate			BCIS	982		
	96.5	85%	425		1,900	77,953,200	41,028		LAND	Land		/unit or m2 -672	Total	-336,244			No dwgs No dwgs under	500 50	462	23,100		FHS Energy	0	0.00%	6
rad Ownership	67.1	4%	19		1,330	1,673,805				Stamp Duty Easements etc.			0				No dwgs over 50		138 Total	62,100 85,200		Design	0		
ed Ownership							1,259			Legals Acquisiti	on	1.50%	-5,044	-5,044					TOTAL	63,200		Acc & Adpt Water	0		
dable Rent	67.1	11%	56		1,200	4,530,600	3,776		PLANNING													Small Sites Site Costs	0 154	0% 16%	
al Rent	67.1	0%	0		1,035	0	0			Planning Fee Architects		4.00%	85,200 2,441,069				Stamp duty cal	c - Residual		-336.244			1,137		
	hared Ownership)			0	0				QS / PM		0.50%	305,134				Land payment			-330,244					
	ffordable Rent ocial Rent				0	0				Planning Consul Other Profession		1.00% 2.50%	610,267 1,525,668	4,967,337											
					_								-,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,											
E AREA - Net E AREA - Gross	14.29 h 16.79 h		35 30	/ha /ha		84,157,605	46,062		CONSTRUCTI	ON Build Cost - BCI	S Based	1,137	52,371,058						Total	0					
										s106 / CIL Contingency		5.00%	800,000 2,618,553				Stamp duty cal	c - Add Profit							
es per Quarter	0									Abnormals		3.0076	5,237,106				Land payment			8,058,499					
t Build Time	3 C	uarters				RUN Residual M	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	0% 0%						
sidual Land Value		Whole Site -336,244	Per ha NET -23,537	Per ha GROSS -20,028		Ck	osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	0% 0%						
rnative Use Value		6,715,416	-23,331	400,000		RUN CIL MACR				Legal and Valua	tion	0.3076	0	0			above	5%	0%						
ft Plus /ha	20%	1,343,083		80,000		Ck	sing balance =		SALES										Total	0					
	ty Threshold	8,058,499		480,000		Check on phasing of				Agents		3.0%	2,524,728				Pre CIL s106		£/ Unit (all)			LIT	% GDV		
		1	£/m2			corr	ect			Legals Misc.		0.5%	420,788 0	2,945,516	68,598,283				Total	800,000	l		0.00%		0
litional Profit		-8,617,901	-210						Developers Pr	- fla						I	Post CIL s106 CIL	1,600		800,000					
									Developers Pr	Market Housing Affordable Hou		17.50% 17.50%			13,641,810 1,085,771	29455.16175		0	Total	800,000					
SIDUAL CASH FLOW FO	OD INTEDEST									Allordable Hou	sing	17.50%			1,000,771	29433.10173									
	- INCLUDE	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	,
OME TS Started		30	30	35	35	35	35	35	35	35	35	35	35	35	35	20									
ket Housing red Ownership			4,677,192 100,428	4,677,192 100,428	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	3,118,128 66,952	0	0	0	0	0	0	0	
rdable Rent			271,836	271,836	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	181,224	0	0	0	0	0	0	0	
l Rent t 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	5,049,456	5,049,456	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	3,366,304	0	0	0	0	0	0	0	
NDITURE		•																							
p Duty ments etc.		0																							
s Acquisition		-5,044																							
ing Fee		85,200		_																					
tects		2,441,069 305,134		0																					
ing Consultants		610,267		0																					
r Professional		1,525,668		0																					
Cost - BCIS Base /CIL			3,142,263 48,000	3,142,263 48,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	3,665,974 56,000	2,094,842 32,000	0	0	0	0	0	0	0	
ingency			157,113	157,113	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	104,742	0	0	0	0	0	0	0	
ormals			314,226	314,226	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	209,484	0	0	0	0	0	0	0	
nce Fees		0																							
I and Valuation							_						_		_										
its Is		0	151,484 25,247	151,484 25,247	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	100,989 16,832	0	0	0	0	0	0	0	
TS BEFORE LAND INT	AND PROFIT	4 962 204	3,838,334	0 3,838,334	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	2,558,889	0	0	0	0	0	0	0	
13 BEFORE LAND IN	AND PROFIL	4,302,234	3,030,334	3,030,334	4,470,000	4,470,030	4,470,030	4,470,030	4,470,030	4,470,030	4,470,030	4,470,030	4,470,030	4,470,000	4,470,030	4,470,000	2,330,009	U		U	U		U		
Residual Valuation	Land	-336.244																							
	Land Interest	-336,244	300,693	241,515	178,491	98,249	12,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Interest Profit on Costs	-336,244	300,693	241,515	178,491	98,249	12,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
P F	Interest Profit on Costs Profit on GDV											0								0					1
P F C: O	Interest Profit on Costs Profit on GDV ash Flow Ipening Balanc	-4,626,050 0	910,429	969,607	1,234,485	1,314,727	1,400,184	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	807,415	0	0	0	0	0	0	0	13
P F C: O	Interest Profit on Costs Profit on GDV ash Flow	-4,626,050 0										0 1,412,976 8,268,262			1,412,976		807,415								
P F Ci Oj	Interest Profit on Costs Profit on GDV ash Flow Ipening Balance Iosing Balance	-4,626,050 0 -4,626,050	910,429	969,607	1,234,485	1,314,727	1,400,184	1,412,976	1,412,976	1,412,976	1,412,976		1,412,976	1,412,976	1,412,976	1,412,976	807,415	0	0		0	0	0	0	
P F G G G G G G G G G G G G G G G G G G	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050	910,429	969,607	1,234,485	1,314,727	1,400,184	1,412,976	1,412,976	1,412,976	1,412,976 6,855,286	8,268,262	1,412,976	1,412,976	1,412,976	1,412,976 13,920,166	807,415 14,727,581	0	0 14,727,581	14,727,581	0 14,727,581	0	0 14,727,581	0	-1
P F G G G G G G G G G G G G G G G G G G	Interest Profit on Costs Profit on GDV ash Flow Ipening Balance Iosing Balance	-4,626,050 0 -4,626,050	910,429	969,607 -2,746,014	1,234,485	1,314,727	1,400,184 1,203,382	1,412,976 2,616,358	1,412,976 4,029,334	1,412,976 5,442,310	1,412,976 6,855,286	8,268,262	1,412,976 9,681,238	1,412,976 11,094,214	1,412,976 12,507,190	1,412,976 13,920,166	807,415 14,727,581	0 14,727,581	0 14,727,581	14,727,581	0 14,727,581	0 14,727,581	0 14,727,581	0 14,727,581	-1
P F F F F F F F F F F F F F F F F F F F	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050	910,429 -3,715,621 Year 2	969,607 -2,746,014 Year 3	1,234,485 -1,511,529 Year 4	1,314,727 -196,802 Year 5	1,400,184 1,203,382 Year 6	1,412,976 2,616,358 Year 7	1,412,976 4,029,334 Year 8	1,412,976 5,442,310 Year 9	1,412,976 6,855,286 Year 10	8,268,262 Year 11	1,412,976 9,681,238 Year 12	1,412,976 11,094,214 Year 13	1,412,976 12,507,190 Year 14	1,412,976 13,920,166 Year 15	807,415 14,727,581 Year 16	0 14,727,581 Year 17	0 14,727,581 Year 18	14,727,581 Year 19	0 14,727,581 Year 20	0 14,727,581 Year 21	0 14,727,581 Year 22	0 14,727,581 Year 23	-1
P F F F F F F F F F F F F F F F F F F F	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050	910,429 -3,715,621 Year 2	969,607 -2,746,014 Year 3	1,234,485 -1,511,529 Year 4	1,314,727 -196,802 Year 5	1,400,184 1,203,382 Year 6	1,412,976 2,616,358 Year 7	1,412,976 4,029,334 Year 8	1,412,976 5,442,310 Year 9	1,412,976 6,855,286 Year 10	8,268,262 Year 11	1,412,976 9,681,238 Year 12	1,412,976 11,094,214 Year 13	1,412,976 12,507,190 Year 14	1,412,976 13,920,166 Year 15	807,415 14,727,581 Year 16	0 14,727,581 Year 17	0 14,727,581 Year 18	14,727,581 Year 19	0 14,727,581 Year 20	0 14,727,581 Year 21	0 14,727,581 Year 22	0 14,727,581 Year 23	-1
FLOW FOR CIL ADDI I FLOW FOR CIL ADDI ME A: INCOME	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050 IT Year 1 0	910,429 -3,715,621 Year 2	969,607 -2,746,014 Year 3 5,049,456	1,234,485 -1,511,529 Year 4	1,314,727 -196,802 Year 5	1,400,184 1,203,382 Year 6	1,412,976 2,616,358 Year 7	1,412,976 4,029,334 Year 8 5,891,032	1,412,976 5,442,310 Year 9 5,891,032	1,412,976 6,855,286 Year 10 5,891,032	8,268,262 Year 11	1,412,976 9,681,238 Year 12 5,891,032	1,412,976 11,094,214 Year 13	1,412,976 12,507,190 Year 14	1,412,976 13,920,166 Year 15	807,415 14,727,581 Year 16 3,366,304	0 14,727,581 Year 17	0 14,727,581 Year 18	14,727,581 Year 19	0 14,727,581 Year 20	0 14,727,581 Year 21	0 14,727,581 Year 22 0	0 14,727,581 Year 23 0	-1
I FLOW FOR CIL ADDI ME AL INCOME INCOME D Duty ments etc.	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050 IT Year 1 0 8,058,499 0	910,429 -3,715,621 Year 2 5,049,456	969,607 -2,746,014 Year 3 5,049,456	1,234,485 -1,511,529 Year 4 5,891,032	1,314,727 -196,802 Year 5 5,891,032	1,400,184 1,203,382 Year 6 5,891,032	1,412,976 2,616,358 Year 7 5,891,032	1,412,976 4,029,334 Year 8 5,891,032	1,412,976 5,442,310 Year 9 5,891,032	1,412,976 6,855,286 Year 10 5,891,032	8,268,262 Year 11 5,891,032	1,412,976 9,681,238 Year 12 5,891,032	1,412,976 11,094,214 Year 13 5,891,032	1,412,976 12,507,190 Year 14 5,891,032	1,412,976 13,920,166 Year 15 5,891,032	807,415 14,727,581 Year 16 3,366,304	0 14,727,581 Year 17 0	0 14,727,581 Year 18	14,727,581 Year 19	0 14,727,581 Year 20 0	0 14,727,581 Year 21 0	0 14,727,581 Year 22 0	0 14,727,581 Year 23 0	-1
P F F F F F F F F F F F F F F F F F F F	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050 IT Year 1 0 8,058,499 0 120,877	910,429 -3,715,621 Year 2 5,049,456	969,607 -2,746,014 Year 3 5,049,456	1,234,485 -1,511,529 Year 4 5,891,032	1,314,727 -196,802 Year 5 5,891,032	1,400,184 1,203,382 Year 6 5,891,032	1,412,976 2,616,358 Year 7 5,891,032	1,412,976 4,029,334 Year 8 5,891,032	1,412,976 5,442,310 Year 9 5,891,032	1,412,976 6,855,286 Year 10 5,891,032	8,268,262 Year 11 5,891,032	1,412,976 9,681,238 Year 12 5,891,032	1,412,976 11,094,214 Year 13 5,891,032	1,412,976 12,507,190 Year 14 5,891,032	1,412,976 13,920,166 Year 15 5,891,032	807,415 14,727,581 Year 16 3,366,304	0 14,727,581 Year 17 0	0 14,727,581 Year 18 0	14,727,581 Year 19 0	0 14,727,581 Year 20 0	0 14,727,581 Year 21 0 0 0	0 14,727,581 Year 22 0	0 14,727,581 Year 23 0	-1
P F F F F F F F F F F F F F F F F F F F	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050 IT Year 1 0 8,058,499 0	910,429 -3,715,621 Year 2 5,049,456	969,607 -2,746,014 Year 3 5,049,456	1,234,485 -1,511,529 Year 4 5,891,032	1,314,727 -196,802 Year 5 5,891,032	1,400,184 1,203,382 Year 6 5,891,032	1,412,976 2,616,358 Year 7 5,891,032	1,412,976 4,029,334 Year 8 5,891,032	1,412,976 5,442,310 Year 9 5,891,032	1,412,976 6,855,286 Year 10 5,891,032	8,268,262 Year 11 5,891,032	1,412,976 9,681,238 Year 12 5,891,032	1,412,976 11,094,214 Year 13 5,891,032	1,412,976 12,507,190 Year 14 5,891,032	1,412,976 13,920,166 Year 15 5,891,032	807,415 14,727,581 Year 16 3,366,304	0 14,727,581 Year 17 0	0 14,727,581 Year 18 0	14,727,581 Year 19 0	0 14,727,581 Year 20 0	0 14,727,581 Year 21 0	0 14,727,581 Year 22 0	0 14,727,581 Year 23 0	-1
I FLOW FOR CIL ADDI I FLOW FOR CIL ADDI ME At INCOME NOTURE D Duty nents etc. 6 Acquisition ing Fee ects	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050 1T Year 1 0 8,058,499 0 0 120,877 85,200 2,441,069 305,134	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0	1,234,485 -1,511,529 Year 4 5,891,032	1,314,727 -196,802 Year 5 5,891,032	1,400,184 1,203,382 Year 6 5,891,032	1,412,976 2,616,358 Year 7 5,891,032	1,412,976 4,029,334 Year 8 5,891,032	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0	1,412,976 6,855,286 Year 10 5,891,032	8,268,262 Year 11 5,891,032 0 0 0 0 0	1,412,976 9,681,238 Year 12 5,891,032	1,412,976 11,094,214 Year 13 5,891,032	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0	1,412,976 13,920,166 Year 15 5,891,032	807,415 14,727,581 Year 16 3,366,304	0 14,727,581 Year 17 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0	Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0	0 14,727,581 Year 21 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0	
I FLOW FOR CIL ADD ME A: INCOME INCOME INDITURE Duty ments etc. s Acquisition ing Fee ects	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050 1T Year 1 0 8,058,499 0 0 120,877 85,200 2,441,069	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0	1,314,727 -196,802 Year 5 5,891,032	1,400,184 1,203,382 Year 6 5,891,032	1,412,976 2,616,358 Year 7 5,891,032	1,412,976 4,029,334 Year 8 5,891,032	1,412,976 5,442,310 Year 9 5,891,032	1,412,976 6,855,286 Year 10 5,891,032	8,268,262 Year 11 5,891,032 0 0 0 0	1,412,976 9,681,238 Year 12 5,891,032	1,412,976 11,094,214 Year 13 5,891,032	1,412,976 12,507,190 Year 14 5,891,032	1,412,976 13,920,166 Year 15 5,891,032	807,415 14,727,581 Year 16 3,366,304	0 14.727,581 Year 17 0 0 0 0	0 14,727,581 Year 18 0 0 0 0	Year 19 0	0 14,727,581 Year 20 0 0	0 14,727,581 Year 21 0 0 0 0 0	0 14,727,581 Year 22 0	0 14,727,581 Year 23 0	-1
H FLOW FOR CIL ADDI ME A: INCOME INCOME Duty ments etc. s Acquisition ing Fee eects ing Consultants Professional	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 -4,626,050 TYear 1 0 8,058,499 0 0 120,877 85,200 2,441,069 305,134 610,267	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0	1,412,976 4,029,334 Year 8 5,891,032	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 0	1,412,976 6,855,286 Year 10 5,891,032	8,268,262 Year 11 5,891,032	1,412,976 9,681,238 Year 12 5,891,032	1,412,976 11,094,214 Year 13 5,891,032	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0	1,412,976 13,920,166 Year 15 5,891,032	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0	0 14,727,581 Year 17 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0	14,727,581 Year 19 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0	0 14,727,581 Year 21 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0	-1
I FLOW FOR CIL ADD ME A: INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INC	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 0 -4,626,050 TT Year 1 0 8,058,499 0 120,877 85,200 2,441,069 305,134 610,267 1,525,668	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 3,142,263 -718,158	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,158	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 0 0 0 718,158	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -778,158	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 3,665,974 -718,158	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	1,412,976 9,681,236 Year 12 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 0 0 0 0 0 3,665,974	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 2,094,842	0 14,727,581 Year 17 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0	0 14,727,581 Year 21 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0	-1
I FLOW FOR CIL ADDI ME AN INCOME INDITURE Duty ments etc. Acquisition ing Fee ects ing Consultants Professional Cost - BCIS Base NTIAL CIL ILL stofe	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 -4,626,050 17 Year 1 0 8,058,499 0 120,877 85,200 2,441,009 305,134 610,267 1,525,668 0	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -716,158 48,000 157,113	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -716,158 56,000 183,299	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 55,000	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 3,665,974 -716,138 56,000	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 4,718,158 56,000 183,299	1,412,976 9,681,236 Year 12 5,891,032 0 0 0 0 0 3,665,974 -718,158 56,000	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 3,665,974 56,000	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 3,665,974	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 2,094,842 32,000 104,742	0 14,727,581 Year 17 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0	0 14,727,581 Year 21 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0	-1
P P F F F F F F F F F F F F F F F F F F	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 -4,626,050 17 Year 1 0 8,058,499 0 120,877 85,200 2,441,069 305,134 610,267 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -716,158	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -716,158	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 0 0 0 0 7,885,974 -718,158	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 3,665,974 -716,158	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 3,665,974 -716,158	8,268,262 Year 11 5,891,032 0 0 0 0 0 3,665,974 -718,158	1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 0 0 0 0 7,881,158 5,605,974	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 2,094,842	0 14,727,581 Year 17 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0	0 14,727,581 Year 21 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0 0	-1
HFLOW FOR CIL ADDI ME A: INCOME ENDITURE P Duty ments etc. s Acquisition sing Fee tectes sing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 engency mals	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 -4,626,050 1T Year 1 0 8,058,499 0 0 120,877 1,525,668 0 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 306,597 0	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 306,597 0	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 3,665,974 718,158 56,000 183,297 0 0	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 0 3,665,974 718,158 56,000 183,299 366,597	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 1,3665,974 718,158 56,000 183,299 366,597	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 0 1 3,665,974 -718,158 55,000 183,299 366,597	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,685,974 -718,158 56,000 183,299 366,597	1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,297	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 13,665,974 56,009 183,299	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 306,597	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 2,094,842 209,494 0	0 14,727,581 Year 17 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0	0 14,727,581 Vear 21 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0 0 0	-1
P P F F F F F F F F F F F F F F F F F F	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 -4,626,050 17 Year 1 0 8,058,499 0 0 120,877 85,200 2,441,69 400,577 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 0 0 3,665,974 -718,158 56,029 366,597 366,597	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,002 366,597	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,029 366,597	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,096,597	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,874 -718,158 55,009 183,209 366,597	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597	1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597	1,412,976 11,094,214 11,094,214 15,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 3,665,974 56,000 183,299 366,597	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 3,665,974 56,000 183,299 366,597	807.415 14.727.581 Year 16 3,366,304 0 0 0 0 0 2,094,842 32,000 104,742 209,484	0 14,727,581 Year 17 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0 0	0 14,727,581 Vear 21 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0	0 14,727,581 Vear 23 0 0 0 0 0 0 0 0 0	-1
P F F F F F F F F F F F F F F F F F F F	Interest Profit on Costs Profit on GDV ash Flow pening Balanc losing Balance	-4,626,050 -4,626,050 17 Year 1 0 8,058,499 0 120,877 85,200 0 120,877 1,525,668 0 7,718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -718,152 0 157,113 314,226	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,150 -718,1	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -711,158 56,000 183,299 366,597 0 0 176,731	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 3,665,974 -716,158 56,597 0 176,731	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 5,6597 0 176,731	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 176,731	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 58,000 183,299 366,597 0 176,731	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 65,000 183,299 366,597 0 0 176,731	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 -56,000 183,299 -366,597 0 176,731	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 0 3,665,974 -715,158 566,597 0 0 176,731	1,412,976 9,681,236 Year 12 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 5,6,000 183,299 366,597 0 176,731	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 176,731	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 176,731	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 2,094,842 209,484 0 100,989	0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0 0 0	Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0 0	0 14,727.581 Vear 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Vear 22 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Vear 23 0 0 0 0 0 0 0 0 0 0 0 0	-1
P F F F F F F F F F F F F F F F F F F F	Interest volt on Costs Profit on GDV ash Flow pening Balance losing Balance (STONAL PROFIT SANDOW)	-4,626,050 -4,626,050 1T Year 1 0 8,058,499 0 120,877 85,200 2,441,089 305,134 610,267 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226 0 151,484 25,247 0	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 3,142,263 -718,158 48,050 157,113 314,226 0 151,484 25,247 0	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,597 0 176,731 29,455 0	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 5,665,97 0 176,731 29,455 0	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 176,731 29,455 0	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,597 0 0 176,731 29,455 0	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 176,731 29,455 0	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 -56,000 183,299 366,597 0 0 176,731	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 163,299 366,597 0 176,731 29,455 0	1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 2,094,842 32,000 104,742 209,484 0 0 100,999 16,832 0	0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0 0	0 14,727,581 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0	-1
P F F F F F F F F F F F F F F F F F F F	Interest volt on Costs Profit on GDV ash Flow pening Balance losing Balance (STONAL PROFIT SANDOW)	-4,626,050 -4,626,050 1T Year 1 0 8,058,499 0 120,877 85,200 2,441,089 305,134 610,267 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 0 0 157,113 314,226 0 0 151,484 25,247	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 0 3,142,263 -716,158 48,000 157,113 314,226 0 0 151,484 25,247	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 0 0 3,665,974 -716,158 56,000 183,299 366,597 0 0 176,731 29,455	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 0 3,665,974 -716,158 56,009 133,299 366,597 0 0 176,731 29,455	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,138 56,000 183,299 366,597 0 176,731 29,455	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,168 56,000 183,299 366,597 0 0 176,731 29,455	1,412,976 9,681,236 Year 12 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 3,665,974 56,000 1365,977 0 0 176,731 29,455	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000 176,731 29,455	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 2,094,842 209,484 0 100,989 16,832	0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 7 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Vear 21 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Vear 23 0 0 0 0 0 0 0 0 0 0 0 0 0	-1
P F F F F F F F F F F F F F F F F F F F	Interest volt on Costs Profit on GDV ash Flow pening Balance losing Balance (STONAL PROFIT SANDOW)	-4,626,050 -4,626,050 1T Year 1 0 8,058,499 0 120,877 85,200 2,441,089 305,134 610,267 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226 0 151,484 25,247 0	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 3,142,263 -718,158 48,050 157,113 314,226 0 151,484 25,247 0	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,597 0 176,731 29,455 0	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 5,665,97 0 176,731 29,455 0	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 176,731 29,455 0	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,597 0 0 176,731 29,455 0	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 176,731 29,455 0	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 -56,000 183,299 366,597 0 0 176,731	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 163,299 366,597 0 176,731 29,455 0	1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 2,094,842 32,000 104,742 209,484 0 0 100,999 16,832 0	0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0 0	0 14,727,581 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0	-1
IFLOW FOR CIL ADDI ME AL INCOME NOTURE Duty nents etc. Acquisition ing Fee ects ing Consultants Professional Cost - BCIS Base ENTIAL CIL Cost - BCIS Base And Valuation s and Valuation s and Valuation s and Valuation s and Valuation	Interest volt on Costs Profit on GDV ash Flow pening Balance losing Balance (STONAL PROFIT SANDOW)	-4,626,050 -4,626,050 1T Year 1 0 8,058,499 0 120,877 85,200 2,441,089 305,134 610,267 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226 0 151,484 25,247 0	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,050 157,113 314,226 0 151,484 25,247 0	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,597 0 176,731 29,455 0	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 5,665,97 0 176,731 29,455 0	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 176,731 29,455 0	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,597 0 0 176,731 29,455 0	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 176,731 29,455 0	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 -56,000 183,299 366,597 0 0 176,731	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 163,299 366,597 0 176,731 29,455 0	1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 2,094,842 32,000 104,742 209,484 0 0 100,999 16,832 0	0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0 0	14,727.581 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0 0	0 14,727,581 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0	-1
HELOW FOR CIL ADD ME A: INCOME INCOME ENDITURE ENDITURE P Duty ments etc. s Acquisition ing Fee eets eets ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL stoe ingency mails is s S TS BEFORE LAND INT	Interest Profit on Costs Profit on GDV ash Flow pening Balanclosing Ba	-4,626,050 -4,626,050 1T Year 1 0 8,058,499 0 120,877 85,200 2,441,089 305,134 610,267 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226 151,484 25,247 0 0 3,120,176	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,131 314,226 0 0 151,484 25,247 0 3,120,176	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 -56,000 13,299 366,597 0 0 176,731 29,455 0 3,759,898	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 386,597 0 0 176,731 29,455 0 3,759,898	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 133,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 133,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 9,681,236 Year 12 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 0 10 0 13,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0 4,478,056	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0 4,478,056	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 176,731 29,455 0 4,478,056	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 2,094,842 209,484 0 0 100,989 16,832 0 2,558,889	0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0 0 0 0	14,727.581 Vear 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Vear 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1
INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME	Interest Interest Interest Interest Interest Interest Interest Interest Interest Interest Interest Interest Interest Interest	-4,626,050 -4,626,050 1T Year 1 0 8,058,499 0 120,877 85,200 2,441,089 305,134 610,267 1,525,668 0 -718,158	910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226 151,484 25,247 0 0 3,120,176	969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,131 314,226 0 0 151,484 25,247 0 3,120,176	1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 -56,000 13,299 366,597 0 0 176,731 29,455 0 3,759,898	1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 386,597 0 0 176,731 29,455 0 3,759,898	1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 133,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 133,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	8,268,262 Year 11 5,891,032 0 0 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 9,681,236 Year 12 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 0 10 0 13,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0 4,478,056	1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 176,731 29,455 0 4,478,056	1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 176,731 29,455 0 4,478,056	807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 2,094,842 209,484 0 0 100,989 16,832 0 2,558,889	0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 18 0 0 0 0 0 0 0 0 0 0 0 0	14,727.581 Vear 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 20 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Vear 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0	0 14,727,581 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-1



SITE NAME Sit	e 9 Large Brov	wn 150						1																
	Av Size	% Numbe	er	Price	g GDV	GIA		DEVELOPMEN	IT COSTS					-	Ī	Planning fee ca	alc			ſ	Build Cost	/m2	l	
	m2		50	£/m2		m2		LAND			/unit or m2	Total			l	Planning app fer No dwgs		rate			BCIS FHS	983 0	0.00%	
arket Housing	96.8	85% 12	28	1,900	23,437,688	12,336			Land Stamp Duty		-3,628	0	-544,150		i	No dwgs under No dwgs over 50					Energy Design	0	I	
nared Ownership	70.0	4%	6	1,330	523,688	394			Easements etc. Legals Acquisition	on	1.50%	-8,162			i			Total	36,900	ļ	Acc & Adpt Water	1 0	I	
ffordable Rent	70.0	11% 1	17	1,200	1,417,500	1,181		PLANNING							i						Small Sites Site Costs	0 154	0% 16%	
ocial Rent	70.0	0%	0	1,035	0	0			Planning Fee Architects		4.00%	36,900 737,602			i	Stamp duty call Land payment	lc - Residual		-544,150			1,138		
ant and Subsidy Shared Affordate	Ownership ole Rent			0					QS / PM Planning Consu	ltants	0.50% 1.00%				i									
Social R	tent			0	0				Other Profession	nal	2.50%	461,001	1,512,104		i									
TE AREA - Net TE AREA - Gross	3.75 ha 4.51 ha		40 /ha 33 /ha		25,378,875	13,911		CONSTRUCTION	DN Build Cost - BCI	IS Based	1,138	15,826,127	,		l	'		Total	0					
							'		s106 / CIL Contingency		5.00%	240,000 791,306			l	Stamp duty cal	lc - Add Profit			· [
ales per Quarter 0 nit Build Time 3	Quarters								Abnormals			1,582,613	18,440,046		i	Land payment 125,000	0%	0%	2,163,528					
	Whole Si	te Per ha NET	Γ Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0)		l	250,000 500,000	1% 3%							
Residual Land Value Ulternative Use Value	-544 , 1,802,		07 -120,725 400,000		RUN CIL MACR	O ctrl+l			Interest Legal and Valua	ition	6.50%	0	0		i	1,000,000 above	4% 5%							
lplift 20 Plus /ha 0		,588 0	80,000 0		Clo	osing balance =	-496,533	SALES							i			Total	0	Į.				
Viability Thr	eshold 2,163,	528	480,000	4	Check on phasing d				Agents Legals		3.0% 0.5%				l	Pre CIL s106		£/ Unit (all) Total	240,000		LIT	% GDV 0.00%	0	
Additional Profit	-2,348,	£/m2	90				1		Misc.			0		20,288,099	1	Post CIL s106	1,600							1
	, ,							Developers Pr	ofit Market Housing	p	17.50%			4,101,595	i	CIL	0		0					
									Affordable Hou		17.50%			339,708	29608.6875	,		1014	240,000	Į.				
ESIDUAL CASH FLOW FOR INT	EREST Q1	Year Q2	r 1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
ICOME NITS Started	41		7	8	8	8	8	8	8	8	8	8	15	8	8	8	8	8	8	8				
arket Housing pared Ownership				0	0	0	1,093,759 24,439	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	2,343,769 52,369	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930	1,250,010 27,930
ffordable Rent ocial Rent				0	0	0	66,150 0	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0	141,750	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0	75,600 0
rant and Subsidy	0	0	0	0	0	0	1,184,348	1,353,540	0	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	0 2,537,888	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540
XPENDITURE	,				•		.,.04,340	1,000,040	.,555,340	.,555,340	. ,000,040	.,000,040	.,000,040	1,000,040	.,,	.,555,340	2,001,000	.,000,040	.,000,040	.,555,340	.,555,540	.,000,040	.,000,040	.,333,340
tamp Duty asements etc.	0																							
asements etc. egals Acquisition	-8,162															l								
anning Fee	36,900 368,801		368,801																					
S	46,100		46,100																					
anning Consultants ther Professional	92,200 230,501		92,200 230,501													l								
ild Cost - BCIS Base		0	246,184	527,538	808,891	844,060	844,060	844,060	844,060	844,060	844,060	844,060	1,090,244	1,090,244	1,090,244	844,060	844,060	844,060	844,060	844,060	562,707	281,353	0	0
06/CIL ontingency		0	3,733 12,309	8,000 26,377	12,267 40,445	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	16,533 54,512	16,533 54,512	16,533 54,512	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	8,533 28,135	4,267 14,068	0	0
normals		0	24,618	52,754	80,889	84,406	84,406	84,406	84,406	84,406	84,406	84,406	109,024	109,024	109,024	84,406	84,406	84,406	84,406	84,406	56,271	28,135	0	0
nance Fees egal and Valuation	0																							
gents	0	0	0	0	0	0	35,530	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	76,137	40,606	40,606	40,606	40,606	40,606	40,606	40,606
gals isc.	0	0	0	0	0	0	5,922	6,768	6,768	6,768	6,768	6,768	6,768	6,768	6,768	6,768	12,689	6,768	6,768	6,768	6,768	6,768	6,768	6,768
OSTS BEFORE LAND INT AND	PROFII 766,340	0 0	1,024,447	614,668	942,491	983,469	1,024,921	1,030,843	1,030,843	1,030,843	1,030,843	1,030,843	1,317,688	1,317,688	1,317,688	1,030,843	1,072,295	1,030,843	1,030,843	1,030,843	703,020	375,197	47,374	47,374
or Residual Valuation	Land -544,15																							
Market H	Interest lousing	3,611	3,669	20,376	30,696	46,510	63,247	61,684	57,443	53,132	48,752	44,300	39,776	39,840	39,905	39,971	35,376	12,135	7,089	1,960	0	0	0	0 4,101,595
Affordable F																								339,708
Cash Flo Opening	Balanc 0		-1,028,116	-635,044	-973,187	-1,029,979	96,179	261,013	265,254	269,565	273,945	278,397	-3,925	-3,988	-4,053	282,726	1,430,216	310,561	315,608	320,737	650,520	978,343	1,306,166	-3,135,137
Closing		0 -225,801	-1,253,917	-1,888,961	-2,862,148	-3,892,127	-3,795,948	-3,534,935	-3,269,681	-3,000,116	-2,726,171	-2,447,774	-2,451,699	-2,455,687	-2,459,740	-2,177,014	-746,798	-436,237	-120,629	200,108	850,628	1,828,971	3,135,137	0
ASH FLOW FOR CIL ADDITION.	AL PROFIT	Year	r1			Year 2				Year 3				Year 4				Year 5				Year 6		
NCOME As Abov	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	1,184,348	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	2,537,888	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540
EXPENDITURE and	2,163,52	18																						
tamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asements etc. egals Acquisition	0 32,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Fee	36,900		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rchitects	368,801 46,100	1 0	368,801 46,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rs lanning Consultants Other Professional	92,200 230,501	0	92,200 230,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base	230,501	0	230,501	527,538	808,891	844,060	844,060	844,060	844,060	844,060	844,060	844,060	1,090,244	1,090,244	1,090,244	844,060	844,060	844,060	844,060	844,060	562,707	281,353	0	0
OTENTIAL CIL	0	U	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541	-156,541							
ost CIL s106 ontingency	0	0	12,309	26,377	11,200 40,445	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 54,512	12,800 54,512	24,000 54,512	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 28,135	12,800 14,068	0	0
onormals	0	0	24,618	52,754	80,889	84,406	84,406	84,406	84,406	84,406	84,406	84,406	109,024	109,024	109,024	84,406	84,406	84,406	84,406	84,406	56,271	28,135	0	0
nance Fees gal 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
gents	0	0	0	0	0	0	35,530	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	76,137	40,606	40,606	40,606	40,606	40,606	40,606	40,606
gals sc.	0	0	0	0	0	0	5,922 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	12,689 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0	6,768 0
STS BEFORE LAND INT AND	PROFIT 2,970,48	3 0	864,173	450,127	784,884	826,928	868,380	874,302	874,302	874,302	874,302	874,302	1,157,414	1,157,414	1,168,614	874,302	915,754	1,030,843	1,030,843	1,030,843	707,287	383,730	47,374	47,374
or CIL calculation																								
	Interest	48,270	49,055	63,895	72,248	86,176	101,014	97,521	91,318	85,014	78,608	72,098	65,482	63,359	61,201	59,191	52,365	26,856	22,049	17,163	12,199	1,895	0	0 3,620,448
Affordable F																								339,708
	II.																							
Car Opening E	sh Flow -2,970,48 Balance 0	-48,270	-913,227	-514,022	-857,131	-913,104	214,953	381,717	387,920	394,224	400,630	407,140	130,644	132,767	123,725	420,047	1,569,768	295,841	300,648	305,534	634,055	967,915	1,306,166	-2,653,990



NCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	IT COSTS							Planning fee ca	ıle				Build Cost	/m2		
	m2		Number 60		£/m2		m2			11 COS15							Planning app fee	dwgs	rate			BCIS	982		
arket Housing	95.5	85%	51		1,900	9,253,000	4,870		LAND	Land		/unit or m2 -4,509	Total	-270,558			No dwgs No dwgs under	60 50	462	23,100		FHS Energy	0	0.009	%
ared Ownership	67.2		2		1.330					Stamp Duty Easements etc.			0				No dwgs over 50		138 Total	1,380 24,480		Design Acc & Adpt	0		
										Legals Acquisiti	on	1.50%	-4,058						Total	24,400		Water	0		
rdable Rent	67.2	11%	7		1,200	544,500	454		PLANNING													Small Sites Site Costs	0 154	09 169	
al Rent	67.2	0%	0	1	1,035	0	0			Planning Fee Architects		4.00%	24,480 289,943				Stamp duty cal	c - Residual	_	-270.558			1,136		
nt and Subsidy	Shared Ownersl				0					QS / PM		0.50%	36,243				Land payment			-270,558					
	Affordable Rent Social Rent				0	0				Planning Consu Other Professio		1.00% 2.50%	72,486 181,215												
E AREA - Net E AREA - Gross	1.71 2.01		35 30			9,998,663	5,475			Build Cost - BC s106 / CIL	S Based	1,136	96,000						Total	0					
es per Quarter Build Time	0	Quarters								Contingency Abnormals		5.00%	310,982 621,964				Stamp duty call Land payment 125,000	0%	0%	965,453					
idual Land Value		Whole Site -270,558	Per ha NET -157,826	- 4	Ì		losing balance =		FINANCE	Fees Interest		6.50%	0				250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
mative Use Value ft Plus /ha		804,544 160,909 0		400,000 80,000 0			losing balance =	-182,551	SALES	Legal and Valua	tion		0				above	5%	0% Total	0					_
Via	ability Threshold		£/m2	480,000	l	Check on phasing cor	dwgs nos rect			Agents Legals Misc.		3.0% 0.5%	299,960 49,993 0		7,928,284		Pre CIL s106		£/ Unit (all) Total	96,000		LIT	% GDV 0.00%		0
litional Profit		-1,016,747	-209	I					Developers Pro	ofit Market Housing		17.50%			1,619,275		Post CIL s106 CIL	1,600 0		96,000 0 96,000					
SIDUAL CASH FLOW	W FOR INTEREST		Year 1				Year 2			Affordable Hou	sing Year 3	17.50%			130,491 Year 4	29162.76563	3		Year 5				Year 6		
DME S Started		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ket Housing				5	7	0	0	771,083	1,079,517	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	0	0	0	0	0	0	0	0	0	
red Ownership rdable Rent					0	0	0	16,764 45,375	23,469 63,525	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	0	0	0	0	0	0	0	0	0	
al Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
t and Subsidy INCOME	IE	0	0	0	0	0	0	0 833,222	0 1,166,511	0 1,333,155	1,333,155	1,333,155	1,333,155	0 1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	_
ENDITURE								•	-		-	-	-												
p Duty ments etc.		0																							
ls Acquisition		-4,058																							
ning Fee		24,480																							
tects		144,972 18,121		144,972 18,121																					
ning Consultants		36,243		36,243																					
r Professional		90,607		90,607																					
Cost - BCIS Base			0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	
S/CIL tingency			0	2,667 8,638	6,400 20,732	10,667 34,554	12,267 39,737	12,800 41,464	12,800 41,464	12,800 41,464	12,800 41,464	8,533 27,643	4,267 13,821	0	0	0	0	0	0	0	0	0	0	0	
ormals			0	17,277	41,464	69,107	79,473	82,928	82,928	82,928	82,928	55,286	27,643	0	0	0	0	0	0	0	0	0	0	0	
nce Fees		0																							
al and Valuation		0																							
nts als		0	0	0	0	0	0	24,997 4,166	34,995 5,833	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND	NINT AND PROFIT	240.265	0	0 491,293	483.239	805.398	926,208	995.640	1,007,305	1,013,138	1,013,138	690.979	368.820	46.660	46.660	0	0	0	0	0	0	0	0	0	
TO BEI ONE EARD	JINI AND I KOITI	310,303	-	491,293	403,233	000,000	320,200	333,040	1,007,303	1,015,150	1,013,130	030,373	300,020	40,000	40,000		•				-		•	-	_
Residual Valuation	n Land	-270,558																							
	Interest		647	657	8,652	16,645	30,003	45,541	48,921	47,129	42,694	38,188	28,373	13,163	0	0	0	0	0	0	0	0	0	0	
A ^t	Market Housing Affordable Housing																								
	Cash Flow	-39,807	-647	-491,950	-491,890	-822,043	-956,211	-207,960	110,285	272,888	277,323	603,989	935,963	1,273,331	1,286,495	0	0	0	0	0	0	0	0	0	
	Opening Balanc	0																							
	Closing Balance	-39,807	-40,453	-532,404	-1,024,294	-1,846,337	-2,802,547	-3,010,507	-2,900,222	-2,627,334	-2,350,011	-1,746,022	-810,060	463,271	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	_
SH FLOW FOR CIL A	ADDITIONAL PRO	FIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	As Above	0	0	0	0	0	0	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	
ENDITURE	_																٦								
LABITORE		965,453																							
np Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. s Acquisition		0 14,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
							-									-							-		
ning Fee itects		24,480 144,972	0	0 144,972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		18,121 36,243	0	18,121 36,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		36,243 90,607	0	90,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants		0	0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants Professional		l .		-169,458	-169,458	-169,458	-169,458	-169,458	-169,458					I ^	•	•							•	^	
ing Consultants Professional Cost - BCIS Base ENTIAL CIL				0.000	20,732	8,000 34,554	11,200 39,737	12,800 41,464	12,800 41,464	12,800 41,464	12,800 41,464	12,800 27,643	12,800 13,821	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106		0	0	8,638		69,107	79,473	82,928	82,928	82,928	82,928	55,286	27,643	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency		0	0	17,277	41,464					1	0	0	0	0	0	0	0	0							
ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals ace Fees		0	0	17,277	0	0	0	0	0	0					0				0	0	0	0	0	0	
ning Consultants ir Professional I Cost - BCIS Base ENTIAL CIL CIL s106 ingency ormals		0	0	17,277			0	0	0	0	0	0	0	0	U	0	0	0	0	0	0	0	0	0	
ning Consultants or Professional of Cost - BCIS Base ENTIAL CIL CIL =106 ingency ormals once Fees of and Valuation of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost of the Cost		0 0 0	0 0 0	17,277 0 0	0 0	0 0	0	0 24,997	0 34,995	0 39,995	39,995	0	39,995	39,995	39,995	0	0	0	0	0	0	0	0	0	
ning Consultants r Professional I Cost - BCIS Base ENTIAL CIL CIL s106 ingency ormals nce Fees I and Valuation sts is		0 0 0	0 0	17,277 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0	0 24,997 4,166 0	0 34,995 5,833 0	0 39,995 6,666 0	0 39,995 6,666 0	0 39,995 6,666 0	39,995 6,666 0	39,995 6,666 0	39,995 6,666 0		0 0		0	0	0 0 0	0 0 0	0	0	
ning Consultants ar Professional d Cost - BCIS Base rENTIAL CIL CIL s106 dingency ormals nice Fees al and Valuation nts als bts strip Before Land) INT AND PROFIT	0 0 0	0 0 0	17,277 0 0 0	0 0	0 0	0	0 24,997 4,166	0 34,995 5,833	0 39,995 6,666	0 39,995 6,666	0 39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	0	0	0	0	0	0	0 0	0 0	0	_
ning Consultants or Professional of Cost - BCIS Base ENTIAL CIL CILL s106 dingency ormals al and Valuation onts als als als	D INT AND PROFIT	0 0 0	0 0 0 0 0 0	17,277 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0	0 24,997 4,166 0	0 34,995 5,833 0	0 39,995 6,666 0	0 39,995 6,666 0	0 39,995 6,666 0	39,995 6,666 0	39,995 6,666 0	39,995 6,666 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	
ning Consultants r Professional I Cost - BCIS Base ENTIAL CIL CIL s106 ingency ormals nce Fees I and Valuation sts is	D INT AND PROFIT	0 0 0	0 0 0 0 0 0	17,277 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0	0 24,997 4,166 0	0 34,995 5,833 0	0 39,995 6,666 0	0 39,995 6,666 0	0 39,995 6,666 0	39,995 6,666 0	39,995 6,666 0	39,995 6,666 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	
ning Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL 106 ingency rmals nce Fees I and Valuation ats is is	Interest Market Housing	0 0 0 0 0 0 1,294,358	0 0 0 0 0	0 0 0 0 0 0 319,168	0 0 0 0 0 0 307,381	0 0 0 0 0 633,273	0 0 0 0 755,683	0 24,997 4,166 0 826,182	0 34,995 5,833 0 837,848	0 39,995 6,666 0 1,013,138	0 39,995 6,666 0 1,013,138	0 39,995 6,666 0 695,245	39,995 6,666 0 377,353	39,995 6,666 0 46,660	39,995 6,666 0 46,660	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	
ning Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 Ingency Irrals In and Valuation Its Iss Iss Iss Iss Iss Iss Iss Iss Iss	Interest	0 0 0 0 0 0 1,294,358	0 0 0 0 0	0 0 0 0 0 0 319,168	0 0 0 0 0 0 307,381	0 0 0 0 0 633,273	0 0 0 0 755,683	0 24,997 4,166 0 826,182	0 34,995 5,833 0 837,848	0 39,995 6,666 0 1,013,138	0 39,995 6,666 0 1,013,138	0 39,995 6,666 0 695,245	39,995 6,666 0 377,353	39,995 6,666 0 46,660	39,995 6,666 0 46,660	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	
ning Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmais noc Fees and Valuation ts is TS BEFORE LAND.	Interest Market Housing	0 0 0 0 0 0 1,294,358	0 0 0 0 0	0 0 0 0 0 0 319,168	0 0 0 0 0 0 307,381	0 0 0 0 0 633,273	0 0 0 0 755,683	0 24,997 4,166 0 826,182	0 34,995 5,833 0 837,848	0 39,995 6,666 0 1,013,138	0 39,995 6,666 0 1,013,138	0 39,995 6,666 0 695,245	39,995 6,666 0 377,353	39,995 6,666 0 46,660	39,995 6,666 0 46,660	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	_



								1																
SITE NAME Site 11 INCOME Av Size	Medium Brown			Price	g GDV	GIA	i	DEVELOPMEN	IT COSTS							Planning fee c	nio.			Ī	Build Cost	/m2		
m2	%	Number 25		£/m2					VI COS15							Planning app fe	dwgs	rate			BCIS	988		
Market Housing 98.0	85%	21		1,900	3,956,750	2,083		LAND	Land		/unit or m2 -5,303	Total	-132,574			No dwgs No dwgs under	25 25	462	11,550		FHS Energy	0	0.00%	>
Shared Ownership 63.5	4%	1		1,330	79,177	60			Stamp Duty Easements etc.			(No dwgs over 5	0	138 Total	0 11,550		Design Acc & Adpt	0		
Affordable Rent 63.5	11%	3		1,200					Legals Acquisition	on	1.50%	-1,989	9 -1,989								Water Small Sites	0	09	
								PLANNING								·				r	Site Costs	155	16%	
Social Rent 63.5	0%	0		1,035	5 0	0			Planning Fee Architects		4.00%	11,550 123,646				Stamp duty ca Land payment	lc - Residual		-132,574			1,143		
Grant and Subsidy Shared Ownersh Affordable Rent Social Rent	ip			0	0				QS / PM Planning Consul Other Profession		0.50% 1.00% 2.50%	15,456 30,911 77,279	1											
SITE AREA - Net 0.63 SITE AREA - Gross 0.75		40 33			4,250,239	2,321		CONSTRUCTION	Build Cost - BCI	IS Based	1,143	2,653,173						Total	0					
Sales per Quarter 0 Unit Build Time 3	Quarters								s106 / CIL Contingency Abnormals		5.00%	40,000 132,659 265,317	9			Stamp duty ca Land payment 125,000	lc - Add Profit	0%	360,588					
Residual Land Value	-132,574	Per ha NET -212,119				losing balance =	0	FINANCE	Fees Interest		6.50%	()			250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
Alternative Use Value Uplift 20% Plus /ha 0	300,490 60,098 0		400,000 80,000 0			losing balance =	-49,708	SALES	Legal and Valua	ition	2.00	407.50				above	5%	0% Total	0	ļ ī	шт	ev ODV		7
Viability Threshold Additional Profit	360,588 £	E/m2 -193	480,000	l	Check on phasing COI	dwgs nos rrect			Agents Legals Misc.		3.0% 0.5%	127,507 21,251	1	3,364,187		Pre CIL s106		£/ Unit (all) Total £/ Unit (all)	40,000			% GDV 0.00%	(اِد
	,		ı					Developers Pro	ofit Market Housing Affordable Hou		17.50% 17.50%			692,431 51,361	29751.6734	CIL	0	£/m2 Total	0 40,000					
RESIDUAL CASH FLOW FOR INTEREST		Year 1			1	Year 2				Year 3				Year 4				Year 5			1 0	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 Market Housing			5	5 0	5	5 0	5 791,350	791,350	791,350	791,350	791,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	15,835 42,863	15,835 42,863	15,835 42,863	15,835 42,863	15,835 42,863	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	42,863 0 0	42,863 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0 0	0 850,048	0 850,048	0 850,048	0 850,048	0 850,048	0 0	0	0 0	0	0 0	0	0 0	0 0	0	0	0	0 0	0 0
EXPENDITURE																								
Stamp Duty Easements etc. Legals Acquisition	0 0 -1,989																							
Planning Fee	11,550																							
Architects	61,823		61,823																					
QS Planning Consultants	7,728 15,456		7,728 15,456																					
Other Professional	38,639		38,639																					
Build Cost - BCIS Base		0	176,878 2,667	353,756 5,333	530,635 8,000	530,635 8,000	530,635 8,000	353,756 5,333	176,878 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	8,844	17,688	26,532	26,532	26,532	17,688	8,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bnormals		0	17,688	35,376	53,063	53,063	53,063	35,376	17,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
		_	_	_	_	_						_		_	_		_	_	_	_		_	_	
Agents egals	0	0	0	0	0	0	25,501 4,250	25,501 4,250	25,501 4,250	25,501 4,250	25,501 4,250	0	0	0	0	0	0	0	0	0	0	0	0	0
lisc. COSTS BEFORE LAND INT AND PROFIT		0	0 329,723	412,153	618,230	618,230	647,982	441,905	235,828	29,752	29,752	0	0	0	0	0	0	0	0	0	0	0	0	0
200 DEL CITE LAND INT AND PROPE	100,201		0±0,123	-12,133	310,230	U10,23U	U41,00Z	-41,300	200,020	20,1 J£	20,132	•									T .			
For Residual Valuation Land	-132,574																							
Interest Market Housing		10	10	5,369	12,153	22,397	32,807	30,057	23,913	14,320	1,223	0	0	0	0	0	0	0	0	0	0	0	0	692,43
Affordable Housing																								51,36
Cash Flow	-633	-10	-329,733	-417,522	-630,383	-640,627	169,259	378,086	590,307	805,976	819,073	0	0	0	0	0	0	0	0	0	0	0	0	-743,7
Opening Balance Closing Balance	0 -633	-643	-330,376	-747,898	-1,378,281	-2,018,908	-1,849,649	-1,471,563	-881,257	-75,281	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	0
CASH FLOW FOR CIL ADDITIONAL PROI		Year 1	00	٥,		Year 2	22	0.4		Year 3		^4	1 ~4	Year 4	000	24		Year 5	00	0.0	1 00	Year 6	^^	
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	850,048	850,048	850,048	850,048	850,048	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	360,588																							
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	5,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	11,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	61,823 7,728	0	61,823 7,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	15,456 38,639	0	15,456 38,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
														-				-	-			-		
Build Cost - BCIS Base POTENTIAL CIL	0	0	176,878 -134,309	353,756 -134,309	530,635 -134,309	530,635	530,635	353,756	176,878	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	•	^			8,000	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	8,844 17,688	17,688 35,376	26,532 53,063	26,532 53,063	26,532 53,063	17,688 35,376	8,844 17,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents	0	0	0	0	0	0	25,501	25,501	25,501	25,501	25,501	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Misc.	0	0	0	0	0	0	4,250 0	4,250	4,250	4,250	4,250 0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT		0	192,747	272,511	483,920	618,230	647,982	444,572	241,162	29,752	29,752	0	0	0	0	0	0	0	0	0	0	0	0	0
or CIL calculation		8 144	9 277	11 542	16 150	24 290	24 726	32.007	25 020	16.465	3.403	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing		8,144	8,277	11,543	16,159	24,286	34,726	32,007	25,938	16,465	3,403	U		U	U	U		U	U	U	"	U	U	605,8
Affordable Housing																								51,3
Cash Flow Opening Balance	-501,193 0	-8,144	-201,023	-284,054	-500,080	-642,515	167,340	373,469	582,948	803,831	816,893	0	0	0	0	0	0	0	0	0	0	0	0	-657,1
Closing Balance		-509,337	-710,360	-994,414	-1,494,494	-2,137,009	-1,969,670	-1,596,200	-1,013,253	-209,422	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	-49,708



SITE NAME Site 12	Medium Brow	n 15]																
INCOME Av Siz		Number 15		Price £/m2		GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 970		
								LAND			/unit or m2	Total				No dwgs	15				FHS	0	0.00%	6
Market Housing 95.				1,900		1,218			Land Stamp Duty		997	0				No dwgs under No dwgs over 50	15	138	0		Energy Design	0		
Shared Ownership 77.				1,330		43			Easements etc. Legals Acquisition	on	1.50%	0 224						Total	6,930		Acc & Adpt Water	1		
Affordable Rent 77.	.0 11%	2		1,200	155,925	130		PLANNING													Small Sites Site Costs	0 103	0% 11%	
Social Rent 77.	.0 0%	0		1,035	0	0			Planning Fee Architects		4.00%	6,930 69,737				Stamp duty cal Land payment	lc - Residual		14,960			1,075		
Grant and Subsidy Shared Owner Affordable Ren				0					QS / PM Planning Consul	Itants	0.50% 1.00%	8,717 17,434												
Social Rent				0					Other Profession		2.50%	43,586	146,404											
	13 ha 50 ha	35 30			2,527,950	1,391		CONSTRUCTI	ON Build Cost - BCI	S Based	1.075	1.495.150						Total						
SITE AREA - G1055 0.5	oo na	30	/IId						s106 / CIL	3 baseu	5.00%	24,000 74,757				Oten and determined	- Add Deeffe	Total	- 0					
Sales per Quarter 0		1							Contingency Abnormals		5.00%	149,515	1,743,422			Stamp duty cal Land payment			241,822					
Unit Build Time 3	Quarters	<u> </u>			RUN Residual N			FINANCE								125,000 250,000	0% 1%	0%						
Residual Land Value	Whole Site 14,960	34,907	-,			osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	0%						
Alternative Use Value Uplift 20%	201,519 40,304		400,000 80,000		RUN CIL MACR	RO ctrl+l osing balance =	-44,457		Legal and Valua	tion		0	0			above	5%	0% Total	0					
Plus /ha 0 Viability Threshol	Id 241,822		480,000		Check on phasing of	dwgs nos		SALES	Agents		3.0%	75,838				Pre CIL s106	1,600	£/ Unit (all)			LIT	% GDV		T
•	,	£/m2	,			rect			Legals Misc.		0.5%	12,640		1,993,489				Total	24,000			0.00%	(o
Additional Profit	-162,065												50,410	1,000,100		Post CIL s106	1,600		24,000					
								Developers Pr	Market Housing		17.50%			405,023		CIL	0	£/m2 Total	24,000					
									Affordable Hou		17.50%			37,368	29492.7483	32								
RESIDUAL CASH FLOW FOR INTERES	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			3	3	3	3	3																	
Market Housing Shared Ownership				0	0	0	462,884 11,521	462,884 11,521	462,884 11,521	462,884 11,521	462,884 11,521	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	31,185 0	31,185 0	31,185 0	31,185 0	31,185 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 505,590	505,590	0 505,590	505,590	0 505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE			-				,	,		,														
Stamp Duty Easements etc.	0																							
Legals Acquisition	224																							
Planning Fee	6,930																							
Architects QS	34,868 4,359		34,868 4,359																					
Planning Consultants Other Professional	8,717 21,793		8,717 21,793																					
Build Cost - BCIS Base		0	99,677	199,353	299,030	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	1,600 4,984	3,200 9,968	4,800 14,951	4,800 14,951	4,800 14,951	3,200 9,968	1,600 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,968	19,935	29,903	29,903	29,903	19,935	9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
			_																					
Agents Legals	0	0	0	0	0	0	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	FIT 76,891	0	0 185,965	232,456	348,684	348,684	366,380	250,152	133,924	17,696	17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
		_																						
For Residual Valuation Lan Interes		1,493	1,517	4,563	8,415	14,218	20,115	18,180	14,324	8,517	728	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin	ng																							405,023 37,368
Cash Flow	-91,851	-1,493	-187,482	-237,020	-357,099	-362,902	119,095	237,258	357,342	479,377	487,167	0	0	0	0	0	0	0	0	0	0	0	0	-442,391
Opening Balan Closing Balan	nc 0	-93,344	-280,826	-517,845	-874,945	-1,237,847	-1,118,752	-881,494	-524,152	-44,775	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	0
Closing Balani	-91,001	-93,344	-200,020	-517,045	-674,943	-1,237,047	-1,110,732	-001,494	*324,132	-44,773	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	0
CASH FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	241,822																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 3,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	6,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects OS	34,868 4,359	0	34,868 4,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	8,717 21,793	0	8,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	21,793										0					U						
Build Cost - BCIS Base POTENTIAL CIL	0	0	99,677 - 54,022	199,353 -54,022	299,030 -54,022	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0	0	4,984	9,968	4,800 14,951	4,800 14,951	4,800 14,951	4,800 9,968	4,800 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	9,968	19,935	29,903	29,903	29,903	19,935	9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	0	0	0	0	0	15,168	15,168	15,168	15,168	15,168	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals Misc.	0	0	0	0	0	0	2,528	2,528	2,528	2,528	2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	U FIT 322,117	0	0 130,343	0 175,235	0 294,663	0 348,684	0 366,380	0 251,752	0 137,124	0 17,696	0 17,696	0 0	0 0	0	0 0	0	0	0	0	0 0	0	0 0	0 0	0 0
		_	· -	_		_	_	_		_	_	_		_	_	_		_	_	_		_	_	_
For CIL calculation Interes		5,234	5,319	7,524	10,494	15,453	21,370	19,455	15,646	9,913	2,146	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin																								360,796 37,368
Cash Flor		-5,234	-135,663	-182,759	-305,157	-364,137	117,840	234,383	352,820	477,981	485,749	0	0	0	0	0	0	0	0	0	0	0	0	-398,163
Opening Balanc Closing Balanc	ce 0	-327,351	-463,014	-645,772	-950,929	-1,315,066	-1,197,226	-962,843	-610,023	-132,042	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	-44,457
			- -1 03.014	-040,772	-00U,8Z8	- 1,313,000	-1,181,220	-302,843	-010,023	- 132,042	101,000	JJ3,101	JU1,000	JU1,000	JU3,/U/	303,/0/	JJ3,1U1	333,101	101,000	JJ3,101				-44.45/



TE NAME Site 13	Small Green 7																							
COME Av Size		Number		Price		GIA		DEVELOPMEN	NT COSTS							Planning fee ca					Build Cost	/m2		
m:		7		£/m2		m2		LAND			/unit or m2	Total				Planning app fer No dwgs	7				BCIS FHS	988 0	0.00%	6
rket Housing 100.		7		2,450		706			Land Stamp Duty		55,647	8,976				No dwgs under No dwgs over 50	7	138	0		Energy Design	0		
ared Ownership 100.		0		1,715		0			Easements etc. Legals Acquisition	on	1.50%	5,843						Total	3,234		Acc & Adpt Water	1 0		
ordable Rent 100.		0		1,200		0		PLANNING													Small Sites Site Costs	0 105	0% 11%	
ial Rent 100.		0		1,035		0			Planning Fee Architects		4.00%	3,234 32,105				Stamp duty call Land payment	c - Residual		389,526			1,094		
Int and Subsidy Shared Owner Affordable Rer				0	0				QS / PM Planning Consul		0.50% 1.00%	4,013 8,026												
	3 ha	30	/ha	0	1,729,700	706		CONSTRUCTI			2.50%	20,066												
	3 ha	30	/ha						Build Cost - BCI s106 / CIL Contingency	S Based	1,094 2.50%	19,303					c - Add Profit	Total						
es per Quarter 0 Build Time 3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual N		0	FINANCE								125,000 250,000	1%	3%						
sidual Land Value emative Use Value lift 20%	389,526 11,667 2,333	1,669,397			RUN CIL MACR	O ctrl+l			Interest	ion	6.50%	0	0			1,000,000 above	4%	0% 3%						
Plus /ha 350,000 Viability Threshold	81,667		350,000 410,000		Check on phasing o	lwgs nos	041,010	SALES	Agents		3.0%					Pre CIL s106		£/ Unit (all)			LIT	% GDV		
litional Profit	99,873	£/m2			CON	601	l	Developers Pr	Misc.		0.576	0,043	60,540	1,334,961			1,600	£/ Unit (all)	11,200			0.00%		1
								Developers Fi	Market Housing		17.50% 17.50%			302,698 0	43242.5			Total	11,200					
SIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Add Profit Land payment Stamp duty calc - Ad																	
OME TS Started			2	2	3																			
set Housing red Ownership				0	0	0	494,200 0	494,200 0	741,300 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
dable Rent il Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
t and Subsidy INCOME	0	0	0	0	0	0	0 494,200	0 494,200	741,300	0	0	0	0	0	0	0	0	0	0 0	0 0	0	0	0	_
NDITURE D Duty	8,976																							
nents etc. s Acquisition	0 5,843																							
ing Fee ects	3,234 16,053		16,053																					
ing Consultants	2,007 4,013		2,007																					
Professional	10,033		10,033																					
Cost - BCIS Base /CIL		0	73,536 1,067	147,072 2,133	257,376 3,733	183,840 2,667	110,304 1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency ormals		0	1,838	3,677	6,434	4,596	2,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0		-			*	-	-		-		-		-	-				÷	-		-	-	
and Valuation	0																							
its Is	0	0	0	0	0	0	14,826 2,471	14,826 2,471	22,239 3,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROF	17 50,158	0	0 108,546	152,882	267,544	191,103	131,959	17,297	25,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
Residual Valuation Lan	st	7,145	7,261	9,143	11,776	16,315	19,685	14,119	6,598	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing Affordable Housing																								
Cash Flow Opening Balar	-439,684 nc 0	-7,145	-115,807	-162,025	-279,320	-207,418	342,556	462,784	708,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance		-446,829	-562,637	-724,662	-1,003,981	-1,211,399	-868,843	-406,059	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	_
I FLOW FOR CIL ADDITIONAL PR	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	_
INCOME	0	0	0	0	0	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE	95,667																							
Duty	2,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nents etc. s Acquisition	1,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Fee	3,234 16,053	0	0 16,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants	2,007	0	2,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional	10,033	0	10,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base ENTIAL CIL	0	0	73,536 99,873	147,072	257,376	183,840	110,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL s106 ngency	0	0	1,838	3,677	3,200 6,434	3,200 4,596	4,800 2,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees 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	
ts s	0	0	0	0	0	0	14,826 2,471	14,826 2,471	22,239 3,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROF	0 11 135,311	0	0 207,353	0 150,749	0 267,011	0 191,636	0 135,159	0 17,297	0 25,946	0	0	0	0	0	0 0	0	0	0	0 0	0 0	0	0	0 0	_
CII calculation																								
IL calculation Interes Market Housin		2,199	2,235	5,640	8,182	12,654	15,973	10,398	2,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing																								
Cash Flor		-2,199	-209,588	-156,389	-275,192	-204,290	343,068	466,505	712,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance	e 0																							



	Small Green 4							_																
NCOME Av Size		Number		Price	GDV	GIA		DEVELOPME	NT COSTS					$\overline{}$		Planning fee cal					Build Cost	/m2		
m2		4		£/m2	£	m2		LAND			/unit or m2	Total			N	Planning app fei No dwgs	dwgs 4	rate			BCIS FHS	1,013 0	0.00%	%
arket Housing 109.0		4		2,450	1,068,200	436			Land Stamp Duty		58,600	1,688	234,400			lo dwgs under lo dwgs over 5(4	462 138	1,848 0		Energy Design	0		
ared Ownership 109.0		0		1,715	0	0			Easements etc. Legals Acquisition	n	1.50%	0 3,516	5,204		L			Total	1,848		Acc & Adpt Water	1 0		
ordable Rent 109.0	0%	0		1,200	0	0		PLANNING													Small Sites Site Costs	0 108	09 119	
ial Rent 109.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	1,848 20,307				Stamp duty calc and payment	- Residual		234,400			1,122		
ant and Subsidy Shared Ownersl Affordable Rent				0	0				QS / PM Planning Consults	ants	0.50% 1.00%	2,538 5,077												
Social Rent				0	0				Other Professiona		2.50%	12,692	42,463											
E AREA - Net 0.16 E AREA - Gross 0.16		25 25	/ha /ha		1,068,200	436		CONSTRUCT	Build Cost - BCIS s106 / CIL	6 Based	1,122	489,059 6,400						Total	1,688					
es per Quarter 0 it Build Time 3	Quarters								Contingency Abnormals		2.50%	12,226 0	507,686			Stamp duty calc and payment 125,000	0%	1%	65,600					
sidual Land Value	234,400	Per ha NET Per 1,464,998	1,464,998			ing balance = (0	FINANCE	Fees Interest		6.50%	0				250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
rnative Use Value Ift 20% Plus /ha 350,000	8,000 1,600 56,000		50,000 10,000 350,000	_		ing balance = 2		SALES	Legal and Valuati	on		0	0			above	5%	1% Total	656					_
Viability Threshold	£	/m2	410,000	c	Check on phasing dwg				Agents Legals Misc.		3.0% 0.5%	32,046 5,341 0	37,387	827,139	L	Pre CIL s106	1	E/ Unit (all) Fotal	6,400		ШТ	% GDV 0.00%	(0
ditional Profit	42,998	99						Developers Pr	rofit Market Housing Affordable Housi		17.50% 17.50%			186,935		Post CIL s106 CIL	1,600	£/ Unit (all) £/m2 Total	6,400 0 6,400					
SIDUAL CASH FLOW FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
OME ITS Started	41		2	2	٠,	~*	40	_	4.			-	41	-			41	44	40	-		44		
ket Housing red Ownership				0	0	0	534,100 0	534,100 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
rdable Rent al Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
t and Subsidy INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	U	0	v	0	0	U	534,100	534,100	U	U	0	0	U	U	U	U	U	U	U	0	U	U	U	
p Duty ments etc. s Acquisition	1,688 0 3,516																							
	1,848																							
ing Fee tects	10,154		10,154																					
ing Consultants	1,269 2,538		1,269 2,538																					
Professional	6,346		6,346																					
I Cost - BCIS Base I/CIL		0	1,067	163,020 2,133	163,020 2,133	81,510 1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency ormals				4,075 0	4,075 0	2,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0	-			-			-		-	-	-	-	-	-		-	-	-	-		-	-	
I and Valuation	ō																							
nts Is	0	0	0	0	0	0	16,023 2,671	16,023 2,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
IS TS BEFORE LAND INT AND PROFIT			0		169,229	84,614	18,694	18,694	0	0	0	0	0	0	0	0	0	0	0		0	0	0	
TO DELI ONE LAND INT AND PROFIT	21,338	•	U-1,022	169,229	100,223	04,014	10,034	10,094		U	U	U	U	•		U	U		U	0		U	U	
Residual Valuation Land																								
Interest Market Housing		4,254	4,323	6,098	8,947	11,842	13,410	5,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing	<u></u>																							
Cash Flow Opening Balanc	-261,759 0	-4,254 -	109,244	-175,327	-178,176	-96,457	501,997	510,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance		-266,013 -	375,257	-550,584	-728,759	-825,216	-323,219	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	
H FLOW FOR CIL ADDITIONAL PRO	FIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
	65,600																							
		0	0	0	0	C		^			•		0	0	0		•	•		•			•	
Duty nents etc.	656 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
o Duty nents etc. s Acquisition	656 0 984	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
D Duty nents etc. S Acquisition ing Fee	656 0 984 1,848 10,154	0 0 0	0 0 0 10,154	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	0 0	
Duty nents etc. Acquisition ng Fee acts ng Consultants	656 0 984 1,848 10,154 1,269 2,538	0 0 0 0	0 0 0 10,154 1,269 2,538	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 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	
Duty nents etc. Acquisition ng Fee ects ng Consultants Professional	656 0 984 1,848 10,154 1,269 2,538 6,346	0 0 0 0 0	0 0 10,154 1,269 2,538 6,346	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 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	0 0 0 0 0	
D Duty nents etc. s Acquisition ing Fee ects ing Consultants Professional Cost - BCIS Base	656 0 984 1,848 10,154 1,269 2,538	0 0 0 0 0 0	0 0 10,154 1,269 2,538 6,346	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 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	
Duty nents etc. Acquisition ng Fee sets ng Consultants Professional Cost - BCIS Base NTIAL CIL LIL sto6	656 0 984 1,848 10,154 1,269 2,538 6,346	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 10,154 1,269 2,538 6,346 81,510	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 163,020	0 0 0 0 0 0 0 0 81,510	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 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 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 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 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 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	
Duty Duty Acquisition Ing Fee ects Ing Consultants Professional Cost - BCIS Base NTIAL CIL LIL s106 Ingency	656 0 984 1,848 10,154 1,269 2,538 6,346	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 10,154 1,269 2,538 6,346 81,510	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 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 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 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	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	
Duty Duty Duty Duty Defense set. Acquisition Ing Fee ects Ing Consultants Professional Cost - BCIS Base INTIAL CIL Cil. s106 Ingency Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials Intials I	656 0 984 1,848 10,154 1,269 2,538 6,346 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 10,154 1,269 2,538 6,346 81,510 42,998	0 0 0 0 0 0 0 0 0 163,020	0 0 0 0 0 0 0 163,020 3,200 4,075	0 0 0 0 0 0 0 0 81,510 3,200 2,038	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 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 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 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 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 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 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	
p Duty ments etc. s Acquisition sing Fee sects sing Consultants Professional Cost - BCIS Base ENTIAL CIL Cit. s106 ngency rmals ce Fees and Valuation ss	656 0 984 1,848 10,154 1,269 2,538 6,346 0 0 0 0		0 0 10.154 1.269 2.538 6.346 81.510 42,996 0 0 0 0	0 0 0 0 0 0 0 0 163,020	0 0 0 0 0 0 0 163,020 3,200 4,075 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 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 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			
D Duty ments etc. s Acquisition ing Fee ects ing Consultants Professional Cost - BCIS Base NNTIAL CIL CIL s106 gency mals ce Fees and Valuation s s	656 0 984 1,848 10,154 1,269 2,538 6,346 0 0 0 0 0		0 0 10,154 1,269 2,538 6,346 81,510 42,998 0 0 0	0 0 0 0 0 0 0 0 163,020	0 0 0 0 0 0 0 163,020 3,200 4,075 0	0 0 0 0 0 0 0 0 81,510 3,200 2,038 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 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				
p Duty ments etc. s Acquisition sing Fee tects sing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals cce Fees and Valuation ts s	656 0 984 1,848 10,154 1,269 2,538 6,346 0 0 0 0 0		0 0 10,154 1,269 2,538 6,346 81,510 42,998 0 0 0	0 0 0 0 0 0 0 163,020 4,075 0 0 0 0 0 0	0 0 0 0 0 0 163,020 3,200 4,075 0	0 0 0 0 0 0 0 0 81,510 3,200 2,038 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 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 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			_
o Duty ments etc. s Acquisition ing Fee ects ing Consultants Professional Cost - BCIS Base extriaL CIL Cit. s106 ngency mals coe Fees and Valuation s s s	656 0 984 1,848 10,154 1,269 2,538 6,346 0 0 0 0 0		0 0 10,154 1,269 2,538 6,346 81,510 42,998 0 0 0 0 46,853	0 0 0 0 0 0 0 163,020 4,075 0 0 0 0 167,095	0 0 0 0 0 0 0 163,020 3,220 4,075 0 0 0	0 0 0 0 0 0 0 81.510 3,200 2,038 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 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 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
D Duty ments etc. s Acquisition ing Fee ects ing Consultants Professional Cost - BCIS Base ENTIAL CIL DL s106 agency mals ce Fees and Valuation s s s TS BEFORE LAND INT AND PROFIT Interest Market Housing	656 0 984 1,848 10,154 1,269 2,538 6,346 0 0 0 0 0 0 0 89,395		0 0 10,154 1,269 2,538 6,346 81,510 42,998 0 0 0 0 46,853	0 0 0 0 0 0 0 0 163,020	0 0 0 0 0 0 0 163,020 3,200 4,075 0	0 0 0 0 0 0 0 0 81,510 3,200 2,038 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 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 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 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 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 0 0 0 0		_
	656 0 984 1,848 10,154 1,269 2,538 6,346 0 0 0 0 0 0 0 0 89,395	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 10.154 1.269 2.538 6.346 81.510 42.998 0 0 0 0 0 0 0 0 1.46,853	0 0 0 0 0 0 0 163,020 4,075 0 0 0 0 167,095	0 0 0 0 0 0 0 163,020 3,220 4,075 0 0 0	0 0 0 0 0 0 0 81.510 3,200 2,038 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 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 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 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 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 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 0 0 0 0 0 0 0 0 0 0 0	



COME Av	Pine 0	Number		Price	GDV	GIA	ı	DEVELOPME	NT COSTS						ı	Planning fee c	ala			1	Build Cost	/m2	1	
	Size % m2	Number 1		£/m2		m2			NI COSIS							Planning app fe		rate			BCIS	1,071		
arket Housing 1:	30.0 100%	. 1		2,450	318,500	130		LAND	Land		/unit or m2 62.360		62,360			No dwgs No dwgs under	1	462	462	,	FHS Energy	0	0.009	1%
									Stamp Duty		,	C				No dwgs over 5		138	0		Design	0		
red Ownership 1	30.0 0%	0		1,715	0	0			Easements etc. Legals Acquisition		1.50%	935						Total	462	1	Acc & Adpt Water	1 0		
ordable Rent 1	30.0 0%	0)	1,200	0	0		PLANNING													Small Sites Site Costs	0 114	09 119	
cial Rent 1	30.0 0%	0)	1,035	0	0		LAMMINO	Planning Fee			462				Stamp duty ca	lc - Residual				Oile Costs	1,186		70
ant and Subsidy Shared Ow	nership			0	0				Architects QS / PM		4.00% 0.50%					Land payment		1	62,360	1				
Affordable Social Rent				0	0				Planning Consul Other Profession		1.00% 2.50%													
).05 ha).05 ha	20 20			318,500	130		CONSTRUCT	Build Cost - BCI s106 / CIL	S Based	1,186	1,600)			Store data	1- Add D-66	Total	0	1				
ales per Quarter 0 nit Build Time 3	Quarters]			RUN Residual N	MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	3,854 0				Stamp duty ca Land payment 125,000 250,000	o%)				
esidual Land Value ternative Use Value	Whole Site 62,360 2,500	1,247,205	Per ha GROSS 1,247,205 50,000			osing balance =			Fees Interest Legal and Valual	tion	6.50%	c				500,000 1,000,000 above	3% 4% 5%	0%						
20% Plus /ha 350,000 Viability Threst	500 17,500)	10,000 350,000 410,000			osing balance =	63,417	SALES	Agents		3.0%	9,555				Pre CIL s106		Total £/ Unit (all)		1	шт	% GDV		_
		£/m2		ļ.	corr				Legals Misc.		0.5%		1	247,292				Total	1,600	-		0.00%		0
dditional Profit	2,665	5 21	1					Developers P	rofit Market Housing Affordable Housi		17.50% 17.50%			55,738		Post CIL s106 CIL	1,600	£/ Unit (all) £/m2 Total	0					
ESIDUAL CASH FLOW FOR INTER		Year 1		24		Year 2				Year 3				Year 4				Year 5		24		Year 6		
COME NITS Started	Q1	Q2	Q3 1	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
arket Housing ared Ownership				0	0	0	318,500 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ial Rent nt and Subsidy				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	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE np Duty ements etc.	0 0																							
als Acquisition	935 462																							
itects	3,192 399		3,192 399																					
ning Consultants r Professional	399 798 1,995		399 798 1,995																					
	1,395	_				_	_	_		_	_	_		_	_	_		_	_	_		_	_	
d Cost - BCIS Base 6/CIL		0	51,388 533	51,388 533	51,388 533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ntingency		0	1,285 0	1,285 0	1,285 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees gal and Valuation	0																							
ents gals	0	0	0	0	0	0	9,555 1,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
c. STS BEFORE LAND INT AND PR		0	0 59,590	53,206	53,206	0	11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuation	and 62,360	1																						
	rest	1,140	1,158	2,146	3,045	3,959	4,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Cash Flow	-70,142	-1,140	-60,749	-55,351	-56,251	-3,959	303,329	•			0	0			0	•		0	0	•	0			-5
Opening Ba	lanc 0							0	0	0			0	0		0	0			0		0	0	~
Closing Bal	-70,142	-71,282	-132,031	-187,382	-243,633	-247,592	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	
SH FLOW FOR CIL ADDITIONAL	PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
OME As Above INCOME	0	0	0	0	0	0	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE																								
	20,500																							
p Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. Is Acquisition	0 308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee	462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
itects	3,192 399	0	3,192 399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	798	0	798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional	1,995	0	1,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base ENTIAL CIL	0	0	51,388 2,665	51,388	51,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL s106 ingency	0	0	1,285	1,285	1,600 1,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees 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	
						2																		
ts s	0	0	0	0	0	0	9,555 1,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PR	0 OFII 27,654	0	0 61,722	0 52,672	0 54,272	0	0 11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
IS BEFORE LAND IN I AND PR	21,034	•	31,122	32,01Z	V7,212	-	.1,140			•	·			-				•	·					
	rest	449	457	1,467	2,347	3,267	3,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Inte									1				1											
	sing																							
Inte Market Hou	sing sing Flow -27,654	-449	-62,179	-54,139	-56,619	-3,267	304,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



SITE NAME Site 16	Small Brown 11							7																
INCOME Av Siz		Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	alc			1	Build Cost	/m2		
m m		11		£/m2		m2		LAND	41 00010		/unit or m2	Total				Planning app fer No dwgs		rate			BCIS FHS	955	0.00%	4
Market Housing 86.	.9 85%	9		1,850	1,502,961	812		LAND	Land Stome Duty		1,356	10141	14,918			No dwgs under	11	462 138	5,082		Energy	0	0.00%	,
Shared Ownership 39	.0 4%	0		1,295	20,833	16			Stamp Duty Easements etc.			0)			No dwgs over 5	0	Total	5,082	1	Design Acc & Adpt	1		
Affordable Rent 39.	.0 11%	1		1,200	57,915	48			Legals Acquisiti	on	1.50%	224	224								Water Small Sites	0	0%	
Social Rent 39.	.0 0%	0		1,035	. 0	0		PLANNING	Planning Fee			5,082				Stamp duty cal	lc - Residual			I	Site Costs	102 1,058	11%	>
Grant and Subsidy Shared Owner				0	0				Architects QS / PM		4.00% 0.50%	43,371 5,421				Land payment			14,918	•				
Affordable Re Social Rent	ent			0					Planning Consu Other Professio		1.00% 2.50%	10,843 27,107												
	28 ha	40	/ha		1,581,709	877		CONSTRUCTI																
	28 ha	40			-,,				Build Cost - BC s106 / CIL	IS Based	1,058	927,544 17,600						Total	0	1				
Sales per Quarter 0									Contingency Abnormals		5.00%	46,377 92,754	,			Stamp duty cal	lc - Add Profit		132,000	J				
Unit Build Time 3	Quarters								Abnormals			92,754	1,084,276			Land payment 125,000	0%	0%	132,000					
	Whole Site		Per ha GROSS		RUN Residual N	sing balance =	0	FINANCE	Fees			0)			250,000 500,000	1% 3%	0% 0%						
Residual Land Value Alternative Use Value	14,918 110,000	54,247	54,247 400,000		RUN CIL MACR	O ctrl+l			Interest Legal and Valua	ition	6.50%	0	0			1,000,000 above	4% 5%	0% 0%						
Uplift 20% Plus /ha 0	22,000 0		80,000 0		Clo	sing balance =	-17,749	SALES										Total	0	1				
Viability Threshol	ld 132,000		480,000		Check on phasing d				Agents Legals		3.0% 0.5%	47,451 7,909				Pre CIL s106		£/ Unit (all) Total	17,600	ļ	LIT	% GDV 0.00%		٥
Additional Profit	-76,529	£/m2 -94	,						Misc.			0		1,246,602		Post CIL s106	1,600		17,600	-				1
Additional Front	-70,329	-34	j					Developers Pr								CIL	0	£/m2	0					
									Market Housing Affordable Hou		17.50% 17.50%			263,018 13,781				Total	17,600	1				
RESIDUAL CASH FLOW FOR INTERES		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 Market Housing			1	2	0	0	2 136,633	2 273,266	273,266	273,266	273,266	273,266	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	1,894 5,265	3,788 10,530	3,788 10,530	3,788 10,530	3,788 10,530	3,788 10,530	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	0																							
Legals Acquisition	224																							
Planning Fee Architects	5,082 21,686		21,686																					
QS Planning Consultants	2,711 5,421		2,711 5,421																					
Other Professional	13,553		13,553																					
Build Cost - BCIS Base s106/CIL		0	28,107 533	84,322 1,600	140,537 2,667	168,644 3,200	168,644 3,200	168,644 3,200	112,430 2,133	56,215 1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,405	4,216	7,027	8,432	8,432	8,432	5,621	2,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	2,811	8,432	14,054	16,864	16,864	16,864	11,243	5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	4,314	8,628	8,628	8,628	8,628	8,628	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	719	1,438	1,438	1,438	1,438	1,438	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	FIT 48,677	0	76,228	98,571	164,284	197,141	202,174	207,207	141,493	75,779	10,065	10,065	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lan	nd 14,918																							
Interes		1,033	1,050	2,306	3,945	6,679	9,991	11,102	9,976	7,765	4,449	11	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housin	ng																							13,781
Cash Flow	-63,595	-1,033	-77,278	-100,877	-168,229	-203,820	-68,373	69,275	136,114	204,040	273,069	277,507	0	0	0	0	0	0	0	0	0	0	0	-276,79
Opening Balan Closing Balan		-64,628	-141,906	-242,783	-411,012	-614,832	-683,205	-613,931	-477,816	-273,777	-707	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	0
CASH FLOW FOR CIL ADDITIONAL PR	ROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above	0	0	0	0	0	0	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE								201,000	20.,000								-							
Land	132,000																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 1,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	5,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	21,686 2,711	0	21,686 2,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	5,421 13,553	0	5,421 13,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	28,107	84,322	140,537	168,644	168,644	168,644	112,430	56,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	Ů		-19,132	-19,132	-19,132	-19,132					-													
Post CIL s106 Contingency	0	0	1,405	4,216	1,600 7,027	3,200 8,432	3,200 8,432	3,200 8,432	3,200 5,621	3,200 2,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	2,811	8,432	14,054	16,864	16,864	16,864	11,243	5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	0	0	0	0	0	4,314	8,628	8,628	8,628	8,628	8,628	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	719	1,438	1,438	1,438	1,438	1,438	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	_	0	56,562	77,838	144,085	178,009	202,174	207,207	142,559	77,912	10,065	10,065	0	0	0	0	0	0	0	0	0	0	0	0
For Oll polonic "																								
For CIL calculation Interes		2,965	3,013	3,981	5,310	7,738	10,756	11,880	10,767	8,585	5,318	894	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin																					1			225,55 13,781
Cash Flo		-2,965	-59,575	-81,819	-149,396	-185,747	-69,139	68,497	134,257	201,086	272,200	276,624	0	0	0	0	0	0	0	0	0	0	0	-239,34
Opening Balanc Closing Balanc	ce 0	-185,398	-244,973	-326,792	-476,187	-661,934	-731,073	-662,576	-528,319	-327,233	-55,032	221,591	221,591	221,591	221,591	221,591	221,591	221,591	221,591	221,591	221,591	221,591	221,591	-17,749
Oldong Dalait	, 100	,	,	,. 02	,	,	2.,270	,0.0	, ,,,,,,,	,	,	,		-,	,50.		,	.,	.,			,	.,	,



SITE NAME Site 17	Small Brown 7]																
NCOME Av Siz		Number		Price				DEVELOPMEN	IT COSTS							Planning fee ca				1	Build Cost	/m2		
	m2	7		£/m2				LAND			/unit or m2	Total				Planning app fer No dwgs	7	rate			BCIS FHS	933	0.00%	6
	7.4 100%	7		1,850					Land Stamp Duty		6,702	C				No dwgs under No dwgs over 50	7	462 138	0)	Energy Design	0		
•	7.4 0%	0		1,295					Easements etc. Legals Acquisition	on	1.50%	704						Total	3,234	<u> </u>	Acc & Adpt Water	1 0		
ordable Rent 87	7.4 0%	0		1,200	0	0		PLANNING													Small Sites Site Costs	0 99	0% 11%	
cial Rent 87	7.4 0%	0		1,035	0	0			Planning Fee Architects		4.00%	3,234 29,539				Stamp duty call Land payment	c - Residual		46,914			1,033		
nt and Subsidy Shared Owne Affordable Re				0					QS / PM Planning Consul	Itants	0.50% 1.00%	3,692 7,385				''								
Social Rent	OII.			0	0				Other Profession		2.50%	18,462												
	.14 ha	50			1,132,200	612		CONSTRUCTION																
E AREA - Gross 0.	.14 ha	50	/ha						Build Cost - BCI s106 / CIL	IS Based	1,033	632,405 11,200						Total	0	-				
es per Quarter 0									Contingency Abnormals		5.00%	31,620 63,241				Stamp duty cal Land payment	c - Add Profit		67,200	0				
it Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	0% 0%						
sidual Land Value	Whole Site 46,914	Per ha NET 335,102	Per ha GROSS 335,102			losing balance =	0		Fees Interest		6.50%	C				500,000 1,000,000	3% 4%	0% 0%						
ernative Use Value	56,000	000,102	400,000	•	RUN CIL MACE				Legal and Valual	tion	0.50%	C	0			above	5%	0%						
lift 20% Plus /ha 0	11,200		80,000 0			losing balance =	-11,723	SALES										Total	0	1				_
Viability Thresho	old 67,200		480,000	ļ	Check on phasing cor	dwgs nos rect			Agents Legals		3.0% 0.5%	33,966 5,661				Pre CIL s106		£/ Unit (all) Total	11,200		LIT	% GDV 0.00%	0	0
ditional Profit	21,189	£/m2 35	Ī						Misc.			0,00		888,023		Post CIL s106		£/ Unit (all)	11,200	-				
ulional Front	21,109	33						Developers Pr								CIL	0	£/m2	0					
									Market Housing Affordable House		17.50% 17.50%			198,135 0				Total	11,200	<u>01</u>				
SIDUAL CASH FLOW FOR INTERE		Year 1		04	- 04	Year 2				Year 3				Year 4		04	-	Year 5				Year 6		
OME TO Constant	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
'S Started et Housing			1	0	0	0	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	
red Ownership rdable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
t and Subsidy INCOME	0	0	0	0	0	0	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE																								
p Duty ments etc.	0																							
s Acquisition	704																							
ing Fee	3,234																							
ects	14,769 1,846		14,769 1,846																					
ing Consultants Professional	3,692 9,231		3,692 9,231																					
Cost - BCIS Base		0	30,115	90.344	150,573	180,687	120,458	60,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL		0	533	1,600	2,667	3,200	2,133	1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency irmals		0	1,506 3,011	4,517 9,034	7,529 15,057	9,034 18,069	6,023 12,046	3,011 6,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0																							
I and Valuation	0																							
nts	0	0	0	0	0	0	4,852	9,705	9,705	9,705	0	0	0	0	0	0	0	0	0	0	0	0	0	
als :-	0	0	0	0	0	0	809	1,617	1,617	1,617	0	0	0	0	0	0	0	0	0	0		0	0	
ITS BEFORE LAND INT AND PRO	OFIT 33,476	0	64,704	105,495	175,825	210,990	146,321	81,652	11,322	11,322	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuation La	and 46,914																							
Intere	est	1,306	1,328	2,401	4,154	7,079	10,622	10,544	6,786	1,823	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housin	9																							1
Cash Flow	-80,391	-1,306	-66,031	-107,896	-179,979	-218,069	4,799	231,289	305,378	310,340	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
Opening Balar Closing Balar		-81,697	-147,728	-255,624	-435,603	-653,672	-648,873	-417,583	-112,205	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	
FLOW FOR CIL ADDITIONAL PI	PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE																								
	67,200																							
Duty nents etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1,008	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition	3,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	14,769 1,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee	14,769 1,846		3,692	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee acts ng Consultants	14,769 1,846 3,692	0	9.231			· ·	· ·				-											-	-	
ng Fee acts ng Consultants Professional	14,769 1,846 3,692 9,231	0	9,231		150.570	400.00=	400 4=0		1 0	0	U	0	0	0	0	0	0	0	0	0	0	U	U	
ng Fee icts ing Consultants Professional Cost - BCIS Base VITIAL CIL	14,769 1,846 3,692	0	9,231 30,115 10,595	90,344 10,595	150,573	180,687	120,458	60,229					i .	0	0	0								
ng Fee ng Consultants Professional Cost - BCIS Base NOTEL CIL II. s106	14,769 1,846 3,692 9,231	0 0	30,115 10,595	90,344 10,595	1,600	3,200	3,200	3,200	0	0	0	0	0		0	0	0	0	0	0	0	0	0	
ng Fee ng Consultants Professional Cost - BCIS Base NTIAL CIL ills 106 gency	14,769 1,846 3,692 9,231	0	30,115	90,344						0 0 0		0 0 0	0	0	0	0					0 0 0			
ng Fee ng Consultants Professional Cost + BCIS Base NTTAL CIL IIL s106 gency nals	14,769 1,846 3,692 9,231 0	0 0 0 0	30,115 10,595 1,506 3,011 0	90,344 10,595 4,517 9,034	1,600 7,529 15,057	3,200 9,034 18,069	3,200 6,023 12,046	3,200 3,011 6,023	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	
ng Fee ects ng Consultants Professional Cost - BCIS Base NTIAL CIL Ill, s106 iggency mais	14,769 1,846 3,692 9,231 0	0 0 0 0	30,115 10,595 1,506 3,011	90,344 10,595 4,517 9,034	1,600 7,529 15,057	3,200 9,034 18,069	3,200 6,023 12,046	3,200 3,011 6,023	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Fee ects ing Consultants Professional Cost - BCIS Base NITIAL CIL IL s106 igency mals be Fees and Valuation s	14,769 1,846 3,692 9,231 0	0 0 0 0	30,115 10,595 1,506 3,011 0	90,344 10,595 4,517 9,034	1,600 7,529 15,057	3,200 9,034 18,069	3,200 6,023 12,046	3,200 3,011 6,023 0 0	0 0 0 0 0	0 0 0 0 9,705	0	0	0 0	0 0	0	0	0 0	0 0	0 0	0 0	0 0	0	0 0	
ng Fee ng Consultants Professional Cost - BCIS Base NTIAL CIL CIL s106 gency mals Let Fees and Valuation S	14,769 1,846 3,692 9,231 0 0 0 0	0 0 0 0 0	30,115 10,595 1,506 3,011 0 0	90,344 10,595 4,517 9,034 0 0 0	1,600 7,529 15,057 0 0	3,200 9,034 18,069 0 0	3,200 6,023 12,046 0 0 4,852 809 0	3,200 3,011 6,023 0 0 9,705 1,617 0	0 0 0 0 0 0 9,705 1,617 0	0 0 0 0 9,705 1,617 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 0 0	0 0 0 0	0 0 0 0	
ing Fee ects ing Consultants Professional Cost - BCIS Base ENTIAL Cit. Cit. s106 gency mals ce Fees and Valuation S	14,769 1,846 3,692 9,231 0 0 0 0	0 0 0	30,115 10,595 1,506 3,011 0 0	90,344 10,595 4,517 9,034 0 0	1,600 7,529 15,057 0 0	3,200 9,034 18,069 0 0	3,200 6,023 12,046 0 0 4,852 809	3,200 3,011 6,023 0 0 9,705 1,617	0 0 0 0 0 0 9,705 1,617	0 0 0 0 9,705 1,617	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	
ing Fee tects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL st06 ngency mals ce Fees and Valuation is s	14,769 1,846 3,692 9,231 0 0 0 0	0 0 0 0 0	30,115 10,595 1,506 3,011 0 0	90,344 10,595 4,517 9,034 0 0 0	1,600 7,529 15,057 0 0	3,200 9,034 18,069 0 0	3,200 6,023 12,046 0 0 4,852 809 0	3,200 3,011 6,023 0 0 9,705 1,617 0	0 0 0 0 0 0 9,705 1,617 0	0 0 0 0 9,705 1,617 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 0 0	0 0 0 0	0 0 0 0	
ing Fee tects ing Consultants Professional Cost - BCIS Base NITIAL CIL CIL st06 ngency mals ce Fees and Valuation ts s IS BEFORE LAND INT AND PROF	14,769 1,846 3,692 9,231 0 0 0 0 0 0 0 0 10 0 0 0 0 0 0 0 0 0	0 0 0 0 0	30,115 10,595 1,506 3,011 0 0	90,344 10,595 4,517 9,034 0 0 0	1,600 7,529 15,057 0 0	3,200 9,034 18,069 0 0	3,200 6,023 12,046 0 0 4,852 809 0	3,200 3,011 6,023 0 0 9,705 1,617 0	0 0 0 0 0 0 9,705 1,617 0	0 0 0 0 9,705 1,617 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 0 0	0 0 0 0	0 0 0 0	
Is Acquisition sing Fee tects thects r Professional Cost - BCIS Base ENTIAL CIL CIL s106 rgency rmals size Fees and Valuation ts is TS BEFORE LAND INT AND PRO CIL calculation Intere Market Housi Affordable Housi Affordable Floasi	14,769 1,846 3,692 9,231 0 0 0 0 0 0 0 0 0 0 est	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	30,115 10,595 1,506 3,011 0 0 0 74,765	90,344 10,595 4,517 9,034 0 0 0 114,490	1,600 7,529 15,057 0 0 0 0 174,759	3,200 9,034 18,069 0 0 0 0 210,990	3,200 6,023 12,046 0 0 4,852 809 0	3,200 3,011 6,023 0 0 9,705 1,617 0 83,785	0 0 0 0 0 0 9,705 1,617 0	0 0 0 9,705 1,617 0 11,322	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 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 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	16
aing Fee tects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals ice Fees and Valuation ts s TS BEFORE LAND INT AND PROI CIL calculation Intere Market Housie	14,769 1,846 3,692 9,231 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	30,115 10,595 1,506 3,011 0 0 0 74,765	90,344 10,595 4,517 9,034 0 0 0 114,490	1,600 7,529 15,057 0 0 0 0 174,759	3,200 9,034 18,069 0 0 0 0 210,990	3,200 6,023 12,046 0 0 4,852 809 0	3,200 3,011 6,023 0 0 9,705 1,617 0 83,785	0 0 0 0 0 0 9,705 1,617 0	0 0 0 9,705 1,617 0 11,322	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 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 0 0 0	0 0 0 0 0	0 0 0 0 0	-16



00MF A.: 81		Nombre		D-I	ODV	014	i	DEVEL ORME	NT COSTS							Diameter for a	-1-			ī	Dulled Const	(0		
COME Av Size		Number 4		Price £/m2		GIA m2		DEVELOPME	NT COSTS							Planning fee c Planning app fe		rate			Build Cost BCIS	/m2 925		
arket Housing 79.5	100%	4		1,850	588,300	318		LAND	Land		/unit or m2 6,727	Total	26,908			No dwgs No dwgs under	4	462	1,848		FHS	0	0.009	%
						310			Stamp Duty		0,727	0				No dwgs over 5		138	0		Energy Design	0		
ared Ownership 79.5	0%	0		1,295	0	0			Easements etc. Legals Acquisition		1.50%	0 404						Total	1,848	ļ.	Acc & Adpt Water	1 0		
ordable Rent 79.5	0%	0		1,200	0	0		PLANNING													Small Sites	0	09	
ial Rent 79.5	0%	0		1,035	0	0		PLANNING	Planning Fee			1,848				Stamp duty ca	lc - Residual				Site Costs	1,024	119	76
nt and Subsidy Shared Owners	ship			0	0				Architects QS / PM		4.00% 0.50%					Land payment			26,908					
Affordable Ren Social Rent				0	0				Planning Consu Other Profession		1.00% 2.50%	3,810												
TE AREA - Net 0.10 TE AREA - Gross 0.10		40 40			588,300	318		CONSTRUCT	Build Cost - BCI s106 / CIL	S Based	1,024	6,400						Total	0					
elles per Quarter 0 nit Build Time 3	Quarters								Contingency Abnormals		5.00%	16,286 32,573				Stamp duty ca Land payment 125,000	0%							
sidual Land Value emative Use Value	Whole Site 26,908 40,000	269,077	Per ha GROSS 269,077 400,000		RUN Residual N	osing balance =	0	FINANCE	Fees Interest Legal and Valua	tion	6.50%	0				250,000 500,000 1,000,000 above	1% 3% 4% 5%	0% 0%						
ft 20% Plus /ha 0 Viability Threshold	8,000 0		80,000 0 480,000	_		osing balance =	-5,700	SALES	Agents	ion	3.0%					Pre CIL s106		Total £/ Unit (all)		[[шт	% GDV		7
Iditional Profit		£/m2	1	ı	corr				Legals Misc.		0.5%			461,217		Post CIL s106		Total £/ Unit (all)	6,400			0.00%		0
		-						Developers P	rofit Market Housing Affordable Hou		17.50% 17.50%			102,953 0		CIL	0		0 6,400					
ESIDUAL CASH FLOW FOR INTERES	T Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	
COME ITS Started			2	2																				
ket Housing				0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
red Ownership rdable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent t and Subsidy				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	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE p Duty	0																							
ments etc. Is Acquisition	0 404																							
ning Fee	1,848																							
ing Fee itects	7,620		7,620																					
ing Consultants	952 1,905		952 1,905																					
r Professional	4,762		4,762																					
Cost - BCIS Base		0	54,288	108,576	108,576	54,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
/CIL		0	1,067 2,714	2,133 5,429	2,133 5,429	1,067 2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency irmals		0	2,714 5,429	5,429 10,858	5,429 10,858	2,714 5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0																							
I and Valuation	0																							
its	0	0	0	0	0	0	8,825	8,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ls	0	0	0	0	0	0	1,471	1,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROFI	17,491	0	78,738	126,996	126,996	63,498	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
Dealdool Velocale	00.000	ı																						
Residual Valuation Land Interes		721	733	2,025	4,121	6,252	7,385	2,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing	ı			2,020	7,121	2,202	.,	2,000		Ü	Ŭ	•		•	ŭ	Š		Ü	Ŭ	·		Ü	ŭ	
Affordable Housing																								
Cash Flow Opening Balan	-44,399 0	-721	-79,471	-129,021	-131,117	-69,750	276,469	280,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance		-45,120	-124,591	-253,612	-384,729	-454,479	-178,010	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	
H FLOW FOR CIL ADDITIONAL PR	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	U	U	U	U		U	£34,13U	234,130		U	U	U		U	U	U		U	U	U		U	U	
ENDITURE	48,000																							
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Duty nents etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s Acquisition	720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Fee	1,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ects	7,620 952	0	7,620 952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants Professional	1,905 4,762	0	1,905 4,762	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		
Cost - BCIS Base :NTIAL CIL	0	0	54,288 267	108,576	108,576	54,288	0	0			0	0			-	Ü		0		0			0	
CIL s106 igency	0	0	2,714	5,429	3,200 5,429	3,200 2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mals	0	0	5,429	10,858	10,858	5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
s	0	0	0	0	0	0	8,825	8,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	1,471 0	1,471 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PROFI	_	0	77,937	124,863	128,063	65,631	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
·		_	· <u> </u>	_		· <u> </u>	_	· <u> </u>		_	_	_		_	_	_		_	_	_		_	· <u> </u>	
CIL calculation		1,069	1,087	2,371	4,438	6,592	7,765	3,279		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
interes		1,069	1,087	2,3/1	4,438	0,392	7,765	3,279	0	U	U	U		U	U	U	"	U	U	U	0	U	U	
Market Housing					1				1				I				I				1			
Market Housing Affordable Housing																								
	-65,808	-1,069	-79,024	-127,234	-132,501	-72,223	276,090	280,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



	19 Brown							<u> </u>													7			1	
NCOME A	Nv Size m2	%	Number 1		Price £/m2	GDV £	GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 1,071		
Market Housing	120.0	100%	1		1,850		120		LAND	Land		/unit or m2 -11,699	Total	-11,699			No dwgs No dwgs under	1		462		FHS Energy	0	0.00%	%
							120			Stamp Duty		-11,000	0				No dwgs over 5		138	0		Design	0		
Shared Ownership	120.0	0%	0		1,295		0			Easements etc. Legals Acquisition	on	1.50%	0 -175				<u></u>		Total	462	1	Acc & Adpt Water	0		
Affordable Rent	120.0	0%	0		1,200		0		PLANNING												-	Small Sites Site Costs	0 114		
Social Rent	120.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	462 6,610				Stamp duty ca Land payment	lc - Residual		-11,699			1,186]	
Grant and Subsidy Shared 0 Affordab	Ownership ole Rent				0					QS / PM Planning Consul	Itants	0.50% 1.00%	826 1,652												
Social R					0	0				Other Profession		2.50%	4,131												
SITE AREA - Net SITE AREA - Gross	0.03 ha 0.03 ha		30 30	/ha /ha		222,000	120		CONSTRUCTION	ON Build Cost - BCI	S Rased	1,186	142.304						Total	0					
SITE AREA - GIUSS	0.03 Ha		30	/IId				l		s106 / CIL	3 baseu	5.00%	1,600 7,115				Stamp duty ca	lo Add Drofit	Total		1 T				
Sales per Quarter 0 Unit Build Time 3	Quarter	e								Contingency Abnormals		3.00%	14,230				Land payment 125,000	0%	0%	16,000					
OTHE BUILD THINE			or bo NET	Per ha GROSS		RUN Residual N	IACRO ctrl+r sing balance =	0	FINANCE	Fees			0				250,000 500,000	1%	0%						
Residual Land Value		-11,699	-350,979	-350,979				0		Interest		6.50%					1,000,000	4%	0%						
Alternative Use Value Uplift 20'		13,333 2,667		400,000 80,000		RUN CIL MACR	O ctrl+l sing balance =	-2,183		Legal and Valua	tion		0	0			above	5%	0% Total	0					
Plus /ha 0 Viability Thre		1 6,000		480,000		Check on phasing d	wgs nos	İ	SALES	Agents		3.0%	6,660				Pre CIL s106	1,600	£/ Unit (all)		Ī	LIT	% GDV		Т
		£/m	2	-		corr				Legals Misc.		0.5%	1,110		174,827				Total	1,600			0.00%		0
Additional Profit		-20,342	-170						Developers Pro					-,,		ı T	Post CIL s106 CIL	1,600		1,600	Ī				
									Developers Pro	Market Housing Affordable Hou		17.50% 17.50%			38,850		CIL	0	Total	1,600					
RESIDUAL CASH FLOW FOR INT	EDEST		Year 1				Year 2			Allordable Hou	Year 3	17.50%			Year 4	ı			Year 5				Year 6		
INCOME		21	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				1				222 000	^							^	•				•	_	•		^
Market Housing Shared Ownership					0	0	0	222,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	0	0	0	0	0	0 222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc. Legals Acquisition	-1	75																							
Planning Fee	4	62																							
Architects QS		305 13		3,305 413																					
Planning Consultants	8	26		826																					
Other Professional	2,0	066		2,066																					
Build Cost - BCIS Base s106/CIL			0	47,435 533	47,435 533	47,435 533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	2,372 4,743	2,372 4,743	2,372 4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		n		,	, -	,																			
Legal and Valuation																									
Agents			0	0	0	0	0	6,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.			0	0	0	0	0	1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	PROFIT 6,	397	0	61,693	55,083	55,083	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land -11	,699																							
	Interest		0	0	924	1,835	2,760	2,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable H																									38,850 0
Cash Flo		303	0	-61,693	-56,008	-56,918	-2,760	211,426	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-38,850
Opening Closing I		0 303	4,803	-56,890	-112,898	-169,816	-172,576	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	0
CASH FLOW FOR CIL ADDITIONA	AL PROFIT	21	Year 1 Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Abov	re	0	0	0	0	0	0	222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		-				-		,																	
Land	16.	000																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	4	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	3,	305 13	0	3,305 413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	8	26	0	826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	2,	066	0	2,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	47,435 -20,342	47,435	47,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106						1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	0	2,372 4,743	2,372 4,743	2,372 4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents		0	0	0	0	0	0	6,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	1,110 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	PROFIT 23	312	0	40,818	54,550	56,150	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																									
I	Interest		379	385	1,055	1,958	2,902	2,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morket H	lousing																								31,955 0
Affordable H	lousing																								
Affordable H	sh Flow -23	,312	-379	-41,203	-55,604	-58,108	-2,902	211,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-31,955
Affordable H	sh Flow -23 Balance	0	-379 -23,691	-41,203 -64,894	-55,604 -120,498	-58,108 -178,606	-2,902 -181,509	211,280	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	0 29,772	



TE NAME Site 20	Urban Flats 75																						
COME Av Size		Number 75		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							anning fee cal		roto			Build Cost BCIS	/m2 1,382	
								LAND			/unit or m2	Total			No	anning app fer dwgs	dwgs 75	rate			FHS	1,382	0.00%
ket Housing 62.5		64		1,600	6,375,000	3,984			Land Stamp Duty		-38,391	0	-2,879,328			dwgs under dwgs over 50	50 25	462 138	23,100 3,450		Energy Design	0	
ed Ownership 39.0) 4%	3		1,120	122,850	110			Easements etc. Legals Acquisition	1	1.50%	-43,190			L			Total	26,550		Acc & Adpt Water	1 0	
dable Rent 39.0	11%	8		1,200	394,875	329		PLANNING													Small Sites Site Costs	0 78	0% 6%
I Rent 39.0	0%	0		1,035	0	0		PLANNING	Planning Fee			26,550				amp duty calc	- Residual				Site Custs	1,460	6%
t and Subsidy Shared Owners				0					Architects QS / PM		4.00% 0.50%	301,959 37,745			La	nd payment			-2,879,328				
Affordable Rent Social Rent	t			0					Planning Consulta Other Professiona		1.00% 2.50%	75,490 188,724											
E AREA - Net 0.50) ha	150	/ha		6,892,725	4,423		CONSTRUCTI															
AREA - Gross 0.77		97			0,032,723	4,425		CONSTRUCTI	Build Cost - BCIS	Based	1,460	6,459,968						Total	0				
									s106 / CIL Contingency		5.00%	120,000 322,998			St	amp duty calc	- Add Profit						
s per Quarter 0 Build Time 3	Quarters								Abnormals			645,997	7,548,963		La	nd payment 125,000	0%	0%	370,968				
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%					
idual Land Value	-2,879,328	-5,758,656	-3,725,598				-		Interest		6.50%	-				1,000,000	4%	0%					
native Use Value it 20%	309,140 61,828		400,000 80,000		RUN CIL MACR	O ctrl+l osing balance =	-248,016		Legal and Valuation	on		0	0			above	5%	0% Total	0				
Plus /ha 0 Viability Threshold	0 370,968		0 480,000	1	Check on phasing of	lune noe		SALES	Agents		3.0%	206,782			Pr	e CIL s106	1,600,6	2/ Unit (all)	$\overline{}$		LIT	% GDV	
Viability Till contoid			400,000		corr				Legals		0.5%	34,464			[0.012.0100		Fotal	120,000			0.00%	0
itional Profit	-2,998,600	£/m2 -753							Misc.			0	241,245	5,498,157	Po	ost CIL s106	1,600	£/ Unit (all)	120,000				
								Developers Pr	Market Housing		17.50%			1,115,625	CI	L	0	£/m2 Total	0 120,000				
DUAL CASH FLOW FOR INTERES	т	Year 1				Year 2			Affordable Housi	Year 3	17.50%			90,602 Year 4				Year 5				Year 6	
ME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
S Started			25	25 0	25 0	0	2.125.000	2.125.000	2,125,000	0	0	0	0	0	0	0 1	0	0	0	0	0	0	0
et Housing ed Ownership				0	0	0	40,950	40,950	40,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0
dable Rent il Rent				0	0	0	131,625 0	131,625 0	131,625 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
t and Subsidy INCOME	0	0	0	0	0	0	0 2,297,575	0 2,297,575	0 2,297,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENDITURE						-	,	, , , , , , , , , , , , , , , , , , , ,		-	-						-	-					
p Duty	0																						
ments etc. is Acquisition	0 -43,190																						
ing Fee	26,550																						
tects	150,979		150,979																				
ing Consultants	18,872 37,745		18,872 37,745																				
Professional	94,362		94,362																				
Cost - BCIS Base		0	717,774	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
'CIL ngency		0	13,333 35,889	26,667 71,777	40,000 107,666	26,667 71,777	13,333 35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rmals		0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nce Fees I and Valuation	0																						
		_				_				_	_	_		•			_	_		_		_	
its Is	0	0	0	0	0	0	68,927 11,488	68,927 11,488	68,927 11,488	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S BEFORE LAND INT AND PROFI	285,319	0	0 1,140,732	1,677,547	2,516,321	1,677,547	919,189	80,415	80,415	0	0	0	0	0	0	0	0	0	0	0	0	0	0
								-		-	·			-	·			·					
	-2,879,328	_	_	_						_	_	_	_				_	_				_	
Interest Market Housing	1	0	0	0	3,644	44,594	72,579	51,359	16,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing																							
Cash Flow	2,594,010	0	-1,140,732	-1,677,547	-2,519,965	-1,722,141	1,305,808	2,165,801	2,200,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance Closing Balance		2,594,010	1,453,277	-224,270	-2,744,235	-4,466,376	-3,160,569	-994,768	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227	1,206,227
						_				_								_					
H FLOW FOR CIL ADDITIONAL PRO	Q1	Year 1 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3
ME As Above INCOME	0	0	0	0	0	0	2,297,575	2,297,575	2,297,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NDITURE	270.000																						
	370,968																						
Duty ments etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s Acquisition	5,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ing Fee	26,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ects	150,979 18,872	0	150,979 18,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ng Consultants Professional	37,745 94,362	0	37,745 94,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cost - BCIS Base	0	0	717,774	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	n	0	0	0	0	0	0
NTIAL CIL		, ,	-2,998,600	.,00,040												,	-						
CIL s106 igency	0	0	35,889	71,777	40,000 107,666	40,000 71,777	40,000 35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
mals	0	0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	68,927 11,488	68,927 11,488	68,927 11,488	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
S	r (05,041	0	-1,871,201	1,650,881	2,516,321	1,690,881	945,855	80,415	80,415	0	0	0	0	0	0	0	U	0	0	0	0		0
its s - TS BEFORE LAND INT AND PROFI					ı				1				I								1		
S TS BEFORE LAND INT AND PROFI																							
S BEFORE LAND INT AND PROFI IL calculation	ŧ	11,457	11,643	0	8,252	49,276	77,554	56,849	21,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S BEFORE LAND INT AND PROFI	t 3	11,457	11,643	0	8,252	49,276	77,554	56,849	21,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S TS BEFORE LAND INT AND PROFI CIL calculation Interest Market Housing	t 3	11,457	11,643 1,859,558	-1,650,881	8,252 -2,524,573	49,276	77,554 1,274,166	56,849 2,160,311	21,744	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SITE NAME INCOME		Urban Flats 20	N. m.b	-	Dal	000	CIT.		DEVEL OBJECT	T COSTS							Dianning for	de		-	ī	Build Cost	b-0	1	
NOOME	Av Size m2	%	Number 20		Price £/m2				DEVELOPMEN	1 00515							Planning fee ca Planning app fee	dwgs	rate			BCIS	/m2 1,143		
Market Housing	57.6	85%	17		1,600	1,568,000	980		LAND	Land		/unit or m2 -19,575	Total	-391,496			No dwgs No dwgs under	20 20		9,240		FHS Energy	0	0.009	%
Shared Ownership	39.0	4%	1		1,120	32.760	29			Stamp Duty Easements etc.			0				No dwgs over 50			9,240		Design Acc & Adpt	0		
			2							Legals Acquisition	n	1.50%	-5,872	-5,872					10.01	0,240		Water	ò	00	v
Affordable Rent	39.0	11%			1,200				PLANNING													Small Sites Site Costs	65	69	
Social Rent	39.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	9,240 62,253				Stamp duty cal Land payment	c - Residual		-391,496			1,208	l	
	Shared Ownersh Affordable Rent	ip			0					QS / PM Planning Consulta	ants	0.50% 1.00%	7,782 15,563												
	Social Rent				0					Other Professiona		2.50%	38,908												
SITE AREA - Net	0.27		75			1,706,060	1,097		CONSTRUCTION																
SITE AREA - Gross	0.33	ha	60	/ha						Build Cost - BCIS s106 / CIL	Based	1,208	1,325,492 32,000						Total	0	l				
Sales per Quarter	0									Contingency Abnormals		5.00%	66,275 132,549				Stamp duty cal Land payment	c - Add Profit		159,824					
Unit Build Time		Quarters								Abioillas			102,040	1,330,310			125,000	0%		133,024					
		Whole Site		Per ha GROSS		RUN Residual N	osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%							
Residual Land Value Alternative Use Value		-391,496 133,187	-1,468,108	-1,175,780 400,000		RUN CIL MACR	RO ctrl+l			Interest Legal and Valuation	on	6.50%	0	0			1,000,000 above	4% 5%							
Uplift Plus /ha	20%	26,637		80,000			osing balance =	-62,525	SALES	•									Total	0					
	lity Threshold	159,824		480,000		Check on phasing of				Agents		3.0%	51,182				Pre CIL s106		£/ Unit (all)			LIT	% GDV		7
		£	2/m2			cori	rect			Legals Misc.		0.5%	8,530 0		1,352,405				Total	32,000	l		0.00%	-	0
Additional Profit		-486,057	-496						Developers Pro	-fia							Post CIL s106 CIL	1,600 0		32,000					
										Market Housing		17.50%			274,400		CIL		Total	32,000					
										Affordable Housi	ing	17.50%			24,161										
RESIDUAL CASH FLOW FO	OR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started	Į.			10	10																		•	-	
Market Housing	- 1			10	0	0	0	784,000	784,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	16,380 52,650	16,380 52,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	853,030	853,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		0																							
Legals Acquisition		-5,872																							
Planning Fee Architects		9,240 31,126		31,126																					
QS		3,891		3,891																					
Planning Consultants Other Professional		7,782 19,454		7,782 19,454																					
Build Cost - BCIS Base			0	220,915	441,831	441,831	220,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	5,333 11,046	10,667 22,092	10,667 22,092	5,333 11,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	22,092	44,183	44,183	22,092	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 Legals		0	0	0	0	0	0	25,591 4,265	25,591 4,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT	T AND DOOR!		0	0									0		0	0	0	0	0	0		0	0	0	
COSTS BEFORE LAND INT	II AND PROFII	65,620		321,639	518,772	518,772	259,386	29,856	29,856	0	0	0	U	0			U		U		0	-			0
For Residual Valuation	Land	-391,496																							
	Interest		0	0	0	8,361	16,927	21,417	8,389	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Market Housing rdable Housing																								274,400 24,161
C	Cash Flow	325,875	0	-321,639	-518,772	-527,133	-276,313	801,757	814,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-298,561
	Opening Balanc Closing Balance	0 325,875	325,875	4,237	-514,535	-1,041,668	-1,317,982	-516,225	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	298,561	0
[0.	Olouring Data log	020,070	020,070	4,207	014,000	1,041,000	1,017,002	010,220	250,001	200,001	200,001	250,001	200,001	250,501	200,001	250,001	200,001	250,001	200,001	200,001	250,001	200,001	250,001	250,001	
CASH FLOW FOR CIL ADD	DITIONAL PROF		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	853,030	853,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land		159,824																							
Stamp Duty Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,397	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		31,126 3,891	0	31,126 3,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		7,782 19,454	0	7,782 19,454	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	220,915 -486,057	441,831	441,831	220,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	11,046	22,092	16,000 22,092	16,000 11,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	22,092	44,183	44,183	22,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents Legals		0	0	0	0	0	0	25,591 4,265	25,591 4,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals 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
COSTS BEFORE LAND INT	T AND PROFIT	233,714	0	-169,752	508,105	524,105	270,053	29,856	29,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest		3,798	3,860	1,164	9,439	18,110	22,792	9,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest Market Housing rdable Housing		3,798	3,860	1,164	9,439	18,110	22,792	9,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 249,539 24,161
For CIL calculation	Market Housing rdable Housing	-233.714					18,110 -288,162	22,792		0	0	0		0				0	0			0		0	249,539 24,161
For CIL calculation Min Afforc	Market Housing	-233,714 0 -233,714	3,798 -3,798 -237,512	3,860 165,893 -71,619	-509,269 -580,888	9,439 -533,545 -1,114,433			9,786 813,388 211,174	-	-		0 0 211,174		0 211,174	0 211,174	0 211,174			0 0 211,174	0 211,174		0 211,174		249,539

Washington Cover



Sunderland City Council (October 2020)



Number 1 Units NET Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2/ha £/m2 m2 m2 Large Green 350 92 3,228 31,718,579 350 10.00 35.00 32,284 982.49

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	44	73.00	3,212.00		925	2,971,100
	3	45	86.00	3,870.00		925	3,579,750
Semi	2	45	81.00	3,645.00		942	3,433,590
	3	89	98.00	8,722.00		942	8,216,124
	4	0	115.00	0.00		1,071	0
Det	4	45	120.00	5,400.00		1,071	5,783,400
	5	30	130.00	3,900.00		1,071	4,176,900
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	10	39.00	390.00	10%	1,039	445,731
	2	11	61.00	671.00	10%	1,039	766,886
Terrace	2	13	70.00	910.00		925	841,750
	3	14	84.00	1,176.00		925	1,087,800
Semi	2	0	79.00	0.00		942	0
	3	0	93.00	0.00		942	0
	4	4	97.00	388.00		1,071	415,548
Det	4	0	106.00	0.00		1,071	0
	5	0	110.00	0.00		1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number	2	Units	Area	Density erage	Unit Size	Developed	Density	Total Cost
			ha	Units/ha	m2	m2	m2/ha	
Large Green 175		175	5.00	35.00	93	16,239	3,248	15,971,713

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	C
Terrace	2	21	73.00	1,533.00	0%	925	1,418,025
	3	22	86.00	1,892.00	0%	925	1,750,100
Semi	2	22	81.00	1,782.00	0%	942	1,678,644
	3	45	98.00	4,410.00	0%	942	4,154,220
	4	0	115.00	0.00	0%	1,071	C
Det	4	22	120.00	2,640.00	0%	1,071	2,827,440
	5	17	130.00	2,210.00	0%	1,071	2,366,910
Flat 1 High*	1	0	40.00	0.00	10%	1,256	C
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	C
Affordable							
Flat	1	5	39.00	195.00	10%	1,039	222,866
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	7	70.00	490.00	0%	925	453,250
	3	7	84.00	588.00	0%	925	543,900
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	(
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	(
-	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	(
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	(

Locality een/ Brown Iternative Use

Washing	tor Green	Agricultural
Area	Gross	13.333
	Net	10.000

Locality 'een/Brown Iternative Use

Rate

£/m2 983.54

Washingtor	Green	Agricultural
Area	Gross	6.667
	Net	5.000



Number 3 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha Large Green 175 LD 92 175 5.83 30.00 16,053 2,752 16,017,045 997.76

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	22	73.00	1,606.00	0%	925	1,485,550
	3	22	86.00	1,892.00	0%	925	1,750,100
Semi	2	15	81.00	1,215.00	0%	942	1,144,530
	3	37	98.00	3,626.00	0%	942	3,415,692
	4	0	115.00	0.00	0%	1,071	0
Det	4	22	120.00	2,640.00	0%	1,071	2,827,440
	5	17	130.00	2,210.00	0%	1,071	2,366,910
BUNGALOW	1	0	58.00	0.00	10%	1041	0
BUNGALOW	2	7	70.00	490.00	10%	1041	561,099
BUNGALOW	3	7	86.00	602.00	10%	1041	689,350
Affordable							
Flat	1	5	39.00	195.00	10%	1,039	222,866
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	7	70.00	490.00	0%	925	453,250
	3	7	84.00	588.00	0%	925	543,900
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number 4 Units Area Density erage Unit Size Developed Density Total Cost Units/ha m2 m2/ha ha m2 Large Green 75 75 92 6,800,646 2.14 35.00 6,928 3,233

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	9	73.00	657.00	0%	925	607,725
	3	10	86.00	860.00	0%	925	795,500
Semi	2	10	81.00	810.00	0%	942	763,020
	3	19	98.00	1,862.00	0%	942	1,754,004
	4	0	115.00	0.00	0%	1,071	0
Det	4	10	120.00	1,200.00	0%	1,071	1,285,200
	5	6	130.00	780.00	0%	1,071	835,380
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	2	61.00	122.00	10%	1,039	139,434
Terrace	2	3	70.00	210.00	0%	925	194,250
	3	3	84.00	252.00	0%	925	233,100
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	1	97.00	97.00	0%	1,071	103,887
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality 'een/Brown Iternative Use

Washingtor Green Agricultural

Area	Gross	7.778
	Net	5.833

Locality een/Brown Iternative Use

Rate

£/m2

/ashing	tor Green	Agricultural
rea	Gross	2.857
	Not	2 143

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Number 5 Units Area Density erage Unit Size Developed Density Total Cost Rate m2/ha £/m2 Units/ha m2 m2 94 Medium Green 35 3,256,072 35 1.00 35.00 3,296 3,296 987.89

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	4	73.00	292.00	0%	925	270,100
	3	4	86.00	344.00	0%	925	318,200
Semi	2	4	81.00	324.00	0%	942	305,208
	3	9	98.00	882.00	0%	942	830,844
	4	0	115.00	0.00	0%	1,071	0
Det	4	4	120.00	480.00	0%	1,071	514,080
	5	5	130.00	650.00	0%	1,071	696,150
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number Units Area Density erage Unit Size Developed Density Total Cost Units/ha m2 m2/ha ha m2 Medium Green 35 LD 35 94 2,833 3,313,004 1.17 30.00 3,305 1,002.42

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	4	73.00	292.00	0%	925	270,100
	3	4	86.00	344.00	0%	925	318,200
Semi	2	3	81.00	243.00	0%	942	228,906
	3	7	98.00	686.00	0%	942	646,212
	4	0	115.00	0.00	0%	1,071	0
Det	4	4	120.00	480.00	0%	1,071	514,080
	5	6	130.00	780.00	0%	1,071	835,380
BUNGALOW	1	0	58.00	0.00	10%	1041	0
BUNGALOW	2	1	70.00	70.00	10%	1041	80,157
BUNGALOW	3	1	86.00	86.00	10%	1041	98,479
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

Washington	Green	Agricultural

Area	Gross	1.176
	Net	1.000

Locality een/Brown Iternative Use

Rate

£/m2

ashingtor	Green	Agricultural	

Area	Gross	1.296
	Net	1.167

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Number Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 93 Medium Green 15 15 0.43 35.00 1,396 3,257 1,354,738 970.44

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	2	81.00	162.00	0%	942	152,604
	3	4	98.00	392.00	0%	942	369,264
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number Units Area Density erage Unit Size Developed Density Total Cost Units/ha m2/ha ha m2 m2 Large Brown 500 500 92 45,252,304 14.29 35.00 46,062 3,224

	Beds	No	m2	Total		BCIS	COST
Market							(
Flat	1	0	40.00	0.00	10%	1,039	(
	2	0	65.00	0.00	10%	1,039	(
Terrace	2	62	73.00	4,526.00	0%	925	4,186,550
	3	64	86.00	5,504.00	0%	925	5,091,200
Semi	2	64	81.00	5,184.00	0%	942	4,883,328
	3	128	98.00	12,544.00	0%	942	11,816,448
	4	0	115.00	0.00	0%	1,071	(
Det	4	64	120.00	7,680.00	0%	1,071	8,225,280
	5	43	130.00	5,590.00	0%	1,071	5,986,890
Flat 1 High*	1	0	40.00	0.00	10%	1,256	(
Flat 2 High*	2	0	65.00	0.00	10%	1,256	(
Flat 3 High*	3	0	80.00	0.00	10%	1,256	(
Affordable							
Flat	1	16	39.00	624.00	10%	1,039	713,170
	2	15	61.00	915.00	10%	1,039	1,045,754
Terrace	2	19	70.00	1,330.00	0%	925	1,230,250
	3	20	84.00	1,680.00	0%	925	1,554,000
Semi	2	0	79.00	0.00	0%	942	(
	3	0	93.00	0.00	0%	942	(
	4	5	97.00	485.00	0%	1,071	519,435
Det	4	0	106.00	0.00	0%	1,071	(
	5	0	110.00	0.00	0%	1,071	(
Flat 1 High*	1	0	39.00	0.00	10%	1,256	(
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	(

Locality een/Brown Iternative Use

Washingtor Green Paddock

Area	Gross	0.476
	Net	0.429

Locality een/ Brown Iternative Use

Rate

£/m2

ashingto	or Brown	Industrial
rea	Gross	16.789
	Net	14.286



Number 9 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 ha Units/ha m2 m2 m2/ha 93 Large Brown 150 13,688,049 150 3.75 40.00 13,924 3,713 983.05

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	19	73.00	1,387.00	0%	925	1,282,975
	3	19	86.00	1,634.00	0%	925	1,511,450
Semi	2	19	81.00	1,539.00	0%	942	1,449,738
	3	38	98.00	3,724.00	0%	942	3,508,008
	4	0	115.00	0.00	0%	1,071	0
Det	4	19	120.00	2,280.00	0%	1,071	2,441,880
	5	14	130.00	1,820.00	0%	1,071	1,949,220
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	3	39.00	117.00	10%	1,039	133,719
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	6	70.00	420.00	0%	925	388,500
	3	6	84.00	504.00	0%	925	466,200
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density Total Cost Rate Units/ha m2/ha £/m2 ha m2 m2 Large Brown 60 91 5,374,203 1.71 35.00 5,475 3,194 981.59

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	8	73.00	584.00	0%	925	540,200
	3	8	86.00	688.00	0%	925	636,400
Semi	2	8	81.00	648.00	0%	942	610,416
	3	15	98.00	1,470.00	0%	942	1,384,740
	4	0	115.00	0.00	0%	1,071	0
Det	4	8	120.00	960.00	0%	1,071	1,028,160
	5	4	130.00	520.00	0%	1,071	556,920
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	2	61.00	122.00	10%	1,039	139,434
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	2	84.00	168.00	0%	925	155,400
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	1	97.00	97.00	0%	1,071	103,887
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

Washingtor Brown Industrial

Area	Gross	4.50
	Net	3.750

Locality reen/Brown Iternative Use

Washing	gtor Brown	Industrial
Area	Gross	2.011



Number 11 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 92 Medium Brown 25 25 0.63 40.00 2,312 3,699 2,284,017 987.90

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	3	73.00	219.00	0%	925	202,575
	3	3	86.00	258.00	0%	925	238,650
Semi	2	3	81.00	243.00	0%	942	228,906
	3	6	98.00	588.00	0%	942	553,896
	4	0	115.00	0.00	0%	1,071	0
Det	4	3	120.00	360.00	0%	1,071	385,560
	5	3	130.00	390.00	0%	1,071	417,690
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density Total Cost Units/ha m2/ha ha m2 m2 Medium Brown 15 93 1,354,738 15 0.43 35.00 1,396 3,257

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	2	81.00	162.00	0%	942	152,604
	3	4	98.00	392.00	0%	942	369,264
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality 'een/Brown Iternative Use

Washingtor Brown Industrial

Area	Gross	0.751
	Net	0.625

Locality reen/Brown Iternative Use

Washington	Brown	Industrial
Area	Gross	0.504
	Net	0.429

Rate

£/m2



Number 13 Units Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2 m2 m2/ha £/m2 Small Green 7 0.23 101 3,026 987.68 30.00 706 697,302

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	C
	2	0	65.00	0.00	10%	1,039	C
Terrace	2	0	73.00	0.00	0%	925	0
	3	0.0	86.00	0.00	0%	925	0
Semi	2	2	81.00	162.00	0%	942	152,604
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	1	120.00	120.00	0%	1,071	128,520
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0.0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	C

Number	14	Units	Area	Density erage	Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
Small Green 4		4	0.16	25.00	109	436	2,725	441,672	1,013.01

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	C
	2	0	65.00	0.00	10%	1,039	C
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	C
Semi	2	0.0	81.00	0.00	0%	942	C
	3	2.0	98.00	196.00	0%	942	184,632
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	C
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	C
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	C
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	C
	3	0	84.00	0.00	0%	925	C
Semi	2	0.0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	C
	4	0	97.00	0.00	0%	1,071	C
Det	4	0	106.00	0.00	0%	1,071	C
	5	0	110.00	0.00	0%	1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1,256	C

Locality een/Brown Iternative Use

Washingtor Green Paddock

Area	Gross	0.233
	Net	0.233

Locality een/ Brown Iternative Use

Vashingtor	Green	Paddock

rea	Gross	0.160
	Net	0.160



Number 15 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 130 2,600 1,071.00 0.05 20.00 130 139,230

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1.256	0

Number 16 Units Area Density erage Unit Size Developed Density **Total Cost** Rate Units/ha m2/ha £/m2 ha m2 m2 Small Brown 11 821,625 11 0.28 40.00 78 860 3,127 955.38

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	1	73.00	73.00	0%	925	67,525
	3	2	86.00	172.00	0%	925	159,100
Semi	2	3	81.00	243.00	0%	942	228,906
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

Washingtor Green Paddock

Area	Gross	0.050
	Net	0.050

Locality 'een/Brown Iternative Use

	C	0.375
Nashingtor	Brown	Industrial



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2 m2/ha £/m2 m2 87 Small Brown 7 612 571,098 933.17 0.14 50.00 4,371

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	0
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number	18	Units	Area	Density erage	Unit Size	Developed	Density	Total Cost
			ha	Units/ha	m2	m2	m2/ha	
Small Brown 4		4	0.10	40.00	80	318	3,180	294,150

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

Washin	gtor Brown	Industrial
Area	Gross	0.140
	Net	0.140

ocality	een/Brown	lternative	Us

Rate £/m2 925.00

Washingtor	Brown	Industrial
Area	Gross	0.100
	Net	0.100



Number 19 Units Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2 m2 m2/ha £/m2 120 3,600 1,071.00 0.03 120 128,520 Brown Plot 30.00

	Beds	No	m2	Total		BCIS	COST
Market							(
Flat	1	0	40.00	0.00	10%	1,039	(
	2	0	65.00	0.00	10%	1,039	(
Terrace	2	0	73.00	0.00	0%	925	(
	3	0	86.00	0.00	0%	925	(
Semi	2	0	81.00	0.00	0%	942	(
	3	0	98.00	0.00	0%	942	(
	4	0	115.00	0.00	0%	1,071	(
Det	4	1	120.00	120.00	0%	1,071	128,520
	5	0	130.00	0.00	0%	1,071	(
Flat 1 High*	1	0	40.00	0.00	10%	1,256	(
Flat 2 High*	2	0	65.00	0.00	10%	1,256	(
Flat 3 High*	3	0	80.00	0.00	10%	1,256	(
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	(
	2	0	61.00	0.00	10%	1,039	(
Terrace	2	0	70.00	0.00	0%	925	(
	3	0	84.00	0.00	0%	925	(
Semi	2	0	79.00	0.00	0%	942	(
	3	0	93.00	0.00	0%	942	(
	4	0	97.00	0.00	0%	1,071	(
Det	4	0	106.00	0.00	0%	1,071	(
	5	0	110.00	0.00	0%	1,071	(
Flat 1 High*	1	0	39.00	0.00	10%	1,256	(
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	(

Number	20	Units	Area	Density erage	Unit Size	Developed	Density	Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha		£/m2
Urban Flats 75		75	0.50	150.00	59	4,429	8,858	6,119,106	1,381.60

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	16	40.00	640.00	10%	1,256	884,224
Flat 2 High*	2	32	65.00	2,080.00	10%	1,256	2,873,728
Flat 3 High*	3	16	80.00	1,280.00	10%	1,256	1,768,448
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	11	39.00	429.00	10%	1,256	592,706
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

Washin	gtor Brown	Industrial
Area	Gross	0.033
	Net	0.033

Locality	een/Brown	Iternative	Use

	, ,	
Washingt	or Brown	Industrial
Area	Gross	0.773
	Net	0.500

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Number 21 Units Area Density erage Unit Size Developed Density Total Cost Rate Units/ha m2 m2 m2/ha £/m2 Urban Flats 20 55 20 0.27 1,142.90 75.00 1,097 4,114 1,253,761

	20	0.27	75.00	33	1,037	7,117		1,233,701
	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	5		40.00	200.00	10%	1,039	228,580
	2	12		65.00	780.00	10%	1,039	891,462
Terrace	2	0		73.00	0.00	0%	925	0
	3	0		86.00	0.00	0%	925	0
Semi	2	0		81.00	0.00	0%	942	0
	3	0		98.00	0.00	0%	942	0
	4	0		115.00	0.00	0%	1,071	0
Det	4	0		120.00	0.00	0%	1,071	0
	5	0		130.00	0.00	0%	1,071	0
Flat 1 High*	1	0		40.00	0.00	10%	1,256	0
Flat 2 High*	2	0		65.00	0.00	10%	1,256	0
Flat 3 High*	3	0		80.00	0.00	10%	1,256	0
Affordable								
Flat	1	3		39.00	117.00	10%	1,039	133,719
	2	0		61.00	0.00	10%	1,039	0
Terrace	2	0		70.00	0.00	0%	925	0
	3	0		84.00	0.00	0%	925	0
Semi	2	0		79.00	0.00	0%	942	0
	3	0		93.00	0.00	0%	942	0
	4	0		97.00	0.00	0%	1,071	0
Det	4	0		106.00	0.00	0%	1,071	0
	5	0		110.00	0.00	0%	1,071	0
Flat 1 High*	1	0		39.00	0.00	10%	1,256	0
Flat 2 High*	2	0		61.00	0.00	10%	1,256	0
Flat 3 High*	3	0		74.00	0.00	10%	1,256	0

Locality een/ Brown Iternative Use

Washingtor Brown Industrial

Area	Gross	0.333
	Net	0.267

Washington For Apps

			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 21
			Large Green 350 La		arge Green 175		Medium Green	Medium Green	Medium Green	Large Brown	Large Brown l		Medium Brown	Medium Brown		Small Green 4		Small Brown 11		Small Brown 4			Urban Flats 20
					LD		35	35 LD	15	500	150	_	25	15					_			_	
	Green/brown fi	eld	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Paddock	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Green Paddock	Green Paddock	Green Paddock	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial	Brown Industrial
	Locality		Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington	Washington
Site Area	Gross	ha	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
Units	Net	ha	10.00 350	5.00 175	5.83 175	2.14 75	1.00 35	1.17 35	0.43 15	14.29 500	3.75 150	1.71 60	0.63 25	0.43 15	0.23 7	0.16 4	0.05 1	0.28 11	0.14 7	0.10 4	0.03 1	0.50 75	0.27 20
Average Unit	Size	m2	92.24	92.79	91.73	92.37	94.17	94.43	93.07	92.12	92.83	91.25	92.48	93.07	100.86	109.00	130.00	78.18	87.43	79.50	120.00	59.05	54.85
Mix	Intermediate to Affordable Rent		3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%	3.75% 11.25%				3.75% 11.25%				3.75% 11.25%	3.75% 11.25%
	Social Rent		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%
Price	Market	£/m2	2,275	2,275	2,275	2,275	2,275	2,275	2,275	1,900	1,900	1,900	1,900	1,900	2,450	2,450	2,450	1,850	1,850	1,850	1,850	2,000	2,000
	Intermediate to Affordable Rent		1,593 1,200	1,593 1,200	1,593 1,200	1,593 1,200	1,593 1,200	1,593 1,200	1,593 1,200	1,330 1,200	1,330 1,200	1,330 1,200	1,330 1,200	1,330 1,200	1,715 1,200	1,715 1,200	1,715 1,200	1,295 1,200	1,295 1,200	1,295 1,200	1,295 1,200	1,400 1,200	1,400 1,200
	Social Rent	£/m2	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035	1,035
Grant and Sub	Affordable Rent Social Rent																						
Sales per Qua Unit Build Tim			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative U		£/ha	20,000	20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	400,000	50,000	50,000	50,000	400,000	400,000	400,000	400,000	400,000	400,000
Up Lift % Additional Up		% £/ha	20% 350,000	20%	20%	20%	20% 350,000	20%	20% 350,000	20%	20%	20%	20%	20%	20% 350,000	20% 350,000	20% 350,000	20%	20%	20%	20%	20%	20%
Easements etc	c	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acqui	sition	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50 >50	£/unit £/unit	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM Planning Cons	sultants	% %	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%	0.50% 1.00%
Other Profess		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
BCIS FHS		£/m2 %	982	984 0.00%	998 0.00%	982 0.00%	988 0.00%	1,002 0.00%	970 0.00%	982 0.00%	983 0.00%	982 0.00%	988 0.00%	970 0.00%	988 0.00%	1,013 0.00%	1,071 0.00%	955 0.00%	933 0.00%	925 0.00%	1,071 0.00%	1,382 0.00%	1,143 0.00%
Energy		£/m2		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
Design Acc & Adpt		£/m2 £/m2	0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6	0 0.6
Water		£/m2 %	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
Small Sites Site Costs		%	20.66%	20.66%	20.66%	15.66%	15.66%	15.66%	10.66%	15.66%	15.66%	15.66%	15.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	10.66%	5.66%	5.66%
Pre CIL s106 Post CIL s106		£/Unit £/Unit	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 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
		£/m2	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
Inf Tariff Contingency		% %	2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 5.00%	0.00% 5.00%	0.00% 5.00%	0.00% 5.00%	0.00% 5.00%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 5.00%	0.00% 5.00%	0.00% 5.00%	0.00% 5.00%	0.00% 5.00%	0.00% 5.00%
Abnormals		% £/site								10.00%	10.00%	10.00%	10.00%	10.00%				10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
FINANCE	Fees Interest Legal and Valuat	£ % tion £	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals Misc.	% £	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Developers Pr	r of i Market Housing Affordable Hous		17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%

			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 21
			Large Green 350	Large Green 175	Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
Gre	een/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
	Us	se	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Site Are Gro	oss	ha	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
Net	t	ha	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27
Units			350	175	175	75	35	35	15	500	150	60	25	15	7	4	1	11	7	4	1	75	20
Mix Mai	rket		85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	100.00%	100.00%	100.00%	85.00%	100.00%	100.00%	100.00%	85.00%	85.00%
Inte	ermediate to Buy		3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	0.00%	0.00%	0.00%	3.75%	0.00%	0.00%	0.00%	3.75%	3.75%
Affo	ordable Rent		11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	0.00%	0.00%	0.00%	11.25%	0.00%	0.00%	0.00%	11.25%	11.25%
Soc	cial Rent		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%
Existing Use	e Value	£/ha	20,000	20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	400,000	50,000	50,000	50,000	400,000	400,000	400,000	400,000	400,000	400,000
_mouning coo	o value	£ site	266,667	133,333	155,556	57,143	23,529	25,926	23,810	6,715,416	1,802,940	804,544	300,490	201,519	11,667	8,000	2,500	110,000	56,000	40,000	13,333	309,140	133,187
11.26		0.0				054000	054000			00.000	00.000	00.000	00.000	00.000	000 000		000 000	00.000	22.222	00.000	00.000	22.222	00.000
Uplift		£/ha	354,000	354,000	354,000	354,000	354,000	354,000	360,000	80,000	80,000	80,000	80,000	80,000	360,000	360,000	360,000	80,000	80,000	80,000	80,000	80,000	80,000
		£ site	4,720,000	2,360,000	2,753,333	1,011,429	416,471	458,889	171,429	1,343,083	360,588	160,909	60,098	40,304	84,000	57,600	18,000	22,000	11,200	8,000	2,667	61,828	26,637
Benchmark	Land Value	£/ha	374,000	374,000	374,000	374,000	374,000	374,000	410,000	480,000	480,000	480,000	480,000	480,000	410,000	410,000	410,000	480,000	480,000	480,000	480,000	480,000	480,000
		£ site	4,986,667	2,493,333	2,908,889	1,068,571	440,000	484,815	195,238	8,058,499	2,163,528	965,453	360,588	241,822	95,667	65,600	20,500	132,000	67,200	48,000	16,000	370,968	159,824
Residua Gro	200	£/ha	633,516	591,089	468,063	730,948	854,238	737,336	1,071,730	-20,028	-120,725	-134.515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350.979	-2,186,186	-303,988
Net		£/ha	844,688	788,118	624,084	974,597	1,004,985	819,262	1,190,811	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,379,188	-379,567
Net	·	£ site	8,446,880	3,940,591	3,640,490	2,088,423	1,004,985	955,805	510,348	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-1,689,594	-101,218
		2 010	0,740,000	3,340,331	3,040,430	2,000,420	1,004,000	333,003	010,040	000,244	0 14,100	270,000	102,014	1 4,000	000,020	204,400	32,300	14,510	70,514	20,000	11,000	1,000,004	101,210
Additional P	Profit	£ site	305,635	-252,087	-1,093,917	-76,595	30,688	-76,619	97,647	-8,617,901	-2,348,116	-1,016,747	-402,928	-162,065	99,873	42,998	2,665	-76,529	21,189	267	-20,342	-2,998,600	-486,057
		£/m2	11	-17	-77	-12	10	-26	80	-210	-190	-209	-193	-133	141	99	21	-94	35	1	-170	-753	-496



SITE NAME	Site 1 L	arge Green 35	0]																
INCOME	Av Size	%	Number		Price		GIA		DEVELOPMEN	IT COSTS						Ī	Planning fee ca					Build Cost	/m2]	
	m2		350		£/m2		m2		LAND			/unit or m2	Total				Planning app fee No dwgs	350				BCIS FHS	982	0.00%	6
Market Housing	96.5	85%	298		2,275 1,593	, - , -	28,701			Land Stamp Duty		24,134	411,844 0	8,446,880			No dwgs under No dwgs over 50	50 300		41,400		Energy Design Acc & Adpt	0		
Shared Ownership Affordable Rent	68.0 68.0	4% 11%	13		1,200		892 2,677			Easements etc. Legals Acquisition		1.50%	126,703						Total	64,300	-	Water Small Sites	0	09	6
Social Rent	68.0	0%	0		1,035		0		PLANNING	Planning Fee			64,500				Stamp duty cal	lc - Residual				Site Costs	203 1,186	219	
Grant and Subsidy	Shared Ownership				0					Architects QS / PM		4.00% 0.50%					Land payment		ı	8,446,880	•		.,	1	
	Affordable Rent Social Rent				0	0				Planning Consul Other Profession		1.00% 2.50%	397,943 994,857	3,248,042											
SITE AREA - Net	10.00 h		35	/ha		69,927,232	32,270		CONSTRUCTION																
SITE AREA - Gross	13.33 h	na	26	/ha						Build Cost - BCI s106 / CIL	IS Based	1,186	560,000						Total	411,844	1				
Sales per Quarter	0									Contingency Abnormals		2.50%	956,933 0	39,794,271			Stamp duty cal Land payment			4,986,667					
Unit Build Time	3 C	Quarters				RUN Residual N			FINANCE	_							125,000 250,000	0% 1%	3%						
Residual Land Value		8,446,880	844,688			RUN CIL MACR	osing balance =	0		Fees Interest	al	6.50%	0				1,000,000	3% 4%	5%						
Alternative Use Value Uplift Plus /h	20% ha 350,000	266,667 53,333 4,666,667		20,000 4,000 350,000			osing balance =	7,379,150	SALES	Legal and Valua	ition		0	0			above	5%	5% Total						
	iability Threshold	4,986,667		374,000		Check on phasing o			OALLO	Agents Lenals		3.0% 0.5%					Pre CIL s106	1,600	£/ Unit (all) Total	560,000	I	LIT	% GDV 0.00%		
Additional Profit		305,635	£/m2		ļ	COTT		'		Legals Misc.		0.5%	349,636	2,447,453	54,475,193	[Post CIL s106	1,600		560,000	-	L	3.00%		=1
aamonar i Olit		303,033							Developers Pro	ofit Market Housing	g	17.50%			11,426,491	Ī	CIL	1,600		0					
								ļ		Affordable Hou		17.50%			810,774	34963.61621	1		Total	550,000	1				
RESIDUAL CASH FLOW	W 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		17	35	35	35	35	35	35	35	35	35	18													
Market Housing Shared Ownership			3,171,434 69,015	6,529,424 142,090	6,529,424 142,090	6,529,424 142,090	6,529,424 142,090	6,529,424 142,090	6,529,424 142,090	6,529,424 142,090	6,529,424 142,090	6,529,424 142,090	3,357,989 73,075	0	0	0	0	0	0	0	0	0	0	0 0	0
Affordable Rent Social Rent			156,016 0	321,209	321,209	321,209 0	321,209	321,209	321,209 0	321,209 0	321,209 0	321,209	165,193	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	IE	0	3,396,466	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	3,596,258	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		411,844																							
Stamp Duty Easements etc. Legals Acquisition		411,844 0 126,703																							
Legals Acquisition Planning Fee		64,500																							
Architects QS		1,591,771 198,971		0																					
Planning Consultants Other Professional		397,943 994,857		0																					
Build Cost - BCIS Base			1,859,185	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	1,968,549	0		0		0	0	0		0	0		0
s106/CIL Contingency			27,200 46,480	56,000 95,693	56,000 95,693	56,000 95,693	56,000 95,693	56,000 95,693	56,000 95,693	56,000 95,693	56,000 95,693	56,000 95,693	28,800 49,214	0	0	0	0	0	0	0	0	0	0	0 0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents		0	101,894 16.982	209,782 34,964	209,782	209,782 34,964	209,782	209,782 34,964	209,782 34,964	209,782 34,964	209,782 34,964	209,782 34,964	107,888 17.981	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND	D INT AND PROFIT	-	2,051,741	34,964 0 4,224,172	34,964 4,224,172	4,224,172	34,964 4,224,172	4,224,172	4,224,172	4,224,172	4,224,172	4,224,172	2,172,432	0	0	0	0	0	0	0	0	0	0	0	0
		.,,	,,	,,	,,	,,,,,,	,,	, = ,	,,	,,,,,,	,,	, = ,	,, roz	-	-	-	-		-	-	-		-		
For Residual Valuation	n Land Interest	8,446,880	795,175	759,455	628,864	489,784	341,664	183,916	15,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								11,426,491 810,774
	Cash Flow	-12,233,469	549,549	2,009,096	2,139,687	2,278,767	2,426,887	2,584,634	2,752,636	2,768,551	2,768,551	2,768,551	1,423,826	0	0	0	0	0	0	0	0	0	0	0	-12,237,266
	Opening Balance Closing Balance	0 -12,233,469	-11,683,920	-9,674,824	-7,535,137	-5,256,370	-2,829,483	-244,849	2,507,787	5,276,338	8,044,889	10,813,440	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	12,237,266	0
0401151 011151	ADDITIONAL																								
CASH FLOW FOR CIL A	As Above	TYear 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		0	3,396,466	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	6,992,723	3,596,258	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		4,986,667																							
Stamp Duty		249,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 74,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		64,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		1,591,771 198,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		397,943 994,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	1,859,185	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	3,827,734	1,968,549	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		30,563	30,563 27,200 46,480	30,563 56,000 95,603	30,563 56,000 95,693	30,563 56,000 95,693	30,563 56,000 95,693	30,563 56,000 95,693	30,563 56,000 95,693	30,563 56,000 95,603	30,563 56,000 95,603	56,000 95,693	28,800	0	0	0	0	0	0	0	0	0	0	0 0	0
Contingency Abnormals		0	46,480 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	49,214 0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents		0	101,894	209,782	209,782	209,782	209,782	209,782	209,782	209,782	209,782	209,782	107,888	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	16,982	34,964	34,964	34,964 0	34,964	34,964 0	34,964	34,964 0	34,964 0	34,964 0	17,981	0	0	0	0	0	0	0	0	0	0	0	0
		8,589,405	2,082,304	4,254,736	4,254,736	4,254,736	4,254,736	4,254,736	4,254,736	4,254,736	4,254,736	4,224,172	2,172,432	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	D INT AND PROFIT																	1							
For CIL calculation	D INT AND PROFIT																								
	Interest Profit on cost		558,311	509,181	364,309	210,020	45,702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 8,943,585
	Interest Profit on cost Profit on GDV																								8,943,585 810,774
	Interest Profit on cost	-8,589,405 0 -8,589,405	558,311 755,850 -7,833,555	509,181 2,228,806 -5,604,749	364,309 2,373,679 -3,231,070	210,020 2,527,968 -703,103	45,702 2,692,286 1,989,183	0 2,737,987 4,727,170	0 2,737,987 7,465,158	2,737,987	2,737,987	2,768,551	0 1,423,826 17,133,509	0	0	0	0 17,133,509	0	0	0	0 17,133,509	0	0 17,133,509	0 17,133,509	8,943,585 810,774 -9,754,359



ICOME Av Size	te %	Number		Price	e GDV	GIA		DEVELOPMEN	IT COSTS					 1		Planning fee ca	alc		-	Ī	Build Cost	/m2		
m.		175		£/m2		m2			11 00010							Planning app fee	dwgs	rate			BCIS	984		
rket Housing 97.	.1 85%	149		2,275	5 32,857,203	14,443		LAND	Land		/unit or m2 22,518	Total	3,940,591			No dwgs No dwgs under	175 50	462			FHS Energy	0	0.00%	%
red Ownership 68.	.2 4%	7		1,593	3 712.261	447			Stamp Duty Easements etc.			186,530 0				No dwgs over 50	125	138 Total	17,250 40,350		Design Acc & Adpt	0		
									Legals Acquisition	on	1.50%	59,109	245,638							•	Water	0	00/	v
rdable Rent 68.	.2 11%	20		1,200	0 1,610,135	1,342		PLANNING												_	Small Sites Site Costs	203	0% 21%	
ial Rent 68.3	.2 0%	0		1,035	5 0	0			Planning Fee Architects		4.00%	40,350 801,444				Stamp duty cal Land payment	lc - Residual		3,940,591			1,187		
ant and Subsidy Shared Owner				C					QS / PM		0.50%	100,181												
Affordable Rer Social Rent	nt			C	0 0				Planning Consul Other Profession		1.00% 2.50%	200,361 500,903	1,643,238											
TE AREA - Net 5.0	00 ha	35	/ha		35,179,598	16,232		CONSTRUCTI	ON															
	37 ha	26			00,110,000	10,202		Concincon	Build Cost - BCI	S Based	1,187	19,274,245						Total	186,530					
									s106 / CIL Contingency		2.50%	280,000 481,856				Stamp duty cal	lc - Add Profit			ī				
ales per Quarter 0 nit Build Time 3	Quarters								Abnormals			0	20,036,101			Land payment 125,000	0%	1%	2,493,333					
ilit Bullu Tillie 3		J			RUN Residual M			FINANCE								250,000	1%	3%						
esidual Land Value	Whole Site 3,940,591		Per ha GROSS 591,089	l	Ck	osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	4% 5%						
Iternative Use Value	133,333	3	20,000		RUN CIL MACR				Legal and Valua	tion		0	0			above	5%	5%						
plift 20% Plus /ha 350,000	26,667 2,333,333		4,000 350,000	_	Ck	osing balance =	3,678,613	SALES										Total	124,667	I				
Viability Threshole	ld 2,493,333		374,000		Check on phasing o				Agents		3.0% 0.5%	1,055,388 175,898				Pre CIL s106		£/ Unit (all) Total	280,000		LIT	% GDV 0.00%		
		£/m2	_		COTT	ect			Legals Misc.		0.5%	175,898	1,231,286	27,096,855				Total	280,000	1		0.00%		U
dditional Profit	-252,087	-17	i					Developers Pr	ofit							Post CIL s106 CIL	1,600 0	£/ Unit (all) £/m2	280,000					
								Developers Fi	Market Housing Affordable Housing		17.50% 17.50%			5,750,010 406,419	35179.59836			Total	280,000					
ESIDUAL CASH FLOW FOR INTERES	ST	Year 1				Year 2			All Or Gubic Flour	Year 3	11.50%			Year 4	00170.00000	•		Year 5				Year 6		
COME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
TS Started ket Housing			8	0	8 0	0	8 1,502,044	8 1,502,044	1,502,044	8 1,502,044	8 1,502,044	8 1,502,044	16 1,502,044	16 1,502,044	16 1,502,044	15 1,502,044	3,004,087	3,004,087	3,004,087	8 2,816,332	1,502,044	1,502,044	1,502,044	1
ared Ownership				0	0	0	32,561	32,561	32,561	32,561	32,561	32,561	32,561	32,561	32,561	32,561	65,121	65,121	65,121	61,051	32,561	32,561	32,561	
ordable Rent cial Rent				0	0	0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	73,606 0	147,212 0	147,212 0	147,212 0	138,012 0	73,606 0	73,606 0	73,606 0	
ant and Subsidy	0	0	0	0	0	0	1,608,210	0 1,608,210	0 1,608,210	0 1,608,210	0 1,608,210	0 1,608,210	0 1,608,210	0 1,608,210	0 1,608,210	0 1,608,210	0 3,216,420	0 3.216.420	0 3,216,420	0 3,015,394	0 1,608,210	0 1,608,210	0 1,608,210	- 1
				•	1	<u> </u>	.,500,210	.,000,210	.,500,210	.,	.,	.,	.,	.,	.,,	.,000,210	2,210,420	-,-10,-20	-,,-20	2,0.0,004	.,000,210	.,500,210	.,,210	
PENDITURE mp Duty	186,530																							
sements etc. gals Acquisition	0 59,109																							
nning Fee chitects	40,350 400,722		400,722																					
	50,090		50,090																					
inning Consultants her Professional	100,181 250,451		100,181 250,451																					
ild Cost - BCIS Base		0	293,703	587.406	881.108	881,108	881.108	881.108	881.108	881.108	881.108	881.108	1.174.811	1,468,514	1,762,217	1.725.504	1.431.801	1,138,098	881.108	881.108	587.406	293,703	0	
06/CIL		0	4,267	8,533	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	17,067	21,333	25,600	25,067	20,800	16,533	12,800	12,800	8,533	4,267	0	
ontingency onormals		0	7,343 0	14,685 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	29,370 0	36,713 0	44,055 0	43,138 0	35,795 0	28,452 0	22,028 0	22,028 0	14,685 0	7,343 0	0	
nance Fees	0																							
gal and Valuation	0																							
ents	0	0	0	0	0	0	48,246	48,246	48,246	48,246	48,246	48,246	48,246	48,246	48,246	48,246	96,493	96,493	96,493	90,462	48,246	48,246	48,246	
gals	0	0	0	0	0	0	8,041	8,041	8,041	8,041	8,041	8,041	8,041	8,041	8,041	8,041	16,082	16,082	16,082	15,077	8,041	8,041	8,041	
OSTS BEFORE LAND INT AND PROF	1,087,432	0	1,106,756	610,624	915,936	915,936	972,223	972,223	972,223	972,223	972,223	972,223	1,277,535	1,582,847	1,888,159	1,849,995	1,600,971	1,295,659	1,028,511	1,021,475	666,911	361,599	56,287	
r Residual Valuation Lan		1																						
Interes Market Housin	ng	81,705	83,033	102,367	113,953	130,689	147,697	139,762	131,698	123,504	115,176	106,713	98,112	94,333	95,453	101,554	107,133	82,623	52,753	18,057	0	0	0	5,
Affordable Housing	ng																							4
Cash Flow	-5,028,023	-81,705	-1,189,789	-712,991	-1,029,889	-1,046,625	488,290	496,225	504,289	512,483	520,811	529,274	232,563	-68,970	-375,403	-343,339	1,508,317	1,838,139	2,135,157	1,975,862	941,299	1,246,611	1,551,923	-4
Opening Balan Closing Baland		-5,109,729	-6,299,518	-7,012,509	-8,042,399	-9,089,024	-8,600,733	-8,104,509	-7,600,220	-7,087,737	-6,566,926	-6,037,651	-5,805,088	-5,874,058	-6,249,461	-6,592,800	-5,084,483	-3,246,345	-1,111,188	864,674	1,805,973	3,052,584	4,604,507	
			_																					
ASH FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
COME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	1,608,210	1,608,210	1,608,210	1,608,210	1,608,210	1,608,210	1,608,210	1,608,210	1,608,210	1,608,210	3,216,420	3,216,420	3,216,420	3,015,394	1,608,210	1,608,210	1,608,210	1
PENDITURE	6 100																							
d	2,493,333	1																						
mp Duty	124,667 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ements etc. als Acquisition	37,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Fee	40,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
hitects	400,722 50.090	0	400,722 50,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Consultants	100,181	0	100,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	250,451	0	250,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	293,703	587,406	881,108	881,108	881,108	881,108	881,108	881,108	881,108	881,108	1,174,811	1,468,514	1,762,217	1,725,504	1,431,801	1,138,098	881,108	881,108	587,406	293,703	0	
er Professional d Cost - BCIS Base			-15,755	-15,755	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 25,600	-15,755 25,600	-15,755 25,600	-15,755 24,000	12,800	12,800	12,800	12,800	0	
er Professional d Cost - BCIS Base FENTIAL CIL		0	7,343	14,685	22,028	22,028	22,028	22,028	22,028	22,028	22,028	22,028	29,370	36,713	44,055	43,138	35,795	28,452	22,028	22,028	14,685	7,343	0	
ar Professional d Cost - BCIS Base TENTIAL CIL I CIL st06 tingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
er Professional d Cost - BCIS Base TENTIAL CIL t CIL s106 tingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
er Professional d Cost - BCIS Base TENTIAL CIL t CIL s106 tingency ormals ance Fees	0	0	0	U	1	U	U	U														U		
er Professional Id Cost - BCIS Base TENTIAL CIL t CIL s106 tifingency normals ance Fees al and Valuation	0	0	0							48,246	48,246	48,246	48,246	48,246	48,246 8,041	48,246 8,041	96,493 16,082	96,493	96,493	90,462	48,246			
er Professional Id Cost - BCIS Base TENTIAL CIL It CIL st06 tiningency normals ance Fees al and Valuation	0	0	0 0	0	0	0	48,246 8,041	48,246 8,041	48,246 8,041	8,041	8,041	8,041	8,041	8,041				16,082	16,082	15.077	8,041	48,246 8,041	48,246 8,041	
or Professional d Cost - BCIS Base ETEATAL CIL CILL s106 tingency ormals unce Fees al and Valuation nts als 2.	0 0 0 0 0	0 0 0 0 0	0 0 0	0	0	0	8,041 0	8,041 0	8,041 0	8,041 0	8,041 0	8,041 0	0	0	0	0	0	0	16,082 0	15,077 0	8,041 0	8,041 0	8,041 0	
or Professional d Cost - BCIS Base TENTIAL CIL CIC I CIC I Sto tingency ormals unce Fees al and Valuation	0 0 0 0 0	0 0	0	0	0		8,041	8,041	8,041	8,041	8,041	8,041				0 1,834,773	0 1,590,015		16,082		8,041 0		8,041	
or Professional d Cost - BCIS Base TENTIAL CIL CICIL = 106 tingency ormals and and Valuation onts als als b.	0 0 0 0 0	0 0 0 0 0	0 0 0	0	0	0	8,041 0	8,041 0	8,041 0	8,041 0	8,041 0	8,041 0	0	0	0		0	0	16,082 0	0	8,041 0	8,041 0	8,041 0	
r Professional d Cost - BCIS Base ENTIAL CIL CIL = 106 ingency ormals nce Fees al and Valuation ints als bits EFFORE LAND INT AND PROF CIL calculation	0 0 0 0 0 3,497,194	0 0 0 0 0	0 0 0	0	0	0	8,041 0	8,041 0	8,041 0	8,041 0	8,041 0	8,041 0	0	0	0		0	0	16,082 0	0	8,041 0	8,041 0	8,041 0	
or Professional of Cost - BCIS Base ENTIAL CIL CILL st06 dingency ormals al and Valuation ants als b. CITS BEFORE LAND INT AND PROF Unteres Market Housin	0 0 0 0 0 0 0 7 11 3,497,194	0 0 0 0 0	0 0 0 1,086,734	0 0 586,335	0 0 900,181	0 0 900,181	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	0 1,257,513	0 1,558,559	0 1,872,404	1,834,773	1,590,015	0 1,287,370	16,082 0 1,028,511	0 1,021,475	8,041 0 671,178	8,041 0 370,133	8,041 0 56,287	
r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency ormals coe Fees and Valuation its is - TS BEFORE LAND INT AND PROF	0 0 0 0 0 0 FIT 3,497,194	0 0 0 0 0	0 0 0 1,086,734	0 0 586,335	0 0 900,181	0 0 900,181	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	8,041 0 956,468	0 1,257,513	0 1,558,559	0 1,872,404	1,834,773	1,590,015	0 1,287,370	16,082 0 1,028,511	0 1,021,475	8,041 0 671,178	8,041 0 370,133	8,041 0 56,287	



COME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	lc				Build Cost	/m2		
-	m2	,,	175		£/m2		m2			111 00010							Planning app fee	dwgs	rate			BCIS	998		
arket Housing	95.8	85%	149		2,275	32,434,763	14,257		LAND	Land		/unit or m2 20,803	Total	3,640,490			No dwgs No dwgs under	175 50	462	23,100		FHS Energy	0	0.00%	b
ared Ownership	68.2	4%	7		1,593	712,261	447			Stamp Duty Easements etc.			171,524 0				No dwgs over 50	125	138 Total	17,250 40,350		Design Acc & Adpt	0		
rdable Rent	68.2	11%	20		1,200		1,342			Legals Acquisition	on	1.50%	54,607	226,132								Water Small Sites	0	0%	,
							1,342		PLANNING													Site Costs	206	21%	
ial Rent	68.2	0%	0		1,035	0	0			Planning Fee Architects		4.00%	40,350 803,692				Stamp duty cal Land payment	c - Residual		3,640,490			1,205		
	red Ownership ordable Rent				0					QS / PM Planning Consu	Itante	0.50% 1.00%	100,461 200,923												
	ial Rent				0					Other Profession		2.50%	502,307	1,647,733											
ΓΕ AREA - Net	5.83 ha		30	/ha		34,757,158	16,046		CONSTRUCTI	ION															
TE AREA - Gross	7.78 ha		23	/ha						Build Cost - BCI s106 / CIL	S Based	1,205	19,329,064 280,000						Total	171,524					
										Contingency		2.50%	483,227				Stamp duty cal	c - Add Profit	_						
ales per Quarter nit Build Time	0 3 Qua	arters								Abnormals			0	20,092,291			Land payment 125,000	0%	1%	2,908,889					
	v	Vhole Site	Per ha NFT	Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3% 4%						
esidual Land Value		3,640,490	624,084	468,063						Interest		6.50%					1,000,000	4%	5%						
ternative Use Value olift	20%	155,556 31,111		20,000 4,000		RUN CIL MACR	osing balance =	3,615,248		Legal and Valua	tion		0	0			above	5%	5% Total	145,444					
	350,000 Threshold	2,722,222 2,908,889		350,000 374,000		Check on phasing d	luma non		SALES	Agents		3.0%	1,042,715				Pre CIL s106	1,600	£/ Unit (all)			LIT	% GDV		Т
Viability	Tillesiloiu			374,000		cneck on phasing a				Legals		0.5%	173,786				FIE CIL STOO		Total	280,000		LII	0.00%	0	0
Iditional Profit		-1,093,917	m2 -77							Misc.			0	1,216,501	26,823,147		Post CIL s106	1,600	£/ Unit (all)	280,000					
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							Developers Pr								CIL	0	£/m2	0					
									<u></u>	Market Housing Affordable Hou		17.50% 17.50%			5,676,083 406,419	34757.15835			Total	280,000					
SIDUAL CASH FLOW FOR	INTEREST		Year 1				Year 2			-	Year 3		-		Year 4				Year 5				Year 6		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
OME TS Started				8	8	8	8	8	8	8	8	8	8	16	16	16	15	8	8	8	8				
rket Housing ared Ownership					0	0	0	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	2,965,464 65,121	2,965,464 65,121	2,965,464 65,121	2,780,123 61,051	1,482,732 32,561	1,482,732 32,561	1,482,732 32,561	1
rdable Rent					0	0	0	73,606	73,606	73,606	73,606	73,606	73,606	73,606	73,606	73,606	73,606	147,212	147,212	147,212	138,012	73,606	73,606	73,606	
ial Rent nt and Subsidy					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	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	3,177,797	3,177,797	3,177,797	2,979,185	1,588,899	1,588,899	1,588,899	1
ENDITURE on Duty		171 FO4				1																			
np Duty ements etc.		171,524 0				1																			
als Acquisition		54,607				[
ning Fee		40,350		404.040		[
itects		401,846 50,231		401,846 50,231																					
ning Consultants er Professional		100,461 251,154		100,461 251,154		[
		201,104																							
ild Cost - BCIS Base 06/CIL			0	294,538 4,267	589,076 8,533	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	883,614 12,800	1,178,153 17,067	1,472,691 21,333	1,767,229 25,600	1,730,411 25,067	1,435,873 20,800	1,141,335 16,533	883,614 12,800	883,614 12,800	589,076 8,533	294,538 4,267	0	
ntingency			0	7,363 0	14,727	22,090	22,090	22,090	22,090	22,090	22,090 0	22,090 0	22,090	29,454 0	36,817	44,181 0	43,260	35,897 0	28,533 0	22,090 0	22,090 0	14,727	7,363 0	0	
normals			J	U	0		U	0	0	0	U	U	0	U	0	U	0	U	U	U	U	0	U	U	
ance Fees gal and Valuation		0				[
ents		0	0	0	0	0	0	47,667	47,667	47,667	47,667	47,667	47,667	47,667	47,667	47,667	47,667	95.334	95,334	95,334	89,376	47,667	47,667	47,667	
als		0	0	0	0	0	0	7,944	7,944	7,944	7,944	7,944	7,944	7,944	7,944	7,944	7,944	15,889	15,889	15,889	14,896	7,944	7,944	7,944	
c. STS BEFORE LAND INT AI	ND PROFIT 1	1,070,173	0	1,109,860	612,336	918,505	918,505	974,116	974,116	974,116	974,116	974,116	974,116	1,280,284	1,586,453	1,892,621	1,854,350	1,603,793	1,297,625	1,029,728	1,022,776	667,948	361,780	55,611	
						[
Residual Valuation		3,640,490																							
Mark	Interest ket Housing		76,548	77,792	97,092	108,620	125,311	142,273	134,594	126,791	118,861	110,803	102,613	94,290	90,807	92,243	98,678	104,595	80,717	51,476	17,406	0	0	0	5,
Affordab	ble Housing					[
		4,710,663	-76,548	-1,187,652	-709,428	-1,027,124	-1,043,815	472,510	480,188	487,991	495,921	503,980	512,170	214,324	-88,361	-395,966	-364,129	1,469,409	1,799,456	2,096,594	1,939,003	920,951	1,227,119	1,533,287	-4
	ening Balance	0 4,710,663	-4,787,212	-5,974,864	-6,684,292	-7,711,416	-8,755,231	-8,282,721	-7,802,533	-7,314,542	-6,818,621	-6,314,641	-5,802,471	-5,588,147	-5,676,509	-6,072,474	-6,436,603	-4,967,194	-3,167,738	-1,071,144	867,859	1,788,809	3,015,928	4,549,215	
SH FLOW FOR CIL ADDITION	IONAL PROFIT		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME As A	Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME		0	0	0	0	0	0	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	1,588,899	3,177,797	3,177,797	3,177,797	2,979,185	1,588,899	1,588,899	1,588,899	1
ENDITURE						[
ı	2	2,908,889				1																			
np Duty		145,444 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ements etc. Ils Acquisition		0 43,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
roquioniUTI		40,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		401,846	0	401,846 50,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee		50,231 100,461	0	100,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee itects ning Consultants		251,154	0	251,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee itects ning Consultants			0	294,538	589,076	883,614	883,614	883,614	883,614	883,614	883,614	883,614	883,614	1,178,153	1,472,691	1,767,229	1,730,411	1,435,873	1,141,335	883,614	883,614	589,076	294,538	0	
ning Fee tects ning Consultants r Professional Cost - BCIS Base		0		-68,370	-68,370	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 12,800	-68,370 25,600	-68,370 25,600	-68,370 25,600	-68,370 24,000	12,800	12,800	12,800	12,800	0	
ning Fee itects ning Consultants r Professional I Cost - BCIS Base ENTIAL CIL		0	[22,090	22,090	22,090 0	22,090	22,090 0	22,090	22,090 0	22,090 0	29,454 0	36,817 0	44,181 0	43,260 0	35,897 0	28,533 0	22,090 0	22,090 0	14,727 0	7,363 0	0	
ning Fee itects ning Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency		0	0	7,363 0	14,727 0	0		-		1	•											I	~	-	
ning Fee flects ning Consultants r Professional f Cost - BCIS Base ENTIAL CIL CIL s106 ingency		0	0	0	0	0	0	_	_					0	0	0	0	0	0		_	_	_	_	
as Acquisition ining Fee intects ining Consultants ar Professional d Cost - BCIS Base FENTIAL CIL CIL = 106 tingency ormals at and Valuation		0				0 0	0	0	0	0	0	0	0	0	0		0 1	0	0	0	0	0	0	0	
ning Fee itlects ning Consultants or Professional J Cost - BCIS Base ENTIAL CIL CILs 106 tingency ormals nce Fees all 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	
ning Fee fects ning Consultants r Professional (Cost - BCIS Base ENTIAL CIL CIL s106 ingency rmals and Valuation tts		0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	47,667 7,944	47,667 7,944	47,667 7,944	95,334 15,889	0 95,334 15,889	0 95,334 15,889	0 89,376 14,896	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	
ning Fee itlects ning Consultants r Prdessional I Cost - BCIS Base ENTIAL CIL CIL s106 ingency mmals I and Valuation Its is		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 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	47,667 7,944 0	47,667 7,944 0	47,667 7,944 0	95,334 15,889 0	0 95,334 15,889 0	0 95,334 15,889 0	0 89,376 14,896 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	
ning Fee fects ning Consultants r Professional (Cost - BCIS Base ENTIAL CIL CIL s106 ingency rmals and Valuation tts		0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	47,667 7,944	47,667 7,944	47,667 7,944	95,334 15,889	0 95,334 15,889	0 95,334 15,889	0 89,376 14,896	0 47,667 7,944	0 47,667 7,944	0 47,667 7,944	
ning Fee stects ing Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals and Valuation ts is		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 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	47,667 7,944 0	47,667 7,944 0	47,667 7,944 0	95,334 15,889 0	0 95,334 15,889 0	0 95,334 15,889 0	0 89,376 14,896 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	
sing Fee stects frofessional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals coc Fees and Valuation ts s TS BEFORE LAND INT AI	IND PROFIT :	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 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	47,667 7,944 0	47,667 7,944 0	47,667 7,944 0	95,334 15,889 0	0 95,334 15,889 0	0 95,334 15,889 0	0 89,376 14,896 0	0 47,667 7,944 0	0 47,667 7,944 0	0 47,667 7,944 0	
ning Fee tects ining Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency Ingency In	IND PROFIT	0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 1,037,223	0 0 0 0 0 0 0 535,433	0 0 0 0 0 850,135	0 0 0 0 0 0 850,135	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 1,207,648	47,667 7,944 0 1,509,550	47,667 7,944 0 1,824,251	47,667 7,944 0 1,786,513	95,334 15,889 0 1,540,223	0 95,334 15,889 0 1,236,722	0 95,334 15,889 0 1,029,728	0 89,376 14,896 0 1,022,776	0 47,667 7,944 0 672,215	0 47,667 7,944 0 370,313	0 47,667 7,944 0 55,611	
ing Fee tects ing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency mals ce Fees and Valuation ts s IS BEFORE LAND INT AI CIL calculation Mark Affordab	IND PROFIT S	0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 1,037,223	0 0 0 0 0 0 0 535,433	0 0 0 0 0 850,135	0 0 0 0 0 0 850,135	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 905,746	0 47,667 7,944 0 1,207,648	47,667 7,944 0 1,509,550	47,667 7,944 0 1,824,251	47,667 7,944 0 1,786,513	95,334 15,889 0 1,540,223	0 95,334 15,889 0 1,236,722	0 95,334 15,889 0 1,029,728	0 89,376 14,896 0 1,022,776	0 47,667 7,944 0 672,215	0 47,667 7,944 0 370,313	0 47,667 7,944 0 55,611	



	Large Green 75	5																						
NCOME Av Size		Number 75		Price £/m2	GDV £	GIA m2		DEVELOPMEN	T COSTS							Planning fee cal Planning app fer	lc dwgs	rate			Build Cost BCIS	/m2 982		
Market Housing 96.4		64		2,275		6,145		LAND	Land		/unit or m2 27,846	Total	2,088,423			No dwgs No dwgs under	75 50	462	23,100		FHS Energy	0	0.00%	%
ared Ownership 69.0		3		1.593	309.045	194		1	Stamp Duty Easements etc.			93,921 0				No dwgs over 50	25	138 Total	3,450 26,550		Design Acc & Adpt	0		
ordable Rent 69.0		8		1,200	698,625	582			Legals Acquisition	on	1.50%	31,326	125,247								Water Small Sites	0	0%	%
cial Rent 69.0		0		1,035		0		PLANNING	Planning Fee			26,550				Stamp duty calc	- Residual				Site Costs	154 1,136	16%	
ant and Subsidy Shared Owners				0				1	Architects QS / PM		4.00% 0.50%	327,171 40,896				Land payment			2,088,423					
Affordable Ren Social Rent				0	0				Planning Consul Other Profession		1.00% 2.50%	81,793 204,482												
TE AREA - Net 2.14 TE AREA - Gross 2.86		35 26	/ha /ha		14,987,322	6,921			Build Cost - BCI	S Based	1,136	7,862,698						Total	93,921					
ales per Quarter 0 nit Build Time 3	Quarters								s106 / CIL Contingency Abnormals		2.50%	120,000 196,567 0				Stamp duty calc Land payment 125,000	0%	1%	1,068,571					
	Whole Site		Per ha GROSS		RUN Residual N	IACRO ctrl+r sing balance = (0		Fees			0				250,000 500,000	1% 3%	3% 4%						
desidual Land Value Iternative Use Value	2,088,423 57,143		730,948 20,000		RUN CIL MACR				Interest Legal and Valuat	tion	6.50%	0	0			1,000,000 above	4% 5%	5% 5%						
plift 20% Plus /ha 350,000	11,429 1,000,000		4,000 350,000			sing balance = 2	2,034,938	SALES										Total	53,429					_
Viability Threshold	1,068,571		374,000		Check on phasing d				Agents Legals		3.0% 0.5%	449,620 74,937				Pre CIL s106		E/ Unit (all) Total	120,000		LIT	% GDV 0.00%	(0
Additional Profit	-76,595	£/m2 -12							Misc.			0	524,556	11,598,383		Post CIL s106	1,600		120,000					
									ofit Market Housing Affordable Hous		17.50% 17.50%			2,446,439 176,342	34970.41885	CIL	0	£/m2 Total	120,000					
RESIDUAL CASH FLOW FOR INTERES	T Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
NCOME INITS Started			5	8	8	8	8	8	8	8	8	6												
arket Housing hared Ownership				0	0	0	931,977 20,603	1,491,163 32,965	1,491,163 32,965	1,491,163 32,965	1,491,163 32,965	1,491,163 32,965	1,491,163 32,965	1,491,163 32,965	1,491,163 32,965	1,118,372 24,724	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	46,575 0	74,520 0	74,520 0	74,520 0	74,520 0	74,520 0	74,520 0	74,520 0	74,520 0	55,890 0	0	0	0	0	0	0	0	0
Frant and Subsidy INCOME	0	0	0	0	0	0	0 999,155	0 1,598,648	0 1,598,648	0 1,598,648	0 1,598,648	0 1,598,648	0 1,598,648	0 1,598,648	0 1,598,648	0 1,198,986	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc. Legals Acquisition	93,921 0 31,326																							
lanning Fee	26,550																							
architects	163,585 20,448		163,585 20,448																					
lanning Consultants ther Professional	40,896 102,241		40,896 102,241																					
uild Cost - BCIS Base		0	174,727	454,289	733,852	838,688	838,688	838,688	838,688	838,688	838,688	768,797	489,235	209,672	0	0	0	0	0	0	0	0	0	0
106/CIL ontingency		0	2,667 4,368	6,933 11,357	11,200 18,346	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	11,733 19,220	7,467 12,231	3,200 5,242	0	0	0	0	0	0	0	0	0	0
bnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal and Valuation	0																							
Agents	0	0	0	0	0	0	29,975	47,959	47,959	47,959	47,959	47,959	47,959	47,959	47,959	35,970	0	0	0	0	0	0	0	0
egals Nisc.	0	0	0	0	0	0	4,996	7,993	7,993	7,993	7,993	7,993	7,993	7,993	7,993	5,995	0	0	0	0	0	0	0	0
OSTS BEFORE LAND INT AND PROFI	478,968	0	508,932	472,580	763,398	872,455	907,425	928,408	928,408	928,408	928,408	855,703	564,885	274,066	55,953	41,965	0	0	0	0	0	0	0	0
	2,088,423	44 700	40.000	E4 057	E0.07:	72.040	90.04=	00.500	70.44	60 500	E^ 74=	40.000	20 500	22 224	4 000		•	•		•		•	•	_
Interesi Market Housing Affordable Housing		41,720	42,398	51,357	59,871	73,249	88,617	88,566	79,114	69,508	59,747	49,826	38,563	22,391	1,230	0	0	0	0	0	0	0	0	0 2,446,43 176,342
Cash Flow	-2,567,391	-41,720	-551,330	-523,937	-823,269	-945,704	3,113	581,674	591,126	600,732	610,494	693,119	995,200	1,302,191	1,541,465	1,157,021	0	0	0	0	0	0	0	-2,622,78
Opening Balanc Closing Balanc	0	-41,720 -2,609,111	-3,160,441	-523,937	-823,269 -4,507,647	-945,704 -5,453,352	-5,450,239	-4,868,565	-4,277,439	-3,676,708	-3,066,214	-2,373,095	-1,377,895	-75,705	1,541,465	2,622,781	2,622,781		2,622,781	2,622,781	2,622,781	2,622,781	2,622,781	-2,622,78
Crosing ballanc		2,000,111	o, 100, 44 1	0,304,370	,507,047	0,-00,002	0,-100,238	,000,303	,£11,408	5,310,100	0,000,214	2,313,083	.,011,050	.0,100	.,-100,700	۵,022,101	2,022,101	2,022,101	_,022,101	2,022,701	2,022,701	2,022,701	£,0££,101	
CASH FLOW FOR CIL ADDITIONAL PRO	OFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above	0	0	0	0	0	0	999,155	1,598,648	1,598,648	1,598,648	1,598,648	1,598,648		1,598,648	1,598,648	1,198,986	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	1,068,571																							
Stamp Duty Easements etc.	53,429 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition	16,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Fee rchitects	26,550 163,585	0	0 163,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S lanning Consultants	20,448 40,896	0	20,448 40,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	102,241	0	102,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base OTENTIAL CIL	0	0	174,727 -10,942	454,289 -10,942	733,852 -10,942	838,688 -10,942	838,688 -10,942	838,688 -10,942	838,688 -10,942	838,688	838,688	768,797	489,235	209,672	0	0	0	0	0	0	0	0	0	0
ost CIL s106 ontingency	0	0	4,368	11,357	8,000 18,346	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 19,220	12,800 12,231	9,600 5,242	0	0	0	0	0	0	0	0	0	0
bnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal 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
gents egals	0	0	0	0	0	0	29,975 4,996	47,959 7,993	47,959 7,993	47,959 7,993	47,959 7,993	47,959 7,993	47,959 7,993	47,959 7,993	47,959 7,993	35,970 5,995	0	0	0	0	0	0	0	0
disc. COSTS BEFORE LAND INT AND PROFI	0	0	0 495,323	0 454,704	0 749,256	0 861,513	0	917,465	917,465	928,408	928,408	0 856,770	0 570,218	0	0 55,953	0 41,965	0	0	0	0	0	0	0	0
					i .				l												1			
Interesi	t	24,241	24,635	33,084	41,011	53,853	68,727	68,176	58,214	48,091	37,981	27,707	16,102	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Interest Market Housing Affordable Housing		24,241	24,635	33,084	41,011	53,853	68,727	68,176	58,214	48,091	37,981	27,707	16,102	0	0	0	0	0	0	0	0	0	0	0 1,828,07 176,342
Interest Market Housing		24,241	24,635 -519,958	33,084	41,011 -790,267	53,853 -915,365	68,727	68,176 613,007	58,214 622,968	48,091 622,149	37,981 632,259	27,707 714,171	16,102	0 1,318,181	1,542,695	1,157,021	0	0	0	0	0	0	0	1,828,07



SITE NAME	Site 5	Medium Green 3	5																						
INCOME	Av Size m2	%	Number 35		Price £/m2		GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fer	lc dwgs	rate			Build Cost BCIS	/m2 988		
Market Housing	99.1	85%	30		2,275	6,704,956	2,947		LAND	Land		/unit or m2 28,714	Total	1,004,985			No dwgs No dwgs under	35 35	462	16,170		FHS Energy	0	0.00%	
Shared Ownership	64.8	4%	1		1,593	135,442	85			Stamp Duty Easements etc. Legals Acquisition	nn	1.50%	39,749 0 15,075	54,824			No dwgs over 50	0	138 Total	16,170		Design Acc & Adpt Water	1		
Affordable Rent	64.8	11%	4		1,200	306,180	255		PLANNING	Legais Acquisitio	ui i	1.30%	13,073	34,024								Small Sites Site Costs	0	0% 16%	
Social Rent	64.8	0%	0		1,035		0			Planning Fee Architects		4.00%	16,170 156,338				Stamp duty cale Land payment	- Residual		1,004,985			1,143		
Grant and Subsidy	Shared Ownersh Affordable Rent	nip			0	0				QS / PM Planning Consul		0.50% 1.00%	19,542 39,084	220.045											
SITE AREA - Net	Social Rent	ha	35	/ha	U	7,146,578	3,287		CONSTRUCTION	Other Profession	naii	2.50%	97,711	328,846											
SITE AREA - Gross	1.18	ha	30	/ha						Build Cost - BCI: s106 / CIL	S Based	1,143	3,758,486 56,000						Total	39,749					
Sales per Quarter	0	0								Contingency Abnormals		2.50%	93,962 0	3,908,448			Stamp duty call		40/	440,000					
Unit Build Time	3	Quarters Whole Site	Per ha NET P	Per ha GROSS		RUN Residual M.	ACRO ctrl+r sing balance =	0	FINANCE	Fees			0				125,000 250,000 500,000	0% 1% 3%	1% 3% 4%						
Residual Land Value Alternative Use Value		1,004,985 23,529	1,004,985	854,238 20,000		RUN CIL MACRO				Interest Legal and Valuat	tion	6.50%	0	0			1,000,000 above	4% 5%	5% 5%						
Uplift Plus /h		4,706 411,765		4,000 350,000			sing balance =	972,662	SALES										Total	22,000					
Via	/iability Threshold	440,000	:/m2	374,000		Check on phasing du				Agents Legals Misc.		3.0% 0.5%	214,397 35,733 0	250,130	5,547,234		Pre CIL s106		E/ Unit (all) Fotal	56,000		LIT	% GDV 0.00%	0	
Additional Profit		30,688							Developers Pro				-	230,130	3,347,234		Post CIL s106 CIL	1,600 0	£/ Unit (all) £/m2	56,000 0					
										Market Housing Affordable Hous		17.50% 17.50%			1,173,367 77,284	35732.88979			Total	56,000					
RESIDUAL CASH FLOW	OW FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started	ı	•	•	5	5	5	5	5	5	5	_	_	_												
Market Housing Shared Ownership					0	0	0	957,851 19,349	957,851 19,349	957,851 19,349	957,851 19,349	957,851 19,349	957,851 19,349	957,851 19,349	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent Grant and Subsidy					0 0 0	0 0	0 0 0	43,740 0 0	43,740 0 0	43,740 0 0	43,740 0 0	43,740 0 0	43,740 0 0	43,740 0 0	0	0	0 0	0 0 0	0	0	0	0 0	0 0 0	0	0
INCOM	ME	0	0	0	0	0	0	1,020,940	1,020,940	1,020,940	1,020,940	1,020,940	1,020,940	1,020,940	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		39,749 0 15,075																							
Planning Fee Architects		16,170 78,169		78,169																					
QS Planning Consultants		9,771 19,542		9,771 19,542																					
Other Professional		48,856		48,856																					
Build Cost - BCIS Base s106/CIL Contingency	Ð		0 0 0	178,976 2,667 4,474	357,951 5,333 8,949	536,927 8,000 13,423	536,927 8,000 13,423	536,927 8,000 13,423	536,927 8,000 13,423	536,927 8,000 13,423	357,951 5,333 8,949	178,976 2,667 4,474	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
Abnormals 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
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	30,628 5,105	30,628 5,105	30,628 5,105	30,628 5,105	30,628 5,105	30,628 5,105	30,628 5,105	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	ID INT AND PROFIT	227,332	0	0 342,454	372,233	558,350	558,350	594,083	594,083	594,083	407,966	221,849	35,733	35,733	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Interest Market Housing	1,004,985	20,025	20,351	26,246	32,721	42,326	52,087	45,997	39,808	33,519	24,103	11,509	0	0	0	0	0	0	0	0	0	0	0	0 1,173,367
A	Affordable Housing																								77,284
	Cash Flow Opening Balanc Closing Balance	-1,232,317 0 -1,232,317	-20,025 -1,252,343	-362,805 -1,615,148	-398,479 -2,013,627	-591,071 -2,604,698	-600,676 -3,205,374	374,770	380,860	387,049 -2,062,696	579,455 -1,483,241	774,988 -708,253	973,698 265,444	985,207 1,250,651	0 1,250,651	1,250,651	1,250,651	0 1,250,651	0 1,250,651	1,250,651	0	1,250,651	0 1,250,651	1,250,651	-1,250,651 0
CASH FLOW FOR CIL A			Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOM	ME	0	0	0	0	0	0	1,020,940	1,020,940	1,020,940	1,020,940	1,020,940	1,020,940	1,020,940	0	0	0	0	0	0	0	0	0	0	0
Land		440,000																							
Stamp Duty Easements etc.		22,000 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
Legals Acquisition			n	n	n	n	n				U				9		٠					1	· ·	9	
Planning Fee		6,600 16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		6,600 16,170 78,169 9,771	0 0	0 78,169 9,771	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
Architects		6,600 16,170 78,169	0	0 78,169	0	0	0	0	0	0	0	0	0	-	-	0	0	0	0	0	0	0	0	-	0
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base	a	6,600 16,170 78,169 9,771 19,542	0 0 0 0	0 78,169 9,771 19,542 48,856	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	0 0
Architects QS Planning Consultants Other Professional	•	6,600 16,170 78,169 9,771 19,542 48,856	0 0 0 0 0	0 78,169 9,771 19,542 48,856	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 0	0 0 0	0 0 0	0 0 0	0	0 0 0
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency		6,600 16,170 78,169 9,771 19,542 48,856 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 78,169 9,771 19,542 48,856 178,976 10,229	0 0 0 0 0 0 357,951 10,229 8,949	0 0 0 0 0 536,927 10,229 8,000 13,423	0 0 0 0 0 536,927 8,000 13,423	0 0 0 0 0 536,927 8,000 13,423	0 0 0 0 536,927 8,000 13,423	0 0 0 0 536,927	0 0 0 0 357,951 8,000 8,949	0 0 0 0 178,976 8,000 4,474	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 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 0 0 0 0 0 0
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents	3	6,600 16,170 78,169 9,771 19,542 48,856 0	0 0 0 0	0 78,169 9,771 19,542 48,856 178,976 10,229 4,474 0	0 0 0 0 0 0 357,951 10,229 8,949 0	0 0 0 0 0 536,927 10,229 8,000 13,423 0	0 0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 536,927 8,000 13,423 0 0 0	0 0 0 536,927 8,000 13,423 0 0 0	0 0 0 0 357,951 8,000 8,949 0 0 0	0 0 0 0 178,976 8,000 4,474 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 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 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 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 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
Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation		6,600 16,170 78,169 9,771 19,542 48,856 0 0 0 0		0 78,169 9,771 19,542 48,856 178,976 10,229 4,474 0 0	0 0 0 0 0 357,951 10,229 8,949 0	0 0 0 0 0 536,927 10,229 8,000 13,423 0 0	0 0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 357,951 8,000 8,949 0	0 0 0 178,976 8,000 4,474 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 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 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 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 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
Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND		6,600 16,170 78,169 9,771 19,542 48,856 0 0 0 0		0 78,169 9,771 19,542 48,856 178,976 10,229 4,474 0 0 0 0	0 0 0 0 0 357,951 10,229 8,949 0	0 0 0 0 0 0 536,927 10,229 8,000 13,423 0 0	0 0 0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 0 536,927 8,000 13,423 0 0 0 30,628 5,105	0 0 0 0 536,927 8,000 13,423 0 0 30,628 5,105	0 0 0 0 536,927 8,000 13,423 0 0 30,628 5,105 0	0 0 0 0 357,951 8,000 8,949 0 0 30,628 5,105 0	0 0 0 178,976 8,000 4,474 0 0 0 30,628 5,105 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 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 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 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
Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND For CIL calculation		6,600 16,170 78,169 9,771 19,542 48,856 0 0 0 0		0 78,169 9,771 19,542 48,856 178,976 10,229 4,474 0 0 0 0	0 0 0 0 0 357,951 10,229 8,949 0	0 0 0 0 0 0 536,927 10,229 8,000 13,423 0 0	0 0 0 0 0 0 536,927 8,000 13,423 0	0 0 0 0 0 536,927 8,000 13,423 0 0 0 30,628 5,105	0 0 0 0 536,927 8,000 13,423 0 0 30,628 5,105	0 0 0 0 536,927 8,000 13,423 0 0 30,628 5,105 0	0 0 0 0 357,951 8,000 8,949 0 0 30,628 5,105 0	0 0 0 178,976 8,000 4,474 0 0 0 30,628 5,105 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 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 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 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
Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND For CIL calculation	ID INT AND PROFIT Interest Market Housing	6,600 16,170 78,169 9,771 19,542 48,856 0 0 0 0		0 78,169 9,771 19,542 48,856 178,976 10,229 4,474 0 0 0 0 0 0 0 0 0	0 0 0 0 0 357,951 10,229 8,949 0 0 0 0 377,129	0 0 0 0 0 536,927 10,229 8,000 13,423 0 0 0 0 0 0	0 0 0 0 0 536,927 8,000 13,423 0 0 0 0 0 558,350	0 0 0 0 0 536,927 8,000 13,423 0 0 0 30,628 5,105 0	0 0 0 536,927 8,000 13,423 0 0 0 30,628 5,105 0	0 0 0 536,927 8,000 13,423 0 0 30,628 5,105 0	0 0 0 357,951 8,000 8,949 0 0 0 30,628 5,105 0 410,633	0 0 0 178,976 8,000 4,474 0 0 30,628 5,105 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 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 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 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 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



SITE NAME		edium Green 3							- -								- ·				ī			1	
INCOME	Av Size m2	%	Number 35		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fer		rate			Build Cost BCIS	/m2 1,002		
Market Housing	99.4	85%	30		2,275	6,725,260	2,956		LAND	Land		/unit or m2 27,309	Total	955,805			No dwgs No dwgs under	35 35		16,170		FHS Energy	0	0.009	
Shared Ownership	64.8	4%	1		1,593					Stamp Duty Easements etc.		,	37,290 0				No dwgs over 50			0 16,170		Design Acc & Adpt	0		
										Legals Acquisiti	on	1.50%	14,337						Total	16,170	1	Water	0		
Affordable Rent	64.8	11%	4		1,200	306,180	255		PLANNING												_	Small Sites Site Costs	0 157	09 169	
Social Rent	64.8	0%	0		1,035	0	0			Planning Fee Architects		4.00%	16,170 159,028				Stamp duty cal Land payment	c - Residual		955,805			1,160]	
	nared Ownership fordable Rent				0					QS / PM Planning Consu	ltante	0.50% 1.00%	19,879 39,757	•											
	ocial Rent				0					Other Professio		2.50%	99,393												
SITE AREA - Net	1.17 ha		30	/ha		7,166,882	3,296		CONSTRUCTION																
SITE AREA - Gross	1.30 ha	1	27	/ha						Build Cost - BC s106 / CIL	IS Based	1,160	3,824,108 56,000)					Total	37,290	1				
Sales per Quarter	0									Contingency Abnormals		2.50%	95,603 0				Stamp duty cal Land payment	c - Add Profit		484,815					
Unit Build Time		uarters				RUN Residual !	MACRO etclar		FINANCE				-	-,,			125,000 250,000	0% 1%							
				Per ha GROSS			losing balance =	0		Fees			0)			500,000	3%	4%						
Residual Land Value Alternative Use Value		955,805 25,926	819,262	737,336 20,000		RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	ition	6.50%	0	0			1,000,000 above	4% 5%							
Uplift Plus /ha	20% 350,000	5,185 453,704		4,000 350,000		Ci	losing balance =	983,003	SALES										Total	19,393	1				
Viability	y Threshold	484,815		374,000		Check on phasing cor				Agents		3.0%	215,006				Pre CIL s106		£/ Unit (all) Total	56,000	Ī	LIT	% GDV 0.00%		J
			/m2			Con	rect			Legals Misc.		0.5%	35,834 0		5,568,211						-		0.00%		1
Additional Profit		-76,619	-26						Developers Pr	ofit							Post CIL s106 CIL	1,600 0		56,000 0					
										Market Housing Affordable Hou		17.50% 17.50%			1,176,921 77,284	35834.41167			Total	56,000					
RESIDUAL CASH FLOW FOR	R 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	5	5	5	5		40.7	4000	44:				-							
Market Housing Shared Ownership					0	0	0	960,751 19,349	960,751 19,349	960,751 19,349	960,751 19,349	960,751 19,349	960,751 19,349	960,751 19,349	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	43,740 0	43,740 0	43,740 0	43,740 0	43,740 0	43,740 0	43,740 0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	0	0	0	0	0	1,023,840	0 1,023,840	1,023,840	0 1,023,840	1,023,840	0 1,023,840	1,023,840	0	0	0	0	0	0	0	0	0	0	0
		•	-					1,023,040	1,023,040	1,023,040	1,023,040	1,023,040	1,023,040	1,023,040	•				-						
EXPENDITURE Stamp Duty		37,290																							
Easements etc. Legals Acquisition		0 14,337																							
Planning Fee		16,170																							
Architects		79,514		79,514																					
QS Planning Consultants		9,939 19,879		9,939 19,879																					
Other Professional		49,696		49,696																					
Build Cost - BCIS Base s106/CIL			0	182,100 2,667	364,201 5,333	546,301 8,000	546,301 8,000	546,301 8,000	546,301 8,000	546,301 8,000	364,201 5,333	182,100 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	4,553	9,105	13,658	13,658	13,658	13,658	13,658	9,105	4,553	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			U	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents		0	0	0	0	0	0	30,715	30,715	30,715	30,715	30,715	30,715	30,715	0	0	0	0	0	0	0	0	0	0	0
Legals Misc		0	0	0	0	ō	0	5,119	5,119	5,119	5,119	5,119	5,119	5,119	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT A	AND PROFIT	226,826	0	348,348	378,639	567,959	567,959	603,793	603,793	603,793	414,474	225,154	35,834	35,834	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	955,805	19,218	19,530	25,508	32,075	41,826	51,735	45,750	39,668	33,486	24,128	11,542	0	0	0	0	0	0	0	0	0	0	0	0
	arket Housing		13,210	13,330	25,500	32,073	41,020	31,733	45,750	30,000	33,400	24,120	11,542		0	Ü	Ü		Ü	0	Ü		Ü	0	1,176,921
	able Housing																								77,284
	ash Flow pening Balanc	-1,182,631 0	-19,218	-367,878	-404,147	-600,034	-609,785	368,312	374,297	380,380	575,880	774,558	976,464	988,006	0	0	0	0	0	0	0	0	0	0	-1,254,204
		-1,182,631	-1,201,849	-1,569,727	-1,973,874	-2,573,908	-3,183,693	-2,815,381	-2,441,084	-2,060,704	-1,484,824	-710,266	266,198	1,254,204	1,254,204	1,254,204	1,254,204	1,254,204	1,254,204	1,254,204	1,254,204	1,254,204	1,254,204	1,254,204	0
		_																							
CASH FLOW FOR CIL ADDIT	TIONAL PROFIT	T Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As INCOME	Above	0	0	0	0	0	0	1,023,840	1,023,840	1,023,840	1,023,840	1,023,840	1,023,840	1,023,840	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land		484,815																							
Stamp Duty		19,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 7,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		79,514	0	79,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		9,939 19,879	0	9,939 19,879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		49,696	0	49,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	182,100 -25,540	364,201 -25,540	546,301 -25,540	546,301	546,301	546,301	546,301	364,201	182,100	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106			L			8,000	8,000	8,000	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	4,553 0	9,105 0	13,658 0	13,658 0	13,658 0	13,658 0	13,658 0	9,105 0	4,553 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	ō	0	0	0	0	0	0	0	ō	0	ō	ō	0	0	0	0	0	0	0	0
Abnormals Finance Fees		U				0	0	30,715	30,715	30,715	30,715	30,715	30,715	30,715	0	0	0	0	0	0	0	0	0		0
Abnormals Finance Fees Legal and Valuation Agents		0	0	0	0					5,119	5,119	5,119	5,119	5,119	0	0	0	0	0					0	
Abnormals Finance Fees Legal and Valuation			0 0 0	0 0 0	0	0	0	5,119 0	5,119 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees Legal and Valuation Agents Legals Misc.	AND PROFIT	0 0 0	0	0	0	0	0				0 417,140		0 35,834	0 35,834	0	0	0 0	0					0	0	0
Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT A	AND PROFIT	0 0 0	0	0	0	0	0	0	0	0	•	0						-	0	0	0	0	0	0	0
Abnormals Finance Fees Legal and Valuation Agents Legals Milsc. COSTS BEFORE LAND INT A	Interest	0 0 0	0	0	0	0	0	0	0	0	•	0						-	0	0	0	0	0	0	0 0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT A For CIL calculation		0 0 0	0 0	0 0 320,142	0 0 347,766	0 0 542,419	0 0 567,959	0 603,793	603,793	0 603,793	417,140	0 230,487	35,834	35,834	0	0	0	0	0	0	0	0	0 0	0 0	0 0 0 874,237
Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT A For CIL calculation Mar Afforda	Interest arket Housing able Housing	0 0 0 686,678	0 0 0	0 0 320,142 11,340	0 0 347,766 16,726	0 0 542,419 22,649	0 0 567,959 31,832	0 603,793 41,578	0 603,793 35,428	0 603,793 29,178	417,140 22,827	0 230,487 13,339	35,834 663	35,834	0	0	0	0	0	0	0	0	0 0 0	0 0	0 0 0 874,237 77,284
Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT A For Cil. calculation Mar Afforda	Interest arket Housing	0 0 0	0 0	0 0 320,142	0 0 347,766	0 0 542,419	0 0 567,959	0 603,793	603,793	0 603,793	417,140	0 230,487	35,834	35,834	0	0	0	0	0	0	0	0	0 0	0 0	0 0 0 874,237



SITE NAME Site 7	Medium Green	115						1																
INCOME Av Siz		Number	r	Price	GDV	GIA		DEVELOPMEN	NT COSTS						ī	Planning fee c	alc			1	Build Cost	/m2	1	
m		15		£/m2				LAND			/unit or m2					Planning app fe No dwgs	15				BCIS FHS	970 0	0.009	%
Market Housing 95.	.5 85%	13	3	2,275	2,771,213	1,218			Land Stamp Duty		34,023	15,017	510,348			No dwgs under No dwgs over 5	15				Energy Design	0	1	
Shared Ownership 77.	.0 4%	1	I	1,593	68,975	43			Easements etc. Legals Acquisition		1.50%	7,655						Total	6,930	0	Acc & Adpt Water	1 0	1	
Affordable Rent 77.		2	2	1,200	155,925	130		PLANNING												_	Small Sites Site Costs	0 103		
Social Rent 77.		0)	1,035					Planning Fee Architects		4.00%					Stamp duty ca Land payment	lc - Residual		510,348	8		1,075	1	
Grant and Subsidy Shared Owner Affordable Re				0					QS / PM Planning Consu		0.50% 1.00%	15,565												
Social Rent				0	0				Other Profession	onal	2.50%	38,913	131,452											
	3 ha 8 ha	35 32			2,996,113	1,391			Build Cost - BCI	IS Based	1,075							Total	15,017	,				
		-							s106 / CIL Contingency		2.50%		1			Stamp duty ca	lc - Add Profit]				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			0	1,556,529			Land payment 125,000	0%			B.				
	Whole Site		Per ha GROSS		RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0	ı			250,000 500,000	1% 3%	4%						
Residual Land Value Alternative Use Value	510,348 23,810		1,071,730 50,000		RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	ation	6.50%	0	0			1,000,000 above	4% 5%							
Uplift 20% Plus /ha 350,000	4,762 166,667		10,000 350,000		CI	losing balance =	382,987	SALES										Total	7,810	<u>-</u>				_
Viability Threshol	d 195,238		410,000		Check on phasing cor	dwgs nos rect			Agents Legals		3.0% 0.5%					Pre CIL s106	1,600	£/ Unit (all) Total	24,000	,	LIT	% GDV 0.00%		0
Additional Profit	97,647	£/m2 80	1						Misc.			0	104,864	2,325,865	l	Post CIL s106	1,600	£/ Unit (all)	24,000	- I				_
			•					Developers Pr	ofit Market Housing	g	17.50%			484,962	Ī	CIL	0		24,000					
									Affordable Hou		17.50%			39,358	_	6				<u>-</u>				
RESIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started			5	5	5	C	022 720	922 729	022 720	0	^	^		^	^	^			^	^		^		
Market Housing Shared Ownership				0	0	0	923,738 22,992	923,738 22,992	923,738 22,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	51,975 0	51,975 0	51,975 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0 0	0	0	998,704	0 998,704	0 998,704	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0 0
EXPENDITURE							-																	
Stamp Duty Easements etc.	15,017 0																							
Legals Acquisition	7,655																							
Planning Fee Architects	6,930 31,131		31,131																					
QS	3,891		3,891																					
Planning Consultants Other Professional	7,783 19,457		7,783 19,457																					
Build Cost - BCIS Base		0	166,128	332,256	498,383	332,256	166,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	2,667 4,153	5,333 8,306	8,000 12,460	5,333 8,306	2,667 4,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	29,961	29,961	29,961	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	4,994	4,994	4,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF	91,864	0	235,209	345,895	518,843	345,895	207,902	34,955	34,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lan	510,348	1																						
Interes		9,786	9,945	13,929	19,776	28,528	34,613	22,325	7,027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housin	ig ig																							39,358
Cash Flow	-602,211	-9,786	-245,154	-359,824	-538,619	-374,424	756,189	941,425	956,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-524,320
Opening Balan Closing Balan		-611,997	-857,151	-1,216,975	-1,755,594	-2,130,017	-1,373,828	-432,403	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	524,320	0
CASH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	998,704	998,704	998,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	195,238																							
Stamp Duty Easements etc.	7,810 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	6,930 31,131	0	0 31,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	3,891 7,783	0	3,891 7,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	19,457	0	19,457	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	166,128	332,256	498,383	332,256	166,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			97,647	l	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	4,153 0	8,306 0	12,460 0	8,306 0	4,153 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents Legals	0	0	0	0	0	0	29,961 4,994	29,961 4,994	29,961 4,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	0	0	330,189	0 340,562	0 518,843	0 348,562	213,236	0 34,955	0 34,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SSSTO BELOKE LANDING AND PROP	213,101	v	550,103	040,002	510,043	U-10,002	213,230	34,000	34,333		<u> </u>	v		<u> </u>			-			-	,			
For CIL calculation	_					0					_	_		_	_	_			_	_		_	_	_
Interes Market Housin	ıg	4,471	4,544	9,984	15,680	24,366	30,426	18,157	2,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 366,882
Affordable Housin																								39,358
Cash Flor Opening Baland	e 0	-4,471	-334,733	-350,545	-534,523	-372,928	755,043	945,593	960,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-406,239
Closing Balance		-279,639	-614,372	-964,918	-1,499,440	-1,872,368	-1,117,326	-171,733	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	789,226	382,987



SITE NAME	Site 8 Large Br	our EOO						7																
INCOME					-	V GIA	1] 							7	- · ·					Build Cost			
NCOME	Av Size m2	% Nun	500	Pric £/m		£ m2	1	DEVELOPME	NI COSIS							Planning fee ca Planning app fe	dwgs	rate			BCIS	/m2 982		
farket Housing	96.5	85%	425	1,90	00 77,953,20	0 41,028		LAND	Land		/unit or m2 -672		-336,244			No dwgs No dwgs under	500 50	462	23,100		FHS Energy	0	0.00%	b
Shared Ownership	67.1	4%	19	1,33	30 1,673,80	5 1,259			Stamp Duty Easements etc.			(No dwgs over 5	450	138 Total	62,100 85,200		Design Acc & Adpt	0		
ffordable Rent	67.1	11%	56	1,20	00 4,530,600	0 3,776			Legals Acquisit	ion	1.50%	-5,044	-5,044								Water Small Sites	0	0%	/6
ocial Rent	67.1	0%	0	1,03	35	0 0		PLANNING	Planning Fee			85,200)			Stamp duty ca	lc - Residual				Site Costs	154 1,137	16%	6
Grant and Subsidy Share	ed Ownership				0 (0			Architects QS / PM		4.00% 0.50%					Land payment			-336,244					
Affor	dable Rent al Rent				0	0			Planning Consu Other Profession		1.00%	610,267	7											
SITE AREA - Net	14.29 ha		35 /					CONCEDUCT		nai	2.30%	1,323,000	4,907,337											
SITE AREA - Net SITE AREA - Gross	14.29 ha 16.79 ha			ha ha	84,157,60	5 46,062		CONSTRUCT	Build Cost - BC	IS Based	1,137							Total	0					
									s106 / CIL Contingency		5.00%		3			Stamp duty ca	lc - Add Profit							
Sales per Quarter Unit Build Time	0 3 Quarters								Abnormals			5,237,106	61,026,717			Land payment 125,000	0%	0%	8,058,499					
	Whole	Site Per ha N	ET Per ha GROS	SS		I MACRO ctrl+r Closing balance =	0	FINANCE	Fees			()			250,000 500.000	1% 3%	0% 0%						
Residual Land Value Alternative Use Value			400,0	28	RUN CIL MAC				Interest Legal and Valua	ation	6.50%					1,000,000 above	4% 5%	0% 0%						
Uplift	20% 1,34	3,083	80,0			Closing balance =	-1,335,988	SALES	Legal allu value	ation			, ,			above	376	Total	0					
Plus /ha Viability T	0 Threshold 8,05	8,499	480,0	00	Check on phasin	g dwgs nos]	SALES	Agents		3.0%					Pre CIL s106	1,600	£/ Unit (all)			LIT	% GDV	-	T
		£/m2			co	orrect	J		Legals Misc.		0.5%	420,788		68,598,283				Total	800,000			0.00%	0	<u> 1</u>
Additional Profit	-8,61	7,901	-210					Developers Pr	rofit						<u>.</u> T	Post CIL s106 CII	1,600	£/ Unit (all) £/m2	800,000					
								Developers	Market Housin Affordable Hou		17.50% 17.50%			13,641,810 1,085,771				Total	800,000					
RESIDUAL CASH FLOW FOR I	INTEREST							-																
INCOME	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
UNITS Started Market Housing	30	30 4,677,19		35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	35 5,456,724	20 5,456,724	3,118,128	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent		100,42 271,83	8 100,428	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	117,166 317,142	66,952 181,224	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	0
Grant and Subsidy INCOME	0	5,049,45	0 56 5,049,456	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	0 5,891,032	3,366,304	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	0																							
Legals Acquisition	-5,04	4																						
Planning Fee	85,2																							
Architects QS	2,441, 305,1		0																					
Planning Consultants Other Professional	610,2 1,525,		0																					
Build Cost - BCIS Base		3,142,26	63 3,142,263	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974	2,094,842	0	0	0	0	0	0	0	0
s106/CIL		48,000	48,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	56,000	32,000	0	0	0	0	0	0	0	0
Contingency Abnormals		157,11 314,22		183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	183,299 366,597	104,742 209,484	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents Legals	0	151,48 25,247		176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	176,731 29,455	100,989 16,832	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AN	ND PROFIT 4,962,	294 3,838,33	0 34 3,838,334	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	4,478,056	2,558,889	0	0	0	0	0	0	0	0
For Residual Valuation	Land -336,2	300,69	3 241,515	178,491	98,249	12,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	it on Costs	300,09	3 241,313	170,491	90,249	12,792	U	0		U	0	0		U	0	0		U	U	0		0	0	13,641,810
	fit on GDV																							1,085,771
Cash Open	Flow -4,626, ning Balanc 0	050 910,42	9 969,607	1,234,485	1,314,727	1,400,184	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	1,412,976	807,415	0	0	0	0	0	0	0	-14,727,58
	ing Balance -4,626	050 -3,715,6	21 -2,746,014	-1,511,529	-196,802	1,203,382	2,616,358	4,029,334	5,442,310	6,855,286	8,268,262	9,681,238	11,094,214	12,507,190	13,920,166	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	14,727,581	0
CASH FLOW FOR CIL ADDITION	ONAL PROFIT																							
INCOME As Al	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	0	5,049,45	56 5,049,456	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	3,366,304	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	8,058,	199																						
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	120,8	77 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	85,2 2,441,		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	305,1	34 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	610,2 1,525,		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	3.142.26	63 3.142.263	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	3.665.974	2.094.842	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	-718,1	58 -718,15 48,000		-718,158 56,000	-718,158 56,000	-718,158 56,000	-718,158 56.000	-718,158 56,000	-718,158 56,000	-718,158 56,000	-718,158 56,000	-718,158 56,000	56,000	56.000	56,000	32.000	0	0	0	0	0	0	0	0
Contingency	0	157,11	3 157,113	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	183,299	104,742	0	0	0	0	0	0	0	0
Abnormals	0	314,22		366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	209,484	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	151,48	4 151,484	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	176,731	100,989	0	0	0	0	0	0	0	0
Agents Legals Misc.	0	25,247		29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	16,832	0	0	0	0	0	0	0	0
Misc. Costs Before Land int an	Ů					3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	3,759,898	4,478,056	4,478,056	4,478,056	2,558,889	0	0	0	0	0	0	0	0
_		· <u> </u>	_	_		· <u> </u>	· <u> </u>	· <u> </u>		_	_	· <u> </u>		_	· <u> </u>	_		_	_	_		_	_	_
For CIL calculation	Interest	807,85	6 734,963	657,333	561,536	459,512	350,856	235,138	111,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ofit on cost fit on GDV	22.,50	,,,,,,	,	1	,	,	,		-	-			-	-	-		-	-	-		-		11,987,683
		EEE 4400 **	ne + +0+ c :=	4.470.000	4 500 500	1 674 000	1 700 070	1 905 000	2.040.000	2 424 404	2 424 404	2 424 42 *	1 440 075	1 440 070	1 410 070	907 445		0		^	_			
	ning Balanc 0					1,671,623	1,780,278	1,895,996	2,019,236	2,131,134	2,131,134	2,131,134	1,412,976	1,412,976	1,412,976	807,415	0	0	0	0	0	0	0	-13,073,454
Closi	ng Balance -12,428	,555 -11,307,1	131 -10,112,813	3 -8,639,012	-7,069,413	-5,397,790	-3,617,512	-1,721,516	297,720	2,428,854	4,559,989	6,691,123	8,104,099	9,517,075	10,930,051	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	11,737,466	-1,335,988



SITE NAME Site 9	Large Brown 1	50]																
INCOME Av S	Size % m2	Number 150		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 983]	
	6.8 85%	128		1,900				LAND	Land		/unit or m2 -3.628	Total	-544.150			No dwgs No dwgs under	150 50		23,100		FHS Energy	0	0.00%	
	70.0 4%	6		1,330	., . ,	, , , , , , , , , , , , , , , , , , , ,			Stamp Duty Easements etc.		-5,020	0				No dwgs over 5	100				Design Acc & Adot	0		
	0.0 11%			1,200					Legals Acquisiti	on	1.50%	-	-8,162					Total	30,300		Water Small Sites	0	0%	
	0.0 0%	0		1,035				PLANNING	Planning Fee			36.900				Stamp duty ca	r - Residual			Ī	Site Costs	154 1,138	16%	
Grant and Subsidy Shared Own				0,000					Architects QS / PM		4.00% 0.50%					Land payment	c - Residual		-544,150			1,130	J	
Affordable R Social Rent				0					Planning Consul Other Profession		1.00%	184,400												
SITE AREA - Net 3	3.75 ha	40			25,378,875	13,911		CONSTRUCTI	ON				, , , ,											
SITE AREA - Gross 4	l.51 ha	33	/ha						Build Cost - BCI s106 / CIL Contingency	S Based	1,138 5.00%	15,826,127 240,000 791,306				Stamp duty cal	c - Add Profit	Total	0	l T				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals		-	1,582,613				Land payment 125,000	0%	0%	2,163,528					
	Whole Site		Per ha GROSS	•	RUN Residual I	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%						
Residual Land Value Alternative Use Value	-544,150 1,802,940		400,000		RUN CIL MACE				Interest Legal and Valua	tion	6.50%	0	0			1,000,000 above	4% 5%	0%						
Uplift 20% Plus /ha 0	360,588		80,000			osing balance =	-496,533	SALES								D 011 100		Total	0	ļ ī	l. co			ī
Viability Thresh			480,000		Check on phasing o	rect			Agents Legals		3.0% 0.5%			20 202 202		Pre CIL s106		£/ Unit (all) Total	240,000		LIT	% GDV 0.00%		
Additional Profit	-2,348,116	£/m2 -190						Developers Pr	Misc.			U	888,261	20,288,099		Post CIL s106 CIL	1,600		240,000					
								Developers Pr	Market Housing Affordable Hou		17.50% 17.50%			4,101,595 339,708	29608.6875		- 0	£/m2 Total	240,000					
RESIDUAL CASH FLOW FOR INTER		Year 1			-	Year 2				Year 3				Year 4				Year 5			-	Year 6		
INCOME UNITS Started	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			7	0	0	0	1,093,759	1,250,010	1,250,010	1,250,010	1,250,010	1,250,010	15 1,250,010	1,250,010	1,250,010	1,250,010	2,343,769	1,250,010	1,250,010	1,250,010	1,250,010	1,250,010	1,250,010	1,250,01
Shared Ownership Affordable Rent				0	0	0	24,439 66,150	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	52,369 141,750	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600
Social Rent 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	1,184,348	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	2,537,888	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,54
EXPENDITURE Stamp Duty	0																							
Easements etc. Legals Acquisition	0 -8,162																							
Planning Fee	36,900																							
Architects QS	368,801 46,100		368,801 46,100																					
Planning Consultants Other Professional	92,200 230,501		92,200 230,501																					
suild Cost - BCIS Base	230,301	0	246,184	527,538	808.891	844,060	844,060	844.060	844.060	844,060	844,060	844,060	1,090,244	1,090,244	1,090,244	844.060	844,060	844,060	844,060	844.060	562,707	281,353	0	0
106/CIL		0	3,733	8,000	12,267	12,800	12,800	12,800	12,800	12,800	12,800	12,800	16,533	16,533	16,533	12,800	12,800	12,800	12,800	12,800	8,533	4,267	0	0
Contingency Abnormals		0	12,309 24,618	26,377 52,754	40,445 80,889	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	54,512 109,024	54,512 109,024	54,512 109,024	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	28,135 56,271	14,068 28,135	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	35,530	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	40,606	76,137	40,606	40,606	40,606	40,606	40,606	40,606	40,606
egals Jisc	ő	0	0	0	ő	0	5,922	6,768	6,768	6,768	6,768	6,768	6,768	6,768	6,768	6,768	12,689	6,768	6,768	6,768	6,768	6,768	6,768	6,768
COSTS BEFORE LAND INT AND PRO	OFI1 766,340	0	1,024,447	614,668	942,491	983,469	1,024,921	1,030,843	1,030,843	1,030,843	1,030,843	1,030,843	1,317,688	1,317,688	1,317,688	1,030,843	1,072,295	1,030,843	1,030,843	1,030,843	703,020	375,197	47,374	47,374
For Residual Valuation La	-544,150																							
Inter Market Hous	rest sing	3,611	3,669	20,376	30,696	46,510	63,247	61,684	57,443	53,132	48,752	44,300	39,776	39,840	39,905	39,971	35,376	12,135	7,089	1,960	0	0	0	0 4,101,595
Affordable Hous	sing																							339,708
Cash Flow Opening Ba	-222,190 lanc 0	-3,611	-1,028,116	-635,044	-973,187	-1,029,979	96,179	261,013	265,254	269,565	273,945	278,397	-3,925	-3,988	-4,053	282,726	1,430,216	310,561	315,608	320,737	650,520	978,343	1,306,166	-3,135,137
Closing Bala		-225,801	-1,253,917	-1,888,961	-2,862,148	-3,892,127	-3,795,948	-3,534,935	-3,269,681	-3,000,116	-2,726,171	-2,447,774	-2,451,699	-2,455,687	-2,459,740	-2,177,014	-746,798	-436,237	-120,629	200,108	850,628	1,828,971	3,135,137	0
CASH FLOW FOR CIL ADDITIONAL I	PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above	0	0	0	0	0	0	1,184,348	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	2,537,888	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540
EXPENDITURE																								
Land	2,163,528																							
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	32,453	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	36,900 368,801	0	0 368,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	46,100 92,200	0	46,100 92,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	230,501	0	230,501	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	246,184	527,538	808,891	844,060	844,060	844,060	844,060	844,060	844,060	844,060	1,090,244	1,090,244	1,090,244	844,060	844,060	844,060	844,060	844,060	562,707	281,353	0	0
POTENTIAL CIL Post CIL s106		_	-156,541	-156,541	-156,541 11,200	-156,541 12,800	-156,541 12,800	-156,541 12,800	-156,541 12,800	-156,541 12,800	-156,541 12,800	-156,541 12,800	-156,541 12,800	-156,541 12,800	-156,541 24,000	-156,541 12,800	-156,541 12,800	12,800	12,800	12,800	12,800	12,800	0	0
Contingency Abnormals	0	0	12,309 24,618	26,377 52,754	40,445 80,889	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	54,512 109,024	54,512 109,024	54,512 109,024	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	42,203 84,406	28,135 56,271	14,068 28,135	0	0
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
egal and Valuation	0	0	0	0	0	0	0 35,530	0 40,606	40,606	0 40,606	0 40,606	0 40,606	40,606	0 40,606	0 40,606	40,606	0 76,137	40,606	40,606	0 40,606	40,606	40,606	40,606	40,606
gents egals fisc.	0	0	0	0	0 0	0	35,530 5,922 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	76,137 12,689 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0	40,606 6,768 0
COSTS BEFORE LAND INT AND PRO	OFI1 2,970,483	0	864,173	450,127	784,884	826,928	868,380	874,302	874,302	874,302	874,302	874,302	1,157,414	1,157,414	1,168,614	874,302	915,754	1,030,843	1,030,843	1,030,843		383,730	47,374	47,374
For CIL calculation																								
Inter Market Hous	sing	48,270	49,055	63,895	72,248	86,176	101,014	97,521	91,318	85,014	78,608	72,098	65,482	63,359	61,201	59,191	52,365	26,856	22,049	17,163	12,199	1,895	0	0 3,620,448
Affordable Hous	sing																							339,708
Cash F Opening Balar	nce 0	-48,270	-913,227	-514,022	-857,131	-913,104	214,953	381,717	387,920	394,224	400,630	407,140	130,644	132,767	123,725	420,047	1,569,768	295,841	300,648	305,534	634,055	967,915	1,306,166	-2,653,99
Closing Bala	nce -2,970,483	-3,018,753	-3,931,980	-4,446,002	-5,303,133	-6,216,237	-6,001,284	-5,619,567	-5,231,647	-4,837,423	-4,436,793	-4,029,653	-3,899,008	-3,766,241	-3,642,516	-3,222,469	-1,652,701	-1,356,860	-1,056,212	-750,679	-116,624	851,291	2,157,457	-496,533



SITE NAME	Site 10 La	arge Brown en	1						1																
INCOME	Av Size	arge Brown 60			Price	g GDV	GIA		DEVELOPMEN	NT COSTS						ī	Planning fee ca	alc.			7	Build Cost	/m2	1	
	m2	70	60		£/m2				LAND	55015		/unit or m2	Total				Planning ree ca Planning app fer No dwgs					BCIS FHS	982 0	0.009	%
Market Housing	95.5	85%	51		1,900	9,253,000	4,870		LAND	Land Stamp Duty		-4,509	10141	-270,558			No dwgs under No dwgs over 50	50	462			Energy Design	0	0.007	76
Shared Ownership	67.2	4%	2		1,330	201,163	151			Easements etc. Legals Acquisiti		1.50%	0 -4,058				TWO GWIGS OVER SK		Total			Acc & Adpt Water	1		
Affordable Rent	67.2	11%	7		1,200	544,500	454		PLANNING	Legais Acquisiti	ioi	1.50%	4,000	4,000								Small Sites	0 154	09	
Social Rent	67.2	0%	0		1,035	5 0	0		PLANNING	Planning Fee Architects		4.00%	24,480 289,943				Stamp duty cal Land payment	lc - Residual		-270.558		Site Costs	1,136		76
Grant and Subsidy	Shared Ownership Affordable Rent				0					QS / PM Planning Consu	iltante	0.50% 1.00%	36,243 72,486				Cario payment			-270,300					
	Social Rent				0					Other Professio		2.50%	181,215												
SITE AREA - Net SITE AREA - Gross	1.71 ha 2.01 ha		35 30			9,998,663	5,475		CONSTRUCTI	ION Build Cost - BC	'IS Based	1,136	6,219,636						Total						
SITE AREA - Gross	2.01 na	1	30	/na						s106 / CIL Contingency	ils Based	5.00%	96,000 310,982				Stamp duty cal	lo Add Drofit	I Otal		1				
Sales per Quarter	0 3 Q	uortoro								Abnormals		5.00%	621,964				Land payment		00/	965,453	B				
Unit Build Time		uarters	Decks NET	D		RUN Residual I		•	FINANCE	F							125,000 250,000	0% 1%	0%						
Residual Land Value		Whole Site -270,558 804.544	-157,826			RUN CIL MACE	osing balance =	v		Fees Interest	ation	6.50%	0				500,000 1,000,000	3% 4%	0%						
Alternative Use Value Uplift Plus /h:	20%	160,909		400,000 80,000			O ctrl+l osing balance =	-182,551	SALES	Legal and Valua	audi i		0	0			above	5%	Total						
	ability Threshold	965,453		480,000		Check on phasing			OMLES	Agents		3.0%	299,960				Pre CIL s106		£/ Unit (all)		J	LIT	% GDV		
Tanana	_		£/m2	1		cor	reCt			Legals Misc.		0.5%	49,993 0		7,928,284		David City		Total	96,000	-		0.00%		<u>- 1</u>
Additional Profit		-1,016,747	-209	1					Developers Pr							Ī	Post CIL s106 CIL	1,600 0	£/m2	(
										Market Housin Affordable Hou		17.50% 17.50%			1,619,275 130,491	29162.76563	3		Total	96,000	1				
RESIDUAL CASH FLOW	W 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 Market Housing				5	0	0	0	771,083	1,079,517	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	1,233,733	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	16,764 45,375	23,469 63,525	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	26,822 72,600	0	0	0	0	0	0	0	0	0	0
Social Rent 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	0	0	0	0	0
INCOME	E	0	0	0	0	0	0	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -4,058																							
Planning Fee		24,480		444.0==																					
Architects QS		144,972 18,121		144,972 18,121																					
Planning Consultants Other Professional		36,243 90,607		36,243 90,607																					
Build Cost - BCIS Base			0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	2,667 8,638	6,400 20,732	10,667 34,554	12,267 39,737	12,800 41,464	12,800 41,464	12,800 41,464	12,800 41,464	8,533 27,643	4,267 13,821	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		_	0	17,277	41,464	69,107	79,473	82,928	82,928	82,928	82,928	55,286	27,643	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents		0	0	0	0	0	0	24,997	34,995	39,995	39,995	39,995	39,995	39,995	39,995	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	4,166	5,833	6,666	6,666	6,666	6,666	6,666	6,666	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROFIT	310,365	0	491,293	483,239	805,398	926,208	995,640	1,007,305	1,013,138	1,013,138	690,979	368,820	46,660	46,660	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		-270,558																							
	Interest Market Housing		647	657	8,652	16,645	30,003	45,541	48,921	47,129	42,694	38,188	28,373	13,163	0	0	0	0	0	0	0	0	0	0	1,619,275
A	Affordable Housing		- 10				4	4				40.7	40	4.0	1677										130,491
	Cash Flow Opening Balanc	-39,807 0	-647	-491,950	-491,890	-822,043	-956,211	-207,960	110,285	272,888	277,323	603,989	935,963	1,273,331	1,286,495	0	0	0	0	0	0	0	0	0	-1,749,766
	Closing Balance	-39,807	-40,453	-532,404	-1,024,294	-1,846,337	-2,802,547	-3,010,507	-2,900,222	-2,627,334	-2,350,011	-1,746,022	-810,060	463,271	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	0
CASH FLOW FOR CIL A	ADDITIONAL PROFI		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	E	0	0	0	0	0	0	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		965,453																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 14,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		144,972 18,121	0	144,972 18,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		36,243 90,607	0	36,243 90,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	172,768	414,642	691,071	794,731	829,285	829,285	829,285	829,285	552,857	276,428	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106				-169,458	-169,458	-169,458 8,000	-169,458 11,200	-169,458 12,800	-169,458 12,800	12,800	12,800	12,800	12,800	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	8,638 17,277	20,732 41,464	34,554 69,107	39,737 79,473	41,464 82,928	41,464 82,928	41,464 82,928	41,464 82,928	27,643 55,286	13,821 27,643	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents Legals		0	0	0	0	0	0	24,997 4,166	34,995 5,833	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	39,995 6,666	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	INT AND PROFIT	0 1,294,358	0	0 319,168	0 307,381	0 633,273	0 755,683	0 826,182	0 837,848	1,013,138	0 1,013,138	0 695,245	0 377,353	0 46,660	0 46,660	0	0	0	0	0	0	0	0	0	0
				-																					
For CIL calculation	Interest		21,033	21,375	26,909	32,341	43,157	56,139	56,936	52,521	48,174	43,757	34,102	19,124	0	0	0	0	0	0	0	0	0	0	0
A	Market Housing			y	V	,-			,		•		, -		-	-	-		-	-			-		1,429,066 130,491
		-1,294,358	-21,033	-340,543	-334,290	-665,615	-798,841	-49,099	271,727	267,496	271,843	594,153	921,700	1,267,371	1,286,495	0	0	0	0	0	0	0	0	0	-1,559,557
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	50 ha	30			3,223,222	,,			Build Cost - BC s106 / CIL	CIS Based	1,075	1,495,150 24,000						Total	0					
ales per Quarter 0		1							Contingency		5.00%		,			Stamp duty ca	lc - Add Profit		241,822	I				
Sales per Quarter 0 Unit Build Time 3	Quarters				DUN Desident	MACRO		FINANCE	Abnormals			149,513	1,743,422			Land payment 125,000	0%							
			Per ha GROSS		RUN Residual I	osing balance =	0	FINANCE	Fees			C)			250,000 500,000	1% 3%	0%						
Residual Land Value Alternative Use Value	14,960 201,519		400,000		RUN CIL MACE				Interest Legal and Valua	ation	6.50%	·	0			1,000,000 above	4% 5%	0%						
Uplift 20% Plus /ha 0	40,304 0		80,000 0		Ci	osing balance =	-44,457	SALES										Total	0	1				
Viability Threshol	ld 241,822		480,000		Check on phasing cor				Agents Legals		3.0% 0.5%					Pre CIL s106		£/ Unit (all) Total	24,000	,	LIT	% GDV 0.00%		0
Additional Profit	-162.065	£/m2 -133	1						Misc.			(1,993,489	1	Post CIL s106	1,600			_				_
	.32,003	-133						Developers P		ıg	17.50%			405,023	Ī	CIL	0		0					
									Market Housin Affordable Hou		17.50% 17.50%			405,023 37,368		12		i otál	24,000	7				
RESIDUAL CASH FLOW FOR INTERES	ST Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
NCOME JNITS Started	Q1	Q2	3		3			Q4	Q1	42	ų,	4	4.	42	43	Q4	ų,	42	ų3	- 4	V1	42	43	Q4
Market Housing			3	0	0	0	3 462,884	462,884	462,884	462,884	462,884	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	11,521 31,185	11,521 31,185	11,521 31,185	11,521 31,185	11,521 31,185	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty	0																							
Easements etc. Legals Acquisition	0 224																							
Planning Fee	6,930																							
Architects QS	34,868 4,359		34,868 4,359																					
Planning Consultants Other Professional	8,717 21,793		8,717 21,793																					
Build Cost - BCIS Base	21,100	0	99,677	199,353	299,030	299,030	299,030	199,353	99,677	0	0	0		0	0	0	0	0	0	0	0	0	0	0
s106/CIL		0	1,600	3,200	4,800	4,800	4,800	3,200	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	4,984 9,968	9,968 19,935	14,951 29,903	14,951 29,903	14,951 29,903	9,968 19,935	4,984 9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents Legals	0	0	0	0	0	0	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	FIT 76,891	0	0 185,965	232,456	348,684	348,684	366,380	250,152	133,924	17,696	17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
																								
For Residual Valuation Lan		1,493	1,517	4,563	8,415	14,218	20,115	18,180	14,324	8,517	728	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin	ng	.,400	.,317	-,000	0,410	1-1,210	20,110	.3,100	7,324	0,017	.20	0		,	0	Ü		9	Ü	0		Ü	Ü	405,023 37,368
		.4.400	-107 400	-997 000	-357.000	-3e2 noo	110.005	227.050	257.040	470 077	107 107	^			•	•	_		•	•				
Cash Flow Opening Balar		-1,493	-187,482	-237,020	-357,099	-362,902	119,095	237,258	357,342	479,377	487,167	0	0	0	0	0	0	0	0	0	0	0	0	-442,391
Closing Balan	-91,851	-93,344	-280,826	-517,845	-874,945	-1,237,847	-1,118,752	-881,494	-524,152	-44,775	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	0
CASH FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	241,822																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	3,627									-	0													0
Planning Fee Architects	6,930 34,868	0	0 34,868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	4,359 8,717	0	4,359 8,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	21,793	0	21,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0	0	99,677 -54,022	199,353 -54,022	299,030 -54,022	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106	0	0	4,984	9.968	4,800 14,951	4,800 14,951	4,800 14,951	4,800 9,968	4,800 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	4,984 9,968	19,935	14,951 29,903	14,951 29,903	14,951 29,903	19,935	4,984 9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance 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
egal 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
egals	0	0	0	0	0	0	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
disc. COSTS BEFORE LAND INT AND PROF	0 FIT 322,117	0	0 130,343	0 175,235	0 294,663	0 348,684	0 366,380	0 251,752	0 137,124	0 17,696	0 17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
		-	,	.,	.,	-3	,	- ,,==	. ,	,	,	-		-				-				-		-
or CIL calculation	et	5,234	5,319	7,524	10,494	15,453	21,370	19,455	15,646	9,913	2,146	0		0	0	0	0	0	0	0	0	0	0	0
Intere: Market Housin	ng	5,∠34	3,319	1,524	10,494	10,403	21,3/0	19,455	15,646	9,913	2,146	U		U	U	U	0	U	U	U		U	U	360,796
Affordable Housin							***																	37,368
Cash Flo Opening Balance	e 0	-5,234	-135,663	-182,759	-305,157	-364,137	117,840	234,383	352,820	477,981	485,749	0	0	0	0	0	0	0	0	0	0	0	0	-398,163
Closing Balance	-322,117	-327,351	-463,014	-645,772	-950,929	-1,315,066	-1,197,226	-962,843	-610,023	-132,042	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	-44,457



	Site 13 Sn							ı	lamer: -							T	- ·				т			3	
INCOME	Av Size m2	%	Number 7		Price £/m2		GIA m2		DEVELOPMEN	T COSTS							Planning fee ca Planning app fer		rate			Build Cost BCIS	/m2 988		
arket Housing	100.9	100%	7		2,450	1,729,700	706		LAND	Land		/unit or m2 55,647	Total	389,526			No dwgs No dwgs under	7		3,234		FHS Energy	0	0.009	1/6
nared Ownership	100.9	0%	0		1,715		0			Stamp Duty Easements etc.			8,976 0				No dwgs over 50	0		0 3,234		Design Acc & Adpt	0		
										Legals Acquisitio	n	1.50%	5,843	14,819					TOTAL	3,234	4	Water	0	,	
ffordable Rent	100.9	0%	0		1,200		0		PLANNING												-	Small Sites Site Costs	105		
Social Rent	100.9	0%	0		1,035	0	0			Planning Fee Architects		4.00%	3,234 32,105				Stamp duty cal Land payment	c - Residual		389,526	i		1,094]	
	ared Ownership ordable Rent				0					QS / PM Planning Consult	ants	0.50% 1.00%	4,013 8,026												
Soci	cial Rent				0	0				Other Profession		2.50%	20,066												
SITE AREA - Net SITE AREA - Gross	0.23 ha 0.23 ha		30 30	/ha /ha		1,729,700	706		1	Build Cost - BCIS s106 / CIL	S Based	1,094	772,129 11,200				Stema data and	a Add Doeffs	Total	8,976	1				
Sales per Quarter Unit Build Time	0 3 Qu	uarters								Contingency Abnormals		2.50%	19,303 0				Stamp duty cal Land payment 125,000	0%		95,667	•				
				Per ha GROSS		RUN Residual N	osing balance =	0		Fees			0				250,000 500,000	1% 3%	0%						
Residual Land Value Alternative Use Value		389,526 11,667	1,669,397	1,669,397 50,000		RUN CIL MACR	O ctrl+l			Interest Legal and Valuati	ion	6.50%	0	0			1,000,000 above	4% 5%							
Uplift Plus /ha 3	20% 350,000	2,333 81.667		10,000 350,000		Clo	osing balance =	341,310	SALES										Total	2,870	1				
	Threshold	95,667		410,000		Check on phasing d				Agents		3.0%	51,891				Pre CIL s106		£/ Unit (all)]	LIT	% GDV]
			m2			corr	rect			Legals Misc.		0.5%	8,649 0		1,334,961				Total	11,200	-		0.00%		0
Additional Profit		99,873	141						Developers Pro	ofit						ī	Post CIL s106 CIL	1,600		11,200 0					
										Market Housing Affordable Hous		17.50% 17.50%			302,698 0	43242.5	<u> </u>		Total	11,200					
RESIDUAL CASH FLOW FOR	RINTEREST	Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started				2	2	3																			
Market Housing Shared Ownership					0	0	0	494,200 0	494,200 0	741,300 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
Social Rent 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	$-\mp$	0	0	0	0	0	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		8,976																							
Easements etc.		0																							
Legals Acquisition		5,843																							
Planning Fee Architects		3,234 16,053		16,053																					
QS		2,007		2,007																					
Planning Consultants Other Professional		4,013 10,033		4,013 10,033																					
Build Cost - BCIS Base			0	73,536	147,072	257,376	183,840	110,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	1,067 1,838	2,133 3,677	3,733 6,434	2,667 4,596	1,600 2,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	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 Legals		0	0	0	0	0	0	14,826 2,471	14,826 2,471	22,239 3,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT A	ND PROFIT		0	0		267,544							0		0	0	0	0	0	0		0	0	0	
COSTS BEFORE LAND INT A	AND PROFII	50,158	U	108,546	152,882	267,544	191,103	131,959	17,297	25,946	0	0	U	0		U	U	U			0	- 0			0
For Residual Valuation	Land	389,526																							
Model	Interest ket Housing	-	7,145	7,261	9,143	11,776	16,315	19,685	14,119	6,598	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	ble Housing																								302,698
Casi	sh Flow	-439,684	-7,145	-115,807	-162,025	-279,320	-207,418	342,556	462,784	708,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-302,698
	ening Balanc sing Balance	0 -439,684	-446,829	-562,637	-724,662	-1,003,981	-1,211,399	-868,843	-406,059	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	0
0.00	oning Data loc	100,004	440,020	002,007	72-4,002	1,000,001	1,211,000	000,040	100,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	002,000	502,000	
CASH FLOW FOR CIL ADDITI	IONAL PROFIT		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As A	Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land		95,667																							
Stamp Duty Easements etc.		2,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		1,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		3,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		16,053 2,007	0	16,053 2,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		4,013 10,033	0	4,013 10,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	73,536 99,873	147,072	257,376	183,840	110,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106		0	0	1,838	3 677	3,200	3,200	4,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	0	3,677 0	6,434 0	4,596 0	2,758 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
Agents		0	0	0	0	0	0	14,826	14,826	22,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	2,471 0	2,471 0	3,707 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	AND PROFIT	135,311	0	207,353	150,749	267,011	191,636	135,159	17,297	25,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
						1								l								1			
COSTS BEFORE LAND INT A																									
COSTS BEFORE LAND INT A	Interest		2,199	2,235	5,640	8,182	12,654	15,973	10,398	2,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT A For CIL calculation Mark	Interest ket Housing ble Housing		2,199	2,235	5,640	8,182	12,654	15,973	10,398	2,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 197,831 0
Affordab	ket Housing ble Housing	-135 311																							197,831 0
COSTS BEFORE LAND INT A For Cil. calculation Mark Affordat Openi	ket Housing ble Housing Cash Flow ling Balance	-135,311 0 -135,311	2,199 -2,199 -137,510	2,235 -209,588 -347,097	5,640 -156,389 -503,487	8,182 -275,192 -778,679	-204,290 -982,969	15,973 343,068 -639,901	10,398 466,505 -173,396	2,818 712,537 539,141	0 539,141	0 539,141	0 539,141	0 0 539,141	0 539,141	0 539,141	0 0 539,141	0 0 539,141	0 0 539,141	0 539,141	0 539,141	0 539,141	0 539,141	0 539,141	197,831



SITE NAME Site 14	Small Green 4							٦																
INCOME Av Size				Price	e GDV	GIA	i	DEVELOPME	NT COSTS						7	Planning fee c	alc			7	Build Cost	/m2	ī	
m:		4		£/m2				LAND	NI COSIS		/unit or m2	Total				Planning app fe					BCIS FHS	1,013		0/.
Market Housing 109.	.0 100%	4	ŀ	2,450	1,068,200	436		LAND	Land Stamp Duty		58,600		234,400			No dwgs No dwgs under No dwgs over 5	4	462		В	Energy Design	0	0.007	,6
Shared Ownership 109.	.0 0%	0	1	1,715	5 0	0			Easements etc. Legals Acquisiti		1.50%	0)			TWO GWIGS OVER S		Total		В	Acc & Adpt Water	1		
Affordable Rent 109.	.0 0%	0	1	1,200	0	0		PLANNING	Legals Acquisiti	ion	1.50%	3,510	3,204								Small Sites Site Costs	0	09	
Social Rent 109.	.0 0%	0	1	1,035	5 0	0		FLANNING	Planning Fee Architects		4.00%	1,848				Stamp duty ca Land payment	lc - Residual		234,400		Site Costs	1,122		,6
Grant and Subsidy Shared Owner Affordable Rer				0					QS / PM Planning Consu	ultants	0.50%	2,538	1			Land payment			234,400					
Social Rent	ik.			C					Other Professio		2.50%													
	6 ha 6 ha	25 25			1,068,200	436		CONSTRUCT	Build Cost - BC s106 / CIL	CIS Based	1,122	489,059						Total	1,688	В				
Sales per Quarter 0 Unit Build Time 3	Quarters]							Contingency Abnormals		2.50%					Stamp duty ca Land payment 125,000	llc - Add Profit	5 1%	65,600	0				
	Whole Site		Per ha GROSS		RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0)			250,000 500,000	1% 3%							
Residual Land Value Alternative Use Value	234,400 8,000		50,000		RUN CIL MACE				Interest Legal and Valua	ation	6.50%	0	0			1,000,000 above	4% 5%	1%						
Uplift 20% Plus /ha 350,000	1,600 56,000		10,000 350,000	_		losing balance =	211,279	SALES										Total	656	6				_
Viability Threshold	d 65,600		410,000	1	Check on phasing cor				Agents Legals		3.0% 0.5%	5,341				Pre CIL s106	1,600	£/ Unit (all) Total	6,400	D	LIT	% GDV 0.00%	1	0
Additional Profit	42,998	£/m2							Misc.			0	37,387	827,139	1	Post CIL s106	1,600	£/ Unit (all)	6,400	o				
			_					Developers P	rofit Market Housin Affordable Hou		17.50% 17.50%			186,935 0		CIL	0	£/m2 Total	6,400	0				
RESIDUAL CASH FLOW FOR INTERES	ST Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME UNITS Started			2	2				60.																
Market Housing Shared Ownership				0	0	0	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 534,100	0 534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
EXPENDITURE																								
Stamp Duty Easements etc.	1,688																							
Legals Acquisition	3,516																							
Planning Fee Architects	1,848 10,154		10,154																					
QS Planning Consultants	1,269 2,538		1,269 2,538																					
Other Professional	6,346		6,346							_	_	_		_		_		_	_	_		_		
Build Cost - BCIS Base s106/CIL		0	81,510 1,067	163,020 2,133	163,020 2,133	81,510 1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	2,038	4,075 0	4,075 0	2,038	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	_	_				40.00			_	_	_		_				_	_			_		_
Agents Legals	0	0	0	0	0	0	16,023 2,671	16,023 2,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROF	FIT 27,359	0	0 104,922	169,229	169,229	84,614	18,694	18,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Position IV 1 11		1																						
For Residual Valuation Land	st	4,254	4,323	6,098	8,947	11,842	13,410	5,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable Housing																								186,935 0
Cash Flow	-261,759	-4,254	-109,244	-175,327	-178,176	-96,457	501,997	510,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-186,935
Opening Balan Closing Baland		-266,013	-375,257	-550,584	-728,759	-825,216	-323,219	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	0
		_		_	_	_	_	_		_	_	_		_	_	_	_		_	_			_	_
CASH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
NCOME As Above INCOME	0	0	0	0	0	0	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		ı																						
Land	65,600	l	_	_						_	_	_			_	_		_	_	_		_		
Stamp Duty Easements etc.	656 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	1,848 10,154	0	0 10,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	1,269 2,538	0	1,269 2,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	6,346	0	6,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0	0	81,510 42,998	163,020	163,020	81,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0	0	2,038	4,075	3,200 4,075	3,200 2,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	0	0	0	0	0	16,023	16,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Nisc.	0	0	0	0	0	0	2,671 0	2,671 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND INT AND PROF	89,395	0	146,853	167,095	170,295	86,748	18,694	18,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Interes Market Housing	ıg	1,453	1,476	3,887	6,665	9,541	11,105	2,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 122,110
Affordable Housing	ig .																							0
Cash Flow Opening Balance	e 0	-1,453	-148,329	-170,982	-176,960	-96,288	504,301	512,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-122,110
Closing Balance	e -89,395	-90,848	-239,177	-410,159	-587,120	-683,408	-179,107	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	211,279



SITE NAME Site 15	Green Plot																							
INCOME Av Size	%	Number		Price		GIA		DEVELOPMEN	NT COSTS							Planning fee c					Build Cost	/m2		
m2	1009/	1		£/m2		m2		LAND	Lond		/unit or m2	Total	62.260			Planning app fe No dwgs	1	rate	462		BCIS FHS	1,071	0.009	%
Market Housing 130.0	100%	1		2,450		130			Land Stamp Duty		62,360	0	62,360			No dwgs under No dwgs over 5			462		Energy Design	0		
hared Ownership 130.0	0%	0		1,715		0			Easements etc. Legals Acquisition	on	1.50%	935	935					Total	462		Acc & Adpt Water	0	-	
ffordable Rent 130.0	0%	0		1,200		0		PLANNING	Disseins For			462				C	la Basidasi				Small Sites Site Costs	114	119	
ocial Rent 130.0	0%	0		1,035		0			Planning Fee Architects		4.00%	6,385				Stamp duty ca Land payment	ic - Kesiduai		62,360			1,186		
rant and Subsidy Shared Ownershi Affordable Rent Social Rent	p			0	0				QS / PM Planning Consul Other Profession		0.50% 1.00% 2.50%	798 1,596 3,990												
SITE AREA - Net 0.05 h		20 20	/ha /ha		318,500	130		CONSTRUCTI	Build Cost - BCI s106 / CIL	IS Based	1,186	154,163 1,600						Total	0					
Sales per Quarter 0 Unit Build Time 3 0	Quarters				RUN Residual N	IACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	3,854 0				Stamp duty ca Land payment 125,000 250,000	lc - Add Profit 0% 1%		20,500					
Residual Land Value Alternative Use Value	Whole Site 62,360 2,500	Per ha NET 1,247,205	Per ha GROSS 1,247,205 50,000			sing balance = 0			Fees Interest Legal and Valua	tion	6.50%	0	0			500,000 1,000,000 above	3% 4% 5%	0% 0%						
Uplift 20% Plus /ha 350,000 Viability Threshold	500 17,500 20,500		10,000 350,000 410,000			sing balance = 6	63,417	SALES	Agents		3.0%	9,555				Pre CIL s106		Total £/ Unit (all)	0		шт	% GDV		٦
Additional Profit		/m2			corr				Legals Misc.		0.5%	1,593 0		247,292		Post CIL s106		Total	1,600			0.00%		0
	,							Developers Pr	ofit Market Housing Affordable Hou		17.50% 17.50%			55,738 0		CIL	0		0 1,600					
RESIDUAL CASH FLOW FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			1	0	0	0	318,500 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 318,500	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0 0
EXPENDITURE Stamp Duty Easements etc.	0																							
Legals Acquisition	935																							
Planning Fee Architects	462 3,192		3,192																					
QS Planning Consultants	399 798		399 798																					
Other Professional	1,995		1,995																					
Build Cost - BCIS Base s106/CIL		0	51,388 533	51,388 533	51,388 533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	1,285 0	1,285 0	1,285 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents Legals	0	0	0	0	0	0	9,555 1,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROFIT	7,782	0	0 59,590	53,206	53,206	0	11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Land Interest Market Housing	62,360	1,140	1,158	2,146	3,045	3,959	4,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housing																								55,738 0
Cash Flow Opening Balanc	-70,142 0	-1,140	-60,749	-55,351	-56,251	-3,959	303,329	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-55,738
Closing Balance	-70,142	-71,282	-132,031	-187,382	-243,633	-247,592	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	0
CASH FLOW FOR CIL ADDITIONAL PROF	TT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	20,500																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants	3,192 399 798	0 0 0	3,192 399 798	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
Planning Consultants Other Professional	798 1,995	0	798 1,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	51,388 2,665	51,388	51,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0	0	1,285	1,285	1,600 1,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bnormals	0	0	1,285	1,285	1,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal 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
gents	0	0	0	0	0	0	9,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals lisc.	0	0	0	0	0	0	1,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND INT AND PROFIT	27,654	0	61,722	52,672	54,272	0	11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or CIL calculation		449	457	1,467	2,347	3,267	3,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable Housing																								36,307 0
Cash Flow Opening Balance	-27,654 0	-449	-62,179	-54,139	-56,619	-3,267	304,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-36,307
Closing Balance	-27,654	-28,104	-90,283	-144,422	-201,041	-204,308	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	63,417

SITE NAME	Site 16	Small Brown 11							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	ılc				Build Cost	/m2		
	m2		11		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fer No dwgs		rate			BCIS FHS	955 0	0.00%	6
Market Housing	86.9	85%	9		1,850	1,502,961	812			Land Stamp Duty		1,356		14,918			No dwgs under No dwgs over 50	11	462			Energy Design	0	-	-
Shared Ownership	39.0	4%	0		1,295	20,833	16			Easements etc. Legals Acquisition		1.50%	0				Tto diligo ordi or		Total	5,082		Acc & Adpt Water	1		
Affordable Rent	39.0	11%	1		1,200	57,915	48			Legais Acquisiti	ui .	1.50%	224	224								Small Sites	0	0%	
Social Rent	39.0	0%	0		1,035	0	0		PLANNING	Planning Fee			5,082				Stamp duty cal	c - Residual				Site Costs	102 1,058	11%	6
Grant and Subsidy	Shared Ownersh				0	0				Architects QS / PM		4.00% 0.50%	5,421				Land payment			14,918					
	Affordable Rent Social Rent				0	0				Planning Consul Other Profession		1.00% 2.50%													
SITE AREA - Net	0.28	ha	40	/ha		1,581,709	877		CONSTRUCTI	ON															
SITE AREA - Gross	0.28		40	/ha						Build Cost - BCI s106 / CIL	S Based	1,058	927,544 17,600						Total	0					
Sales per Quarter	0									Contingency Abnormals		5.00%	46,377 92,754				Stamp duty cal Land payment	c - Add Profit	•	132.000					
Unit Build Time		Quarters				RUN Residual M	ACBO ctrlur		FINANCE	761011143			02,704	1,001,210			125,000 250,000	0% 1%							
Residual Land Value		Whole Site 14,918	Per ha NET 54,247	Per ha GROSS 54,247			sing balance =)		Fees Interest		6.50%	0				500,000	3% 4%	0%						
Alternative Use Value		110,000	34,247	400,000		RUN CIL MACRO				Legal and Valua	tion	0.50%	0	0			above	5%	0%						
Jplift Plus /h		22,000 0		80,000 0	,		sing balance =	17,749	SALES										Total	0					-
Vi	lability Threshold	132,000		480,000		Check on phasing di				Agents Legals		3.0% 0.5%					Pre CIL s106		£/ Unit (all) Total	17,600		LIT	% GDV 0.00%	0	0
Additional Profit		-76,529	£/m2 -94							Misc.			0	55,360	1,246,602		Post CIL s106	1,600	£/ Unit (all)	17,600					_
		11,020							Developers Pr	ofit Market Housing	,	17.50%			263,018		CIL	0		17,600					
										Affordable Hou		17.50%			13,781		1		rotal	17,000					
RESIDUAL CASH FLOW	W FOR INTEREST		Year 1				Year 2				Year 3			T	Year 4				Year 5			T -	Year 6		
NCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
JNITS Started Market Housing				1	0	0	0	2 136,633	2 273,266	273,266	273,266	273,266	273,266	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership offordable Rent					0	0	0	1,894 5,265	3,788 10,530	3,788 10,530	3,788 10,530	3,788 10,530	3,788 10,530	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	ИE	0	0	0	0	0	0	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		0																							
asements etc.		0																							
egals Acquisition		224 5,082																							
Planning Fee urchitects		21,686		21,686																					
IS lanning Consultants		2,711 5,421		2,711 5,421																					
Other Professional		13,553		13,553																					
uild Cost - BCIS Base 106/CIL	•		0	28,107 533	84,322 1,600	140,537 2,667	168,644 3,200	168,644 3,200	168,644 3,200	112,430 2,133	56,215 1,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Ibnormals			0	1,405 2,811	4,216 8,432	7,027 14,054	8,432 16,864	8,432 16,864	8,432 16,864	5,621 11,243	2,811 5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees		0		-					,		-	•				•	-		•		•			-	
egal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	4,314 719	8,628 1,438	8,628 1,438	8,628 1,438	8,628 1,438	8,628 1,438	0	0	0	0	0	0	0	0	0	0	0	0
egals Misc. COSTS BEFORE LAND	DINT AND DOCUM			0																					
OSIS BEFUKE LAND	D IN I AND PROFIT	48,677	0	76,228	98,571	164,284	197,141	202,174	207,207	141,493	75,779	10,065	10,065	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	n Land	14,918																							
	Interest Market Housing		1,033	1,050	2,306	3,945	6,679	9,991	11,102	9,976	7,765	4,449	11	0	0	0	0	0	0	0	0	0	0	0	0 263,018
А	Affordable Housing																								13,781
	Cash Flow Opening Balanc	-63,595 0	-1,033	-77,278	-100,877	-168,229	-203,820	-68,373	69,275	136,114	204,040	273,069	277,507	0	0	0	0	0	0	0	0	0	0	0	-276,799
	Closing Balance		-64,628	-141,906	-242,783	-411,012	-614,832	-683,205	-613,931	-477,816	-273,777	-707	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	0
CASH FLOW FOR CIL	ADDITIONAL PRO-	NEIT	V 4				V *				V				V 4				V				v		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME INCOM	As Above ME	0	0	0	0	0	0	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE																									
and		132,000																							
amp Duty asements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition		1,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
anning Fee		5,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rchitects S		21,686 2,711	0	21,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
anning Consultants		5,421 13,553	0	5,421 13,553	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ther Professional			0	28,107	84,322	140,537	168,644	168,644	168,644	112,430	56,215	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base	,	0		-19,132	-19,132	-19,132 1,600	-19,132 3,200	3,200	3,200	3,200	3,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ild Cost - BCIS Base DTENTIAL CIL	•	0	-			7,027	8,432	8,432	8,432 16,864	5,621 11,243	2,811 5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base OTENTIAL CIL ost CIL s106 ontingency		0	0	1,405 2.811	4,216 8.432		16.864			,240	J,002.1				0	0			~	-	-			0	
uild Cost - BCIS Base DTENTIAL CIL ost CIL s106 ontingency onormals	,	0	0	2,811	8,432	14,054	16,864	16,864		_													-		0
uild Cost - BCIS Base OTENTIAL CIL ost CIL s106 ontingency bnormals		0					16,864 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base OTENTIAL CIL ost CIL s106 ontingency bnormals inance Fees agal and Valuation gents	,	0 0 0 0	0 0 0	2,811 0 0	8,432 0 0	14,054 0 0	0 0	0 0 4,314	0 0 8,628	0 8,628	0 8,628	0 8,628	0 8,628	0	0	0	0	0	0	0	0	0	0 0	0 0	0 0
uild Cost - BCIS Base OTENTIAL CIL ost CIL s106 ontingency bnormals inance Fees egal and Valuation gents egals	,	0 0 0	0 0	2,811 0 0	8,432 0 0	14,054 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base OTENTIAL CIL ost CIL s106 ontingency bnormals nance Fees agal and Valuation gents agals sisc.		0 0 0 0	0 0 0	2,811 0 0 0	8,432 0 0 0	0 0 0	0 0	0 0 4,314 719	0 0 8,628 1,438	0 8,628 1,438	0 8,628 1,438	0 8,628 1,438	0 8,628 1,438	0 0	0	0 0	0	0	0	0	0	0	0 0	0 0 0	0 0 0 0
uild Cost - BCIS Base OTENTIAL CIL cst Cil. s106 contingency bnormals inance Fees egal and Valuation gents egals ilsc. OOSTS BEFORE LAND		0 0 0 0	0 0 0 0 0 0	2,811 0 0 0	8,432 0 0 0	0 0 0 0 0	0 0 0 0	0 0 4,314 719 0	0 0 8,628 1,438	0 8,628 1,438 0	0 8,628 1,438 0	0 8,628 1,438 0	0 8,628 1,438 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
tuild Cost - BCIS Base OTENTIAL CIL cust Cil. a 106 Contingency thoromals inance Fees egal and Valuation egents egals issc. OOSTS BEFORE LAND	D INT AND PROFIT	0 0 0 0	0 0 0 0 0 0	2,811 0 0 0	8,432 0 0 0	0 0 0 0 0	0 0 0 0	0 0 4,314 719 0	0 0 8,628 1,438	0 8,628 1,438 0	0 8,628 1,438 0	0 8,628 1,438 0	0 8,628 1,438 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
Dither Professional Suild Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Hhormals Finance Fees Legal and Valuation Agents JOSTS BEFORE LAND For CIL calculation A	D INT AND PROFIT	0 0 0 0	0 0 0 0 0	2,811 0 0 0 0 0 0 56,562	8,432 0 0 0 0 0 0 0 77,838	0 0 0 0 0 0 0 144,085	0 0 0 0 0 178,009	0 0 4,314 719 0 202,174	0 0 8,628 1,438 0 207,207	0 8,628 1,438 0 142,559	0 8,628 1,438 0 77,912	0 8,628 1,438 0 10,065	0 8,628 1,438 0 10,065	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
uild Cost - BCIS Base OTENTIAL CIL tost CIL s106 contingency bnormals inance Fees egal and Valuation gents egals lisc. OSTS BEFORE LAND or CIL calculation	D INT AND PROFII Interest Market Housing	0 0 0 0 0 0 0 0 182,433	0 0 0 0 0	2,811 0 0 0 0 0 0 56,562	8,432 0 0 0 0 0 0 0 77,838	0 0 0 0 0 0 0 144,085	0 0 0 0 0 178,009	0 0 4,314 719 0 202,174	0 0 8,628 1,438 0 207,207	0 8,628 1,438 0 142,559	0 8,628 1,438 0 77,912	0 8,628 1,438 0 10,065	0 8,628 1,438 0 10,065	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

SITE NAME	Site 17	Small Brown 7																			_			_	
NCOME	Av Size m2	%	Number 7		Pric £/m				DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 933		
Market Housing	87.4	100%	7		1,85				LAND	Land		/unit or m2 6,702		46,914			No dwgs No dwgs under	7				FHS Energy	0		1%
Shared Ownership	87.4	0%	0		1,29					Stamp Duty Easements etc.			c				No dwgs over 50	0	138 Total			Design Acc & Adpt	1		
ffordable Rent	87.4	0%	0		1,20		0			Legals Acquisit		1.50%	704	4 704			-				•	Water Small Sites	0		0%
Social Rent	87.4	0%	0		1,03	15 0	0		PLANNING	Planning Fee			3,234	4			Stamp duty ca	c - Residual			Ī	Site Costs	99 1,03 3		1%
rant and Subsidy	Shared Ownersh	ip				0 0				Architects QS / PM		4.00% 0.50%					Land payment		ı	46,914				-	
TE AREA - Net	Affordable Rent Social Rent 0.14		50	/ha		0 0 0 0 1,132,200				Planning Consu Other Professio		1.00% 2.50%	7,385	5											
SITE AREA - Gross	0.14		50			1,132,200	012]		Build Cost - BC s106 / CIL Contingency	IS Based	1,033 5.00%	11,200 31,620	0			Stamp duty cal	c - Add Profit	Total		l I				
Sales per Quarter Unit Build Time	3 (Quarters Whole Site		Per ha GROSS		RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Abnormals			63,241				Land payment 125,000 250,000 500,000	0% 1% 3%	0% 0%						
Residual Land Value Alternative Use Value Uplift Plus /ha	20%	46,914 56,000 11,200 0	335,102	335,102 400,000 80,000 0		RUN CIL MAC	RO ctrl+l losing balance =	-11,723	SALES	Interest Legal and Valua	ation	6.50%	C	0			1,000,000 above	4% 5%							
Viat	bility Threshold		:/m2	480,000		Check on phasing	dwgs nos rrect]		Agents Legals Misc.		3.0% 0.5%		1	888,023		Pre CIL s106		£/ Unit (all) Total	11,200	_	LIT	% GDV 0.00%	1	0
Additional Profit		21,189	35	J					Developers Pr	rofit Market Housin Affordable Hou		17.50% 17.50%			198,135 0		Post CIL s106 CIL	1,600		11,200 0 11,200					
RESIDUAL CASH FLOW	FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing)			1	2	2 0	2	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Shared Ownership 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 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	161,743	323,486		323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 704																							
Planning Fee		3,234																							
Architects QS		14,769 1,846		14,769 1,846																					
Planning Consultants Other Professional		3,692 9,231		3,692 9,231																					
Build Cost - BCIS Base			0	30,115	90,344	150,573	180,687	120,458	60,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106/CIL Contingency Johnormals			0 0 0	533 1,506 3,011	1,600 4,517 9,034	2,667 7,529 15,057	3,200 9,034 18,069	2,133 6,023 12,046	1,067 3,011 6,023	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
Finance Fees Legal and Valuation		0																							
Agents Legals Misc. COSTS BEFORE LAND I	INT AND PROFIT	0 0 33,476	0	0 0 0 64,704	0 0 105,495	0 0 175,825	0 0 210,990	4,852 809 146,321	9,705 1,617 81,652	9,705 1,617 11,322	9,705 1,617 11,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	46,914																							
	Interest Market Housing fordable Housing		1,306	1,328	2,401	4,154	7,079	10,622	10,544	6,786	1,823	0	0	0	0	0	0	0	0	0	0	0	0	0	0 198,13 0
	Cash Flow Opening Balanc Closing Balance	-80,391 0 -80,391	-1,306 -81,697	-66,031 -147,728	-107,896 -255,624	-179,979 -435,603	-218,069 -653,672	4,799 -648,873	231,289 -417,583	305,378	310,340 198,135	0 198,135	0 198,135	0 198,135	0 198,135	0 198,135	198,135	0 198,135	0 198,135	0 198,135	0 198,135	0 198,135	0 198,135	0 198,135	-198,13 0
CASH FLOW FOR CIL A	DDITIONAL PROF	FIT	Year 1				Year 2	!			Year 3	3			Year 4				Year 5				Year 6	i	
NCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
EXPENDITURE Land		67,200	0	0	0	0	0	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.		0 0 1,008	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
Legals Acquisition Planning Fee Architects		3,234 14,769	0	0 14,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0
QS Planning Consultants		1,846 3,692	0	1,846 3,692	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		9,231	0	9,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0	0	30,115 10,595	90,344 10,595	150,573	180,687	120,458	60,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals		0	0	1,506 3,011	4,517 9,034	1,600 7,529 15,057	3,200 9,034 18,069	3,200 6,023 12,046	3,200 3,011 6,023	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
Finance Fees egal 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
Agents		0	0	0	0	0	0	4,852	9,705	9,705	9,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	809	1,617	1,617 0	1,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND I	INT AND PROFIT	100,981	0	74,765	114,490	174,759	210,990	147,388	83,785	11,322	11,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest Market Housing fordable Housing		1,641	1,668	2,910	4,817	7,735	11,290	11,240	7,527	2,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0 162,7°
	Cash Flow Opening Balance	-100,981 0	-1,641	-76,433	-117,400	-179,576	-218,726	3,065	228,460	304,636	309,587	0	0	0	0	0	0	0	0	0	0	0	0	0	-162,7
	Closing Balance		-102,622	-179,054	-296,454	-476,030	-694,756	-691,691	-463,230	-158,594	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	-11,72



00MF A.: 81		Norte		D-I	ODV	014	i	DEVEL ORME	NT COSTS							Diameter for a	-1-			ī	Dulled Const	(0		
COME Av Size		Number 4		Price £/m2		GIA m2		DEVELOPME	NT COSTS							Planning fee c Planning app fe		rate			Build Cost BCIS	/m2 925		
arket Housing 79.5	100%	4		1,850	588,300	318		LAND	Land		/unit or m2 6,727	Total	26,908			No dwgs No dwgs under	4	462	1,848		FHS	0	0.009	%
						310			Stamp Duty		0,727	0				No dwgs over 5		138	0		Energy Design	0		
ared Ownership 79.5	0%	0		1,295	0	0			Easements etc. Legals Acquisition		1.50%	0 404						Total	1,848	ļ.	Acc & Adpt Water	1 0		
ordable Rent 79.5	0%	0		1,200	0	0		PLANNING													Small Sites	0	09	
ial Rent 79.5	0%	0		1,035	0	0		PLANNING	Planning Fee			1,848				Stamp duty ca	lc - Residual				Site Costs	1,024	119	76
nt and Subsidy Shared Owners	ship			0	0				Architects QS / PM		4.00% 0.50%					Land payment			26,908					
Affordable Ren Social Rent				0	0				Planning Consu Other Profession		1.00% 2.50%	3,810												
TE AREA - Net 0.10 TE AREA - Gross 0.10		40 40			588,300	318		CONSTRUCT	Build Cost - BCI s106 / CIL	S Based	1,024	6,400						Total	0					
elles per Quarter 0 nit Build Time 3	Quarters								Contingency Abnormals		5.00%	16,286 32,573				Stamp duty ca Land payment 125,000	0%							
sidual Land Value emative Use Value	Whole Site 26,908 40,000	269,077	Per ha GROSS 269,077 400,000		RUN Residual N	osing balance =	0	FINANCE	Fees Interest Legal and Valua	tion	6.50%	0				250,000 500,000 1,000,000 above	1% 3% 4% 5%	0% 0%						
ft 20% Plus /ha 0 Viability Threshold	8,000 0		80,000 0 480,000	_		osing balance =	-5,700	SALES	Agents	ion	3.0%					Pre CIL s106		Total £/ Unit (all)		[[шт	% GDV		7
Iditional Profit		£/m2	1	ı	corr				Legals Misc.		0.5%			461,217		Post CIL s106		Total £/ Unit (all)	6,400			0.00%		0
		-						Developers P	rofit Market Housing Affordable Hou		17.50% 17.50%			102,953 0		CIL	0		0 6,400					
ESIDUAL CASH FLOW FOR INTERES	T Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	
COME ITS Started			2	2																				
ket Housing				0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
red Ownership rdable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent t and Subsidy				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	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE p Duty	0																							
ments etc. Is Acquisition	0																							
ning Fee	1,848																							
ing Fee itects	7,620		7,620																					
ing Consultants	952 1,905		952 1,905																					
r Professional	4,762		4,762																					
Cost - BCIS Base		0	54,288	108,576	108,576	54,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
/CIL		0	1,067 2,714	2,133 5,429	2,133 5,429	1,067 2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency irmals		0	2,714 5,429	5,429 10,858	5,429 10,858	2,714 5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0																							
I and Valuation	0																							
its	0	0	0	0	0	0	8,825	8,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ls	0	0	0	0	0	0	1,471	1,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROFI	17,491	0	78,738	126,996	126,996	63,498	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Dealdool Velocale	00.000	ı																						
Residual Valuation Land Interes		721	733	2,025	4,121	6,252	7,385	2,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing	ı			2,020	7,121	3,202	.,	2,000		Ü	Ŭ	•		•	ŭ	Š		Ü	Ŭ	·		Ü	ŭ	
Affordable Housing																								
Cash Flow Opening Balan	-44,399 0	-721	-79,471	-129,021	-131,117	-69,750	276,469	280,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance		-45,120	-124,591	-253,612	-384,729	-454,479	-178,010	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	
H FLOW FOR CIL ADDITIONAL PR	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	U	U	U	U		U	£34,13U	234,130		U	U	U		U	U	U		U	U	U		U	U	
ENDITURE	48,000																							
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Duty nents etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s Acquisition	720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Fee	1,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ects	7,620 952	0	7,620 952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants Professional	1,905 4,762	0	1,905 4,762	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		
Cost - BCIS Base :NTIAL CIL	0	0	54,288 267	108,576	108,576	54,288	0	0			0	0			-	Ü		0		0			0	
CIL s106 igency	0	0	2,714	5,429	3,200 5,429	3,200 2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mals	0	0	5,429	10,858	10,858	5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
s	0	0	0	0	0	0	8,825	8,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	1,471 0	1,471 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PROFI	_	0	77,937	124,863	128,063	65,631	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
·		_	· <u> </u>	_		· <u> </u>	_	· <u> </u>		_	_	_		_	_	_		_	_	_		_	· <u> </u>	
CIL calculation		1,069	1,087	2,371	4,438	6,592	7,765	3,279		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
interes		1,069	1,087	2,3/1	4,438	0,392	7,765	3,2/9	0	U	U	U		U	U	U	"	U	U	U	0	U	U	
Market Housing					1				1				I				I				1			
Market Housing Affordable Housing																								
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	Urban Flats 75			B-J	AP:	2	<u> </u>	DEVEL COM	NT COSTS							Diameir - f	la.			ī	Duild C	in the		
NCOME Av Siz	ze % n2	Number 75		Price £/m2		GIA m2		DEVELOPMEN	41 CUSIS		hurds - *	T				Planning fee ca Planning app fer	dwgs	rate			Build Cost BCIS	/m2 1,382	A A	
Market Housing 62	2.5 85%	64		2,000	7,968,750	3,984			Land		/unit or m2 -22,528	Total	-1,689,594			No dwgs No dwgs under	75 50	462	23,100	1	FHS Energy	0	0.00%	
Shared Ownership 39	9.0 4%	3		1,400	153,563	110			Stamp Duty Easements etc.			0				No dwgs over 50	25	138 Total	3,450 26,550		Design Acc & Adpt	1		
Affordable Rent 39	0.0 11%	8		1,200	394,875	329			Legals Acquisition		1.50%	-25,344	-25,344								Water Small Sites	0	0%	
Social Rent 39	0.0 0%	0		1,035	0	0		PLANNING	Planning Fee			26,550				Stamp duty cal	c - Residual			[Site Costs	78 1,460	6%	
Grant and Subsidy Shared Owne	ership			0	0				Architects QS / PM		4.00% 0.50%	301,959 37,745				Land payment			-1,689,594	1				
Affordable Re Social Rent	ent			0					Planning Consulta Other Professiona		1.00% 2.50%	75,490 188,724								1				
	50 ha	150	/ha	_	8,517,188	4,423		CONSTRUCTI					,							1				
	77 ha	97			0,011,100	1,120			Build Cost - BCIS	Based	1,460	6,459,968 120,000						Total	0	Į				
[a. a. a.		1							s106 / CIL Contingency		5.00%	322,998				Stamp duty cal	c - Add Profit			ĺ				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			645,997	7,548,963			Land payment 125,000	0%	0%	370,968	1				
	Whole Site		Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%		1				
Residual Land Value Alternative Use Value	-1,689,594 309,140	-,,	-2,186,186 400,000		RUN CIL MACR	tO ctrl+l			Interest Legal and Valuatio	n	6.50%	0	0			1,000,000 above	4% 5%	0% 0%		1				
Uplift 20% Plus /ha 0	61,828 0		80,000 0		Ck	osing balance =	1,329,877	SALES										Total	0	1				
Viability Thresho	ld 370,968		480,000		Check on phasing o				Agents Legals		3.0% 0.5%	255,516 42,586				Pre CIL s106		/ Unit (all) fotal	120,000	1	LIT	% GDV 0.00%		
Additional Profit		£/m2	1						Misc.		0.570	0		6,762,593		Post CIL s106						0.0070		
Additional Profit	-2,998,600	-753	J					Developers Pr								CIL	1,600 0	£/ Unit (all) £/m2	120,000					
									Market Housing Affordable Housin	ng	17.50% 17.50%			1,394,531 95,977				Total	120,000					
RESIDUAL CASH FLOW FOR INTERE		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 Market Housing			25	25 0	25 0	0	2,656,250	2,656,250	2,656,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	51,188 131,625	51,188 131,625	51,188 131,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	2,839,063	2,839,063	2,839,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty Easements etc.	0																							
Legals Acquisition	-25,344																							
Planning Fee Architects	26,550 150,979		150,979																					
QS Planning Consultants	18,872 37,745		18,872 37,745																					
Other Professional	94,362		94,362																					
Build Cost - BCIS Base s106/CIL		0	717,774 13,333	1,435,548 26,667	2,153,323 40,000	1,435,548 26,667	717,774 13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	35,889	71,777	107,666	71,777	35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	_	0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	85,172	85,172	85,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	14,195	14,195	14,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	FIT 303,165	0	1,140,732	1,677,547	2,516,321	1,677,547	938,141	99,367	99,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lar	nd -1,689,594	1																						
Intere		0	0	0	23,268	64,536	92,845	63,463	19,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Housin	ng																							95,977
Cash Flow	1,386,430	0	-1,140,732	-1,677,547	-2,539,589	-1,742,083	1,808,077	2,676,232	2,719,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,490,50
Opening Bala Closing Balan	nce 1,386,430	1,386,430	245,697	-1,431,850	-3,971,438	-5,713,522	-3,905,445	-1,229,213	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	0
CASH FLOW FOR CIL ADDITIONAL PR	ROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above	0	0	0	0	0	0	2,839,063	2,839,063	2,839,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE				-		-	,	,,			-			-		-	-							
Land	370,968																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	5,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	26,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	150,979 18,872	0	150,979 18,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	37,745 94,362	0	37,745 94,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	717,774	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			-2,998,600		40,000	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	35,889	71,777	107,666	71,777	35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	0	0	0	0	0	85,172	85,172	85,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	14,195 0	14,195 0	14,195 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	FIT 705,041	0	-1,871,201	1,650,881	2,516,321	1,690,881	964,808	99,367	99,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Intere		11,457	11,643	0	8,252	49,276	77,554	48,358	4,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housir Affordable Housir																								1,024,70 95,977
Cash Flo		-11,457	1,859,558	-1,650,881	-2,524,573	-1,740,157	1,796,701	2,691,338	2,735,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,120,68
Opening Baland Closing Baland	ce 0	-716,498	1,143,060	-507,821	-3,032,394	-4,772,551	-2,975,850	-284,512	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	2,450,560	1,329,87
	-						,																	



COME Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	lc			Ī	Build Cost	/m2		
m2		20		£/m2		m2					/unit or m2	Total				Planning app fee	dwgs	rate			BCIS	1,143	0.009/	20/
xet Housing 57.6	85%	17		2,000	1,960,000	980		LAND	Land		/unit or m2 -5,061		-101,218			No dwgs No dwgs under	20 20	462	9,240		FHS Energy	0	0.00%	70
ed Ownership 39.0	4%	1		1,400	40,950	29		[Stamp Duty Easements etc.			0				No dwgs over 50	0	138 Total	9,240		Design Acc & Adpt	0		
dable Rent 39.0	11%	2		1,200		88			Legals Acquisition	on	1.50%	-1,518	-1,518							•	Water Small Sites	0	0%	19%
								PLANNING												т	Site Costs	65	6%	
al Rent 39.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%					Stamp duty calc Land payment	c - Residual		-101,218			1,208		
at and Subsidy Shared Ownersh Affordable Rent	ip			0	0				QS / PM Planning Consul		0.50% 1.00%	15,563												
Social Rent E AREA - Net 0.27 E AREA - Gross 0.33		75		0	0 2,106,250	1,097		CONSTRUCTI			2.50%							Total	0					
	ha	60	/ha						Build Cost - BCI s106 / CIL Contingency	S Based	1,208 5.00%	32,000 66,275				Stamp duty calc	c - Add Profit	Total	0	I I				
es per Quarter 0 ! Build Time 3	Quarters				RUN Residual M			FINANCE	Abnormals			132,549				Land payment 125,000 250,000	0% 1%	0% 0%	159,824					
sidual Land Value rnative Use Value	Whole Site -101,218 133,187	-379,567	-303,988 400,000		RUN CIL MACR	sing balance = (O ctrl+l	U		Fees Interest Legal and Valual	tion	6.50%	0				500,000 1,000,000 above	3% 4% 5%	0% 0% 0%						
ft 20% Plus /ha 0 Viability Threshold	26,637 0 159,824		80,000 0 480,000			sing balance = 3	322,912	SALES	Agents		3.0%	63,188				Pre CIL s106		Total	0	l I	lur.	% GDV		_
	1	E/m2	460,000		corre				Legals Misc.		0.5%			1,661,044			1	l Total	32,000	1	ы	0.00%	0	0
ditional Profit	-486,057	-496						Developers Pr	rofit Market Housing Affordable Housi		17.50%			343,000		Post CIL s106 CIL	1,600	£/ Unit (all) £/m2 Total	32,000 0 32,000					
SIDUAL CASH FLOW FOR INTEREST	01	Year 1	02	04	01	Year 2	02			Year 3		04	24	25,594 Year 4	02	04	01	Year 5	02	04	01	Year 6	02	
OME ITS Started	Q1	Q2	Q3 10	Q4 10	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ket Housing ired Ownership				0	0	0	980,000 20,475	980,000 20,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ordable Rent ial Rent				0	0	0	52,650	52,650 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
at Rent t and Subsidy INCOME	0	0	0	0	0	0	1,053,125	1,053,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	U	U	U	U	U	U	1,053,125	1,053,125	0	U	U	U	U	U	U	U	U	U	U	U	0	U	U	
ENDITURE up Duty	0																							
ments etc. Is Acquisition	0 -1,518																							
ning Fee	9,240																							
itects	31,126 3,891		31,126 3,891																					
ning Consultants r Professional	7,782 19,454		7,782 19,454																					
	13,434	^		444.00	444.00	220.04=	•	•	_	•	•	^	_	•	•		•	^	•	•		•	•	
f Cost - BCIS Base I/CIL		0	220,915 5,333	441,831 10,667	441,831 10,667	220,915 5,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency ormals		0	11,046 22,092	22,092 44,183	22,092 44,183	11,046 22,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0		,	,	,			-		-	•	-				-	-	-		-		•	•	
I and Valuation	0																							
nts Is	0	0	0	0	0	0	31,594 5,266	31,594 5,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROFIT	69,974	0	0 321,639	518,772	518,772	259,386	36,859	36,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
																								_
Residual Valuation Land	-101,218	C		4740	12 000	24 974	26 444	10.050	_					0				0		•				
Interest Market Housing		0	0	4,719	13,226	21,871	26,441	10,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing							447.7																	
Cash Flow Opening Balanc	31,244 0	0	-321,639	-523,491	-531,998	-281,257	989,825	1,005,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance	31,244	31,244	-290,395	-813,886	-1,345,884	-1,627,140	-637,315	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	_
H FLOW FOR CIL ADDITIONAL PROP	FIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
DME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	-
INCOME	0	0	0	0	0	0	1,053,125	1,053,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE	159,824																							
np Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s Acquisition	2,397	0		0		U		0							U	0						U	U	
ning Fee tects	9,240 31,126	0	0 31,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	3,891 7,782	0	3,891 7,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional	19,454	0	19,454	0	0	0	0	0	0	0	0	o	0	o	0	ō	0	0	0	0	0	0	0	
Cost - BCIS Base ENTIAL CIL	0	0	220,915 -486,057	441,831	441,831	220,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL s106		_		00.00-	16,000	16,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ngency rmals	0	0	11,046 22,092	22,092 44,183	22,092 44,183	11,046 22,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ice Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation					0		0	0														0		
ds .	0	0	0	0	0	0	31,594 5,266	31,594 5,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROFIT	0 233,714	0	0 -169,752	0 508,105	0 524,105	0 270,053	0 36,859	0 36,859	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	
															0	0	0							
CIL calculation		3.798	3.860	1.164	9.439	18.110	22.792	6.648	0	0	0	0	0	0				0	0	0	0	0	0	
Interest Market Housing		3,798	3,860	1,164	9,439	18,110	22,792	6,648	0	0	0	0	0	U	U	١	U	0	0	0	0	0	0	
Interest	-233,714	-3,798	3,860	1,164	9,439	18,110 -288,162	22,792 993,473	1,009,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Coalfield Cover



Sunderland City Council (Coalfield 2020)



NET Area Number 1 Units Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha Large Green 350 92 31,718,579 350 10.00 35.00 32,284 3,228 982.49

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	C
Terrace	2	44	73.00	3,212.00		925	2,971,100
	3	45	86.00	3,870.00		925	3,579,750
Semi	2	45	81.00	3,645.00		942	3,433,590
	3	89	98.00	8,722.00		942	8,216,124
	4	0	115.00	0.00		1,071	0
Det	4	45	120.00	5,400.00		1,071	5,783,400
	5	30	130.00	3,900.00		1,071	4,176,900
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	C
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	10	39.00	390.00	10%	1,039	445,731
	2	11	61.00	671.00	10%	1,039	766,886
Terrace	2	13	70.00	910.00		925	841,750
	3	14	84.00	1,176.00		925	1,087,800
Semi	2	0	79.00	0.00		942	C
	3	0	93.00	0.00		942	0
	4	4	97.00	388.00		1,071	415,548
Det	4	0	106.00	0.00		1,071	C
	5	0	110.00	0.00		1,071	C
Flat 1 High*	1	0	39.00	0.00	10%	1,256	C
Flat 2 High*	2	0	61.00	0.00	10%	1,256	C
Flat 3 High*	3	0	74.00	0.00	10%	1,256	C

Number Units Area Density erage Unit Size Developed Density Total Cost Units/ha m2/ha ha m2 m2 Large Green 175 175 93 15,971,713 5.00 35.00 16,239 3,248

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	21	73.00	1,533.00	0%	925	1,418,025
	3	22	86.00	1,892.00	0%	925	1,750,100
Semi	2	22	81.00	1,782.00	0%	942	1,678,644
	3	45	98.00	4,410.00	0%	942	4,154,220
	4	0	115.00	0.00	0%	1,071	0
Det	4	22	120.00	2,640.00	0%	1,071	2,827,440
	5	17	130.00	2,210.00	0%	1,071	2,366,910
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	5	39.00	195.00	10%	1,039	222,866
	2	5	61.00	305.00	10%	1,039	348,585
Terrace	2	7	70.00	490.00	0%	925	453,250
	3	7	84.00	588.00	0%	925	543,900
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	2	97.00	194.00	0%	1,071	207,774
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/ Brown Iternative Use

Coalfield	Green	Agricultural
Area	Gross	13.333
	Net	10.000

Locality 'een/Brown Iternative Use

Rate

£/m2

983.54

Coalfield	Green	Agricultural
Area	Gross Net	6.667 5.000
	IVEC	3.000



Number 3 Units Area Density erage Unit Size Developed Density Total Cost Rate Locality 'een/Brown Iternative Use ha Units/ha m2 m2 m2/ha £/m2 Large Green 175 LD 175 5.83 30.00 92 16,053 2,752 16,017,045 997.76 Coalfield Green Agricultural BCIS COST 7.778 Beds No m2 Total Area Gross Market 5.833 Net 0.00 10% 1,039 Flat 40.00 65.00 0.00 10% 1,039 Terrace 73.00 1,606.00 0% 925 1,485,550 22 86.00 1,892.00 0% 925 1,750,100 0% 942 81.00 1,215.00 1,144,530 Semi 15 37 98.00 3,626.00 0% 942 3,415,692 115.00 0% 1,071 0% 2,827,440 Det 22 120.00 2,640.00 1,071 2,210.00 0% 1,071 2,366,910 130.00 0.00 10% 104 10% 490.00 1041 561,099 BUNGALOW 70.0 10% 602.00 1041 689,350 Affordable 10% 39.00 195.00 1,039 222,866 61.00 305.00 10% 1,039 348,585 Terrace 70.00 490.00 0% 925 453,250 84.00 588.00 0% 925 543,900 79.00 0.00 0% 942 Semi 93.00 0.00 0% 942 97.00 194.00 0% 1,071 207,774 0% Det 106.00 0.00 1,071 110.00 0.00 0% 1,071 Flat 1 High* 39.00 0.00 10% 1,256 Flat 2 High* 61.00 0.00 10% 1,256 74.00 10% Flat 3 High* 0.00 1,256 Number 4 Units Area Density erage Unit Size Developed Density **Total Cost** Rate Locality een/Brown Iternative Use Units/ha m2/ha £/m2 ha m2 m2 Large Green 75 75 2.14 35.00 92 6,928 3,233 6,800,646 981.62 Coalfield Green Agricultural Beds Total BCIS COST 2.857 No m2 Area Gross Market 2.143 Flat 40.00 0.00 1,039 10% 65.00 0.00 10% 1,039 657.00 0% 925 607,725 73.00 Terrace 10 86.00 860.00 0% 925 795,500 Semi 10 81.00 810.00 0% 942 763,020 0%

1,862.00

1,200.00

780.00

0.00

0.00

0.00

78.00

122.00

210.00

252.00

0.00

0.00

97.00

0.00

0.00

0.00

0.00

0.00

0.00

98.00 115.00

120.00

130.00

40.00

65.00

80.00

39.00

61.00

70.00

84.00

79.00

93.00 97.00

106.00

110.00

39.00

61.00

74.00

19

Flat 1 High*

Flat 2 High*

Flat 3 High*

Affordable Flat

Terrace

Semi

Flat 1 High*

Flat 2 High*

Flat 3 High*

942

1,071

1,071

1,071

1,256

1,256

1,256

1,039

1,039

925

925

942

942

1,071

1,071

1,071

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10%

10%

10%

1,754,004

1,285,200

835,380

89,146

139,434

194,250

233,100

103,887



Number 5 Units Area Density erage Unit Size Developed Density Total Cost Rate Locality een/Brown Iternative Use £/m2 Units/ha m2 m2 m2/ha 94 Medium Green 35 Coalfield Green Agricultural 35 1.00 35.00 3,296 3,296 3,256,072 987.89 Area Gross

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	4	73.00	292.00	0%	925	270,100
	3	4	86.00	344.00	0%	925	318,200
Semi	2	4	81.00	324.00	0%	942	305,208
	3	9	98.00	882.00	0%	942	830,844
	4	0	115.00	0.00	0%	1,071	0
Det	4	4	120.00	480.00	0%	1,071	514,080
	5	5	130.00	650.00	0%	1,071	696,150
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed Density Total Cost Rate m2/ha £/m2 ha Units/ha m2 m2 Medium Green 35 LD 35 1.17 30.00 94 3,305 2,833 3,313,004 1,002.42

	Beds	No	m	2 Total		BCIS	COST
Market							0
Flat	1	0	40.0	0.00	10%	1,039	0
	2	0	65.0	0.00	10%	1,039	0
Terrace	2	4	73.0	0 292.00	0%	925	270,100
	3	4	86.0	0 344.00	0%	925	318,200
Semi	2	3	81.0	0 243.00	0%	942	228,906
	3	7	98.0	0 686.00	0%	942	646,212
	4	0	115.0	0.00	0%	1,071	0
Det	4	4	120.0	0 480.00	0%	1,071	514,080
	5	6	130.0	0 780.00	0%	1,071	835,380
BUNGALOW	1	0	58.0	0.00	10%	1041	0
BUNGALOW	2	1	70.0	0 70.00	10%	1041	80,157
BUNGALOW	3	1	86.0	0 86.00	10%	1041	98,479
Affordable							
Flat	1	1	39.0	0 39.00	10%	1,039	44,573
	2	1	61.0	0 61.00	10%	1,039	69,717
Terrace	2	2	70.0	0 140.00	0%	925	129,500
	3	1	84.0	0 84.00	0%	925	77,700
Semi	2	0	79.0	0.00	0%	942	0
	3	0	93.0	0.00	0%	942	0
	4	0	97.0	0.00	0%	1,071	0
Det	4	0	106.0	0.00	0%	1,071	0
	5	0	110.0	0.00	0%	1,071	0
Flat 1 High*	1	0	39.0	0.00	10%	1,256	0
Flat 2 High*	2	0	61.0	0.00	10%	1,256	0
Flat 3 High*	3	0	74.0	0.00	10%	1,256	0

Locality een/Brown Iternative Use Coalfield Green Agricultural

1.176

1.000

Net

Coameid	Green	Agricultural
Area	Gross	1.296
	Net	1.167



Density Number Units Area Density erage Unit Size Developed Total Cost Rate Units/ha m2/ha £/m2 m2 m2 93 Medium Green 15 970.44 15 0.43 35.00 1,396 3,257 1,354,738

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	2	81.00	162.00	0%	942	152,604
	3	4	98.00	392.00	0%	942	369,264
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number	8	Units	Area	Density erage Unit Size		Developed	Density	Total Cost
			ha	Units/ha	m2	m2	m2/ha	
Large Brown 500		500	14.29	35.00	92	46,062	3,224	45,252,304

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0	4	0.00	0.00	10%	1,039	C
	2	0	6	5.00	0.00	10%	1,039	C
Terrace	2	62	7	3.00	4,526.00	0%	925	4,186,550
	3	64	8	6.00	5,504.00	0%	925	5,091,200
Semi	2	64	8	1.00	5,184.00	0%	942	4,883,328
	3	128	9	8.00	12,544.00	0%	942	11,816,448
	4	0	11	5.00	0.00	0%	1,071	C
Det	4	64	12	0.00	7,680.00	0%	1,071	8,225,280
	5	43	13	0.00	5,590.00	0%	1,071	5,986,890
Flat 1 High*	1	0	4	0.00	0.00	10%	1,256	0
Flat 2 High*	2	0	6	5.00	0.00	10%	1,256	C
Flat 3 High*	3	0	8	0.00	0.00	10%	1,256	0
Affordable								
Flat	1	16	3	9.00	624.00	10%	1,039	713,170
	2	15	6	1.00	915.00	10%	1,039	1,045,754
Terrace	2	19	7	0.00	1,330.00	0%	925	1,230,250
	3	20	8	4.00	1,680.00	0%	925	1,554,000
Semi	2	0	7	9.00	0.00	0%	942	(
	3	0	9	3.00	0.00	0%	942	(
	4	5	9	7.00	485.00	0%	1,071	519,435
Det	4	0	10	6.00	0.00	0%	1,071	(
	5	0	11	0.00	0.00	0%	1,071	(
Flat 1 High*	1	0	3	9.00	0.00	10%	1,256	(
Flat 2 High*	2	0	6	1.00	0.00	10%	1,256	(
Flat 3 High*	3	0	7	4.00	0.00	10%	1,256	(

Locality reen/Brown Iternative Use

Coalfield Green Paddock

Area	Gross	0.476
	Net	0.429

Locality een/ Brown Iternative Use

Coalfield	Brown	Industrial
Area	Gross	16.789
	Net	14.286

Rate

£/m2 982.42



Density erage Unit Size Total Cost Number 9 Units Area Developed Density Rate Locality een/Brown Iternative Use ha Units/ha m2 m2 m2/ha £/m2 Large Brown 150 150 3.75 40.00 93 13,924 3,713 13,688,049 983.05 Coalfield Brown Industrial Beds No Total BCIS COST 4.507 m2 Area Gross Market 3.750 Net 40.00 0.00 10% 1,039 Flat 10% 65.00 0.00 1,039 Terrace 73.00 1,387.00 0% 925 1,282,975 19 86.00 1,634.00 0% 925 1,511,450 0% 942 19 81.00 1,539.00 1,449,738 Semi 98.00 3,724.00 0% 942 3,508,008 115.00 0% 1,071 0% 2,280.00 1,071 2,441,880 Det 19 120.00 130.00 1,820.00 0% 1,071 1,949,220 Flat 1 High* 40.00 0.00 10% 1,256 10% Flat 2 High* 65.00 0.00 1,256 80.00 10% 1,256 Flat 3 High* 0.00 Affordable 10% 39.00 117.00 1,039 133,719 61.00 305.00 10% 1,039 348,585 Terrace 70.00 420.00 0% 925 388,500 84.00 504.00 0% 925 466,200 0% 942 Semi 79.00 0.00 93.00 0.00 0% 942 97.00 194.00 0% 1,071 207,774 0% 106.00 0.00 1,071 Det 110.00 0.00 0% 1,071

Number 10 Units Area Density erage Unit Size Developed **Total Cost** ha Units/ha m2 m2/ha m2 Large Brown 60 1.71 35.00 91 5,475 3,194 5,374,203

39.00

61.00

74.00

Flat 1 High*

Flat 2 High*

Flat 3 High*

£/m2 981.59

0.00

0.00

0.00

10%

10%

10%

1,256

1,256

1,256

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	8	73.00	584.00	0%	925	540,200
	3	8	86.00	688.00	0%	925	636,400
Semi	2	8	81.00	648.00	0%	942	610,416
	3	15	98.00	1,470.00	0%	942	1,384,740
	4	0	115.00	0.00	0%	1,071	0
Det	4	8	120.00	960.00	0%	1,071	1,028,160
	5	4	130.00	520.00	0%	1,071	556,920
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	2	61.00	122.00	10%	1,039	139,434
Terrace	2	2	70.00	140.00	0%	925	129,500
	3	2	84.00	168.00	0%	925	155,400
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	1	97.00	97.00	0%	1,071	103,887
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use Coalfield Prown Industrial

Coameiu	DIOWII	muusmai
Area	Gross	2.011
	Net	1.714

Rate



Number 11 Units Area Density erage Unit Size Developed Density Total Cost Rate m2/ha £/m2 Units/ha m2 m2 Medium Brown 25 92 3,699 987.90 25 0.63 40.00 2,312 2,284,017

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	3	73.00	219.00	0%	925	202,575
	3	3	86.00	258.00	0%	925	238,650
Semi	2	3	81.00	243.00	0%	942	228,906
	3	6	98.00	588.00	0%	942	553,896
	4	0	115.00	0.00	0%	1,071	0
Det	4	3	120.00	360.00	0%	1,071	385,560
	5	3	130.00	390.00	0%	1,071	417,690
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	1	39.00	39.00	10%	1,039	44,573
	2	1	61.00	61.00	10%	1,039	69,717
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	 39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Number 12 Units Area Density erage Unit Size Developed Density **Total Cost** Units/ha m2 m2/ha £/m2 ha m2 Medium Brown 15 93 3,257 1,354,738 0.43 35.00 1,396 970.44

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	2	81.00	162.00	0%	942	152,604
	3	4	98.00	392.00	0%	942	369,264
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	1	70.00	70.00	0%	925	64,750
	3	1	84.00	84.00	0%	925	77,700
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

Coalfield Brown Industrial 0.751 0.625 Area Gross

Net

Locality	een/Brown	Iternative	Us

Rate

Coalfield	Brown	Industrial
Area	Gross	0.504
	Net	0.429



Number 13 Density erage Unit Size Total Cost Locality een/Brown Iternative Use Units Area Developed Density Rate ha Units/ha m2 m2 m2/ha £/m2 Small Green 7 7 0.23 30.00 101 706 3,026 697,302 987.68 Coalfield Green Paddock 0.233 Beds No Total BCIS COST m2 Area Gross Market 0.233 Net 40.00 0.00 10% 1,039 0.00 10% 1,039 65.00 Terrace 73.00 0.00 0% 925 0.0 86.00 0.00 0% 925 0% 152,604 162.00 942 Semi 81.00 98.00 294.00 0% 942 276,948 115.00 0% 1,071 0% 128,520 120.00 1,071 Det 120.00 130.00 130.00 0% 1,071 139,230 Flat 1 High* 40.00 0.00 10% 1,256 10% Flat 2 High* 65.00 0.00 1,256 80.00 0.00 10% 1,256 Flat 3 High* Affordable 10% 39.00 0.00 1,039 61.00 0.00 10% 1,039 Terrace 0.0 70.00 0.00 0% 925 84.00 0.00 0% 925 0% 942 Semi 79.00 0.00 93.00 0.00 0% 942 97.00 0.00 0% 1,071 0.00 0% 106.00 1,071 Det 110.00 0.00 0% 1,071 Flat 1 High* 39.00 0.00 10% 1,256

Number 14 Units Area Density erage Unit Size Developed **Total Cost** Rate £/m2 Units/ha m2 m2/ha ha m2 Small Green 4 0.16 25.00 109 436 2,725 441,672 1,013.01

61.00

74.00

0.00

0.00

10%

10%

1,256

1,256

Flat 2 High*

Flat 3 High*

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0.0	81.00	0.00	0%	942	0
	3	2.0	98.00	196.00	0%	942	184,632
	4	0	115.00	0.00	0%	1,071	0
Det	4	2	120.00	240.00	0%	1,071	257,040
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0.0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/ Brown Iternative Use

Coalfield	Green	Paddock
Area	Gross	0.160
	Net	0.160



Number 15 Units Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 2,600 1,071.00 Green Plot 0.05 20.00 130 130 139,230

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	0	73.00	0.00	0%	925	0
	3	0	86.00	0.00	0%	925	0
Semi	2	0	81.00	0.00	0%	942	0
	3	0	98.00	0.00	0%	942	0
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	1	130.00	130.00	0%	1,071	139,230
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number 16 Units Area Developed Density **Total Cost** Rate m2/ha £/m2 ha Units/ha m2 m2 Small Brown 11 78 860 821,625 11 0.28 40.00 3,127 955.38

	Beds	No	m2	? Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	1	73.00	73.00	0%	925	67,525
	3	2	86.00	172.00	0%	925	159,100
Semi	2	3	81.00	243.00	0%	942	228,906
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	2	39.00	78.00	10%	1,039	89,146
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Locality een/Brown Iternative Use

Coalfield Green Paddock

Area Gross 0.050 Net 0.050

Locality een/Brown Iternative Use

Coalfield	Brown	Industrial
Area	Gross	0.275
	Net	0.275



Number 17 Units NET Area Density erage Unit Size Developed Density Total Cost Rate £/m2 Units/ha m2 m2 m2/ha 87 Small Brown 7 0.14 50.00 612 4,371 571,098 933.17

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	40.00	0.00	10%	1,039	0
	2	0	65.00	0.00	10%	1,039	0
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	0
	3	3	98.00	294.00	0%	942	276,948
	4	0	115.00	0.00	0%	1,071	0
Det	4	0	120.00	0.00	0%	1,071	0
	5	0	130.00	0.00	0%	1,071	0
Flat 1 High*	1	0	40.00	0.00	10%	1,256	0
Flat 2 High*	2	0	65.00	0.00	10%	1,256	0
Flat 3 High*	3	0	80.00	0.00	10%	1,256	0
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	0
	2	0	61.00	0.00	10%	1,039	0
Terrace	2	0	70.00	0.00	0%	925	0
	3	0	84.00	0.00	0%	925	0
Semi	2	0	79.00	0.00	0%	942	0
	3	0	93.00	0.00	0%	942	0
	4	0	97.00	0.00	0%	1,071	0
Det	4	0	106.00	0.00	0%	1,071	0
	5	0	110.00	0.00	0%	1,071	0
Flat 1 High*	1	0	39.00	0.00	10%	1,256	0
Flat 2 High*	2	0	61.00	0.00	10%	1,256	0
Flat 3 High*	3	0	74.00	0.00	10%	1,256	0

Density erage Unit Size Number Units Area Developed **Total Cost** Rate Units/ha m2/ha £/m2 ha m2 m2 Small Brown 4 294,150 0.10 40.00 318 3,180 925.00

	Beds	No	m2	Total		BCIS	COST
Market							(
Flat	1	0	40.00	0.00	10%	1,039	(
	2	0	65.00	0.00	10%	1,039	(
Terrace	2	2	73.00	146.00	0%	925	135,050
	3	2	86.00	172.00	0%	925	159,100
Semi	2	0	81.00	0.00	0%	942	(
	3	0	98.00	0.00	0%	942	(
	4	0	115.00	0.00	0%	1,071	(
Det	4	0	120.00	0.00	0%	1,071	(
	5	0	130.00	0.00	0%	1,071	(
Flat 1 High*	1	0	40.00	0.00	10%	1,256	(
Flat 2 High*	2	0	65.00	0.00	10%	1,256	(
Flat 3 High*	3	0	80.00	0.00	10%	1,256	(
Affordable							
Flat	1	0	39.00	0.00	10%	1,039	(
	2	0	61.00	0.00	10%	1,039	(
Terrace	2	0	70.00	0.00	0%	925	(
	3	0	84.00	0.00	0%	925	(
Semi	2	0	79.00	0.00	0%	942	(
	3	0	93.00	0.00	0%	942	(
	4	0	97.00	0.00	0%	1,071	(
Det	4	0	106.00	0.00	0%	1,071	(
	5	0	110.00	0.00	0%	1,071	(
Flat 1 High*	1	0	39.00	0.00	10%	1,256	(
Flat 2 High*	2	0	61.00	0.00	10%	1,256	(
Flat 3 High*	3	0	74.00	0.00	10%	1,256	(

Locality een/Brown Industrial

Coalfield Brown Industrial

Area Gross 0.140
Net 0.140

Locality een/Brown Iternative Use

Coalfield	Brown	Industrial
Area	Gross	0.100
	Net	0.100

128,520



Number 19 Density erage Unit Size Developed Total Cost Locality een/Brown Iternative Use Units Area Density Rate ha Units/ha m2 m2 m2/ha £/m2 Brown Plot 0.03 30.00 120 120 3,600 128,520 1,071.00 Coalfield Brown Industrial 0.033 Beds No Total BCIS COST m2 Area Gross Market 0.033 Net 40.00 0.00 10% 1,039 Flat 0.00 10% 1,039 65.00 Terrace 73.00 0.00 0% 925 86.00 0.00 0% 925 0% 942 81.00 0.00 Semi

0%

0%

0%

0%

10%

10%

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0%

0%

0%

10%

10%

10%

942

1,071

1,071

1,071

1,256

1,256

1,256

1,039

1,039

925

925

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Number 20 Units Area Density erage Unit Size Developed **Total Cost** Rate Units/ha m2/ha £/m2 ha m2 m2 Urban Flats 75 75 0.50 150.00 59 4,429 8,858 6,119,106 1,381.60

98.00

115.00

120.00 130.00

40.00

65.00

80.00

39.00

61.00

70.00

84.00

79.00

93.00

97.00

106.00

110.00

39.00

61.00

74.00

Det

Flat 1 High*

Flat 2 High*

Flat 3 High*

Affordable

Flat

Terrace

Semi

Det

Flat 1 High*

Flat 2 High*

Flat 3 High*

	Beds	No		m2	Total		BCIS	COST
Market								0
Flat	1	0	4	40.00	0.00	10%	1,039	0
	2	0	(55.00	0.00	10%	1,039	C
Terrace	2	0	7	73.00	0.00	0%	925	C
	3	0		36.00	0.00	0%	925	C
Semi	2	0	8	31.00	0.00	0%	942	C
	3	0	9	98.00	0.00	0%	942	C
	4	0	11	15.00	0.00	0%	1,071	C
Det	4	0	12	20.00	0.00	0%	1,071	C
	5	0	13	30.00	0.00	0%	1,071	C
Flat 1 High*	1	16	4	40.00	640.00	10%	1,256	884,224
Flat 2 High*	2	32	(55.00	2,080.00	10%	1,256	2,873,728
Flat 3 High*	3	16	8	30.00	1,280.00	10%	1,256	1,768,448
Affordable								
Flat	1	0		39.00	0.00	10%	1,039	(
	2	0	(51.00	0.00	10%	1,039	C
Terrace	2	0		70.00	0.00	0%	925	0
	3	0	8	34.00	0.00	0%	925	C
Semi	2	0	-	79.00	0.00	0%	942	(
	3	0	9	93.00	0.00	0%	942	(
	4	0	g	97.00	0.00	0%	1,071	(
Det	4	0	10	06.00	0.00	0%	1,071	(
•	5	0	11	10.00	0.00	0%	1,071	(
Flat 1 High*	1	11	3	39.00	429.00	10%	1,256	592,706
Flat 2 High*	2	0	(51.00	0.00	10%	1,256	(
Flat 3 High*	3	0		74.00	0.00	10%	1,256	(

Locality 'een/Brown Iternative Use

Coalfield	Brown	Industrial
Area	Gross	0.773
	Net	0.500
		-

Coalfield Site make up

Number 21 Units Density erage Unit Size Developed Total Cost Rate Area Density ha Units/ha m2 m2 m2/ha £/m2 Urban Flats 20 55 20 0.27 75.00

m2

40.00

65.00

73.00 86.00 81.00

98.00 115.00 120.00

130.00

40.00

65.00

80.00

39.00

61.00

70.00

84.00

79.00

93.00

97.00

106.00

110.00

39.00

61.00

74.00

Beds

Market Flat

Terrace

Semi

Det

Flat 1 High*

Flat 2 High*

Flat 3 High*

Affordable Flat

Terrace

Semi

Det

Flat 1 High*

Flat 2 High*

Flat 3 High*

No

12

1,142.90	1,253,761		4,114	1,097	
	COST	BCIS		Total	
	0				
	228,580	1,039	10%	200.00	
	891,462	1,039	10%	780.00	
	0	925	0%	0.00	
	0	925	0%	0.00	
	0	942	0%	0.00	
	0	942	0%	0.00	
	0	1,071	0%	0.00	
	0	1,071	0%	0.00	
	0	1,071	0%	0.00	
	0	1,256	10%	0.00	
	0	1,256	10%	0.00	
	0	1,256	10%	0.00	
	133,719	1 039	10%	117 00	

1,039

925

925

942

942

1,071

1,071

1,071 1,256

1,256

1,256

10%

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Locality	een/ Bro	wn Iternative Use
Coalfield	Brown	Industrial

rea	Gross	0.33
	Net	0.26

			Site 1 Large Green 350 La	Site 2 arge Green 175 La	Site 3 arge Green 175 LD	Site 4 Large Green 75	Site 5 Medium Green 35	Site 6 Medium Green M	Site 7 Medium Green 15	Site 8 Large Brown 500	Site 9 Large Brown La	Site 10 arge Brown 60 M	Site 11 Medium Brown M 25	Site 12 ledium Brown 15	Site 13 Small Green 7	Site 14 Small Green 4	Site 15 Green Plot S	Site 16 Small Brown 11	Site 17 Small Brown 7	Site 18 Small Brown 4	Site 19 Brown Plot	Site 20 Urban Flats 75	Site 21 Urban Flats 20
	Green/brown field Use Locality		Green Agricultural Coalfield	Green Agricultural Coalfield	Green Agricultural Coalfield	Green Agricultural Coalfield	Green Agricultural Coalfield	Green Agricultural Coalfield	Green Paddock Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Green Paddock Coalfield	Green Paddock Coalfield	Green Paddock Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield	Brown Industrial Coalfield
Site Area Units	Gross Net	ha ha	13.33 10.00 350	6.67 5.00 175	7.78 5.83 175	2.86 2.14 75	1.18 1.00 35	1.30 1.17 35	0.48 0.43 15	16.79 14.29 500	4.51 3.75 150	2.01 1.71 60	0.75 0.63 25	0.50 0.43 15	0.23 0.23 7	0.16 0.16 4	0.05 0.05 1	0.28 0.28 11	0.14 0.14 7	0.10 0.10 4	0.03 0.03 1	0.77 0.50 75	0.33 0.27 20
Average Unit	Size Intermediate to Buy	m2	92.24 3.75%	92.79 3.75%	91.73 3.75%	92.37 3.75%	94.17 3.75%	94.43 3.75%	93.07 3.75%	92.12 3.75%	92.83 3.75%	91.25 3.75%	92.48 3.75%	93.07 3.75%	100.86	109.00	130.00	78.18 3.75%	87.43	79.50	120.00	59.05 3.75%	54.85 3.75%
WIIA	Affordable Rent Social Rent		11.25% 0.00% 11.25% 0.00%	11.25% 0.00%	11.25% 0.00%	11.25% 0.00%	11.25% 0.00%				11.25% 0.00%				11.25% 0.00%	11.25% 0.00%							
Price	Market Intermediate to Buy Affordable Rent Social Rent	£/m2 £/m2 £/m2 £/m2	2,170 1,519 1,200 1,035 1,900 1,330 1,200 1,035	1,900 1,330 1,200 1,035	1,900 1,330 1,200 1,035	1,900 1,330 1,200 1,035	1,900 1,330 1,200 1,035	2,450 1,715 1,200 1,035	2,450 1,715 1,200 1,035	2,450 1,715 1,200 1,035	1,850 1,295 1,200 1,035	1,850 1,295 1,200 1,035	1,850 1,295 1,200 1,035	1,850 1,295 1,200 1,035	2,000 1,400 1,200 1,035	2,000 1,400 1,200 1,035							
Grant and Sub	sic Intermediate to Buy Affordable Rent Social Rent	£/unit £/unit £/unit																					
Sales per Quar Unit Build Tim			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Us Up Lift % Additional Upl		£/ha % £/ha	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	20,000 20% 350,000	50,000 20% 350,000	400,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000 20%	50,000 20% 350,000	50,000 20% 350,000	50,000 20% 350,000	400,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000 20%	400,000
Easements etc Legals / Acquis		£ % land	0 1.5% 0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%							
Planning Fee	<50 >50	£/unit £/unit	462 138 462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138							
Architects QS / PM Planning Consi Other Professi		% % %	4.00% 0.50% 1.00% 2.50% 4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%	4.00% 0.50% 1.00% 2.50%							
BCIS FHS Energy Design Acc & Adpt		£/m2 % £/m2 £/m2 £/m2	982	984 0.00% 0.00 0	998 0.00% 0.00 0	982 0.00% 0.00 0	988 0.00% 0.00 0	1,002 0.00% 0.00 0	970 0.00% 0.00 0 0	982 0.00% 0.00 0	983 0.00% 0.00 0	982 0.00% 0.00 0	988 0.00% 0.00 0	970 0.00% 0.00 0 0	988 0.00% 0.00 0	1,013 0.00% 0.00 0 0	1,071 0.00% 0.00 0 0	955 0.00% 0.00 0 0.6	933 0.00% 0.00 0	925 0.00% 0.00 0	1,071 0.00% 0.00 0	1,382 0.00% 0.00 0	1,143 0.00% 0.00 0
Water Small Sites Site Costs Pre CIL s106		£/m2 % % £/Unit	20.66% 1,600	0.1 20.66% 1,600	0.1 20.66% 1,600	0.1 15.66% 1,600	0.1 15.66% 1,600	0.1 15.66% 1,600	0.1 10.66% 1,600	0.1 15.66% 1,600	0.1 15.66% 1,600	0.1 15.66% 1,600	0.1 15.66% 1,600	0.1 10.66% 1,600	0.1 5.66% 1,600	0.1 5.66% 1,600							
Post CIL s106 Inf Tariff Contingency		£/Unit £/m2 %	1,600 0.00 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 2.50%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%	1,600 0.00 0.00% 5.00%
Abnormals FINANCE	Fees	% £/site £								10.00%	10.00%	10.00%	10.00%	10.00%				10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
INGINE	Interest Legal and Valuation	%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%	6.50%
SALES	Agents Legals Misc.	% % £	3.00% 0.50%	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0
Developers Pro	ofi Market Housing Affordable Housing		17.50% 17.50% 17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%							

		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 21
		Large Green 350	Large Green 175	Large Green 175 LD	Large Green 75	Medium Green 35	Medium Green 35 LD	Medium Green 15	Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
Green/b	brown field	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown
	Use	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Site Are Gross	ha	13.33	6.67	7.78	2.86	1.18	1.30	0.48	16.79	4.51	2.01	0.75	0.50	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.77	0.33
Net	ha	10.00	5.00	5.83	2.14	1.00	1.17	0.43	14.29	3.75	1.71	0.63	0.43	0.23	0.16	0.05	0.28	0.14	0.10	0.03	0.50	0.27
Units		350	175	175	75	35	35	15	500	150	60	25	15	7	4	1	11	7	4	1	75	20
Mix Market		85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	85.00%	100.00%	100.00%	100.00%	85.00%	100.00%	100.00%	100.00%	85.00%	85.00%
	ediate to Buv	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	3.75%	0.00%	0.00%	0.00%	3.75%	0.00%	0.00%	0.00%	3.75%	3.75%
	ble Rent	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	11.25%	0.00%	0.00%	0.00%	11.25%	0.00%	0.00%	0.00%	11.25%	11.25%
Social F		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%
Existing Use Va	llue £/ha	20,000	20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	400,000	50,000	50,000	50,000	400,000	400,000	400,000	400,000	400,000	400,000
	£ site	266,667	133,333	155,556	57,143	23,529	25,926	23,810	6,715,416	1,802,940	804,544	300,490	201,519	11,667	8,000	2,500	110,000	56,000	40,000	13,333	309,140	133,187
Uplift	£/ha	354,000	354,000	354,000	354.000	354,000	354,000	360,000	80,000	80,000	80,000	80,000	80,000	360,000	360,000	360,000	80,000	80,000	80,000	80,000	80,000	80,000
-,	£ site	4,720,000	2,360,000	2,753,333	1,011,429	416,471	458,889	171,429	1,343,083	360,588	160,909	60,098	40,304	84,000	57,600	18,000	22,000	11,200	8,000	2,667	61,828	26,637
Benchmark Lan		374,000	374,000	374,000	374,000	374,000	374,000	410,000	480,000	480,000	480,000	480,000	480,000	410,000	410,000	410,000	480,000	480,000	480,000	480,000	480,000	480,000
	£ site	4,986,667	2,493,333	2,908,889	1,068,571	440,000	484,815	195,238	8,058,499	2,163,528	965,453	360,588	241,822	95,667	65,600	20,500	132,000	67,200	48,000	16,000	370,968	159,824
Residua Gross	£/ha	504,357	452,283	350,584	584,421	680,274	578,984	888,655	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-2,186,186	-303,988
Net	£/ha	672,477	603,044	467,446	779,227	800,322	643,315	987,394	-23,537	-145,107	-157,826	-212,119	34,907	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-3,379,188	-379,567
	£ site	6,724,766	3,015,222	2,726,766	1,669,773	800,322	750,535	423,169	-336,244	-544,150	-270,558	-132,574	14,960	389,526	234,400	62,360	14,918	46,914	26,908	-11,699	-1,689,594	-101,218
Additional Profit		305,635	-252,087	-1,093,917	-76,595	30,688	-76,619	97,647	-8,617,901	-2,348,116	-1,016,747	-402,928	-162,065	99,873	42,998	2,665	-76,529	21,189	267	-20,342	-2,998,600	-486,057
	£/m2	11	-17	-77	-12	10	-26	80	-210	-190	-209	-193	-133	141	99	21	-94	35	1	-170	-753	-496



SITE NAME	Site 1 L	Large Green 3	50]																
INCOME	Av Size m2	%	Number 350		Price £/m2		GIA m2		DEVELOPME	NT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 982		
arket Housing	96.5	85%	298		2,170		28,701		LAND	Land		/unit or m2 19,214	Total	6,724,766			No dwgs No dwgs under	350 50		23,100		FHS Energy	0	0.009	%
Shared Ownership	68.0	4%			1,519					Stamp Duty Easements etc.		10,214	325,738 0	0,124,100			No dwgs over 50			41,400 64,500		Design Acc & Adpt	0		
fordable Rent	68.0	11%			1,200					Legals Acquisit		1.50%	100,871	426,610			-		10.01	04,000	,	Water Small Sites	0	09	%
Social Rent	68.0	0%	0		1,035				PLANNING	Planning Fee			64,500				Stamp duty cal	lc - Residual			Ī	Site Costs	203 1,186	219	%
Grant and Subsidy	Shared Ownershi	ip				0 0				Architects QS / PM		4.00% 0.50%	1,591,771 198,971				Land payment			6,724,766			,		
	Affordable Rent Social Rent				(Planning Consu Other Profession		1.00% 2.50%	397,943 994,857	3,248,042											
SITE AREA - Net	10.00 h	ha	35	/ha		66,848,072			CONSTRUCT					., .,											
SITE AREA - Gross	13.33 h	ha	26					ļ		Build Cost - BC s106 / CIL	IS Based	1,186	38,277,338 560,000						Total	325,738					
Sales per Quarter	0		1							Contingency Abnormals		2.50%	956,933 0	39,794,271			Stamp duty cal Land payment	lc - Add Profit		4,986,667					
Unit Build Time	3 (Quarters]			RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	1% 3%						
Residual Land Value		Whole Site 6,724,766		Per ha GROSS 504,357		Ci	osing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%							
Alternative Use Value Uplift	20%	266,667 53,333		20,000 4,000		RUN CIL MACE	RO ctrl+l losing balance =	4,275,765		Legal and Valua	ition		0	0			above	5%	5% Total	249,333					
Plus /ha Viabi	350,000 ility Threshold	4,666,667 4,986,667		350,000 374,000		Check on phasing of		1	SALES	Agents		3.0%	2,005,442				Pre CIL s106	1,600	£/ Unit (all)		· [LIT	% GDV		7
			£/m2		•	cor		ļ		Legals Misc.		0.5%	334,240 0	2,339,683	52,533,371				Total	560,000			0.00%		0
Additional Profit		305,635	11]					Developers P	rofit				,,,,,,,	1		Post CIL s106 CII	1,600		560,000					
									Developers	Market Housin Affordable Hou		17.50% 17.50%			10,899,115 799,298	33424.0360			Total	560,000					
RESIDUAL CASH FLOW F	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		17	35	35	35	35	35	35	35	35	35	18													
Market Housing Shared Ownership			3,025,060 65,830	6,228,066 135,532	6,228,066 135,532	6,228,066 135,532	6,228,066 135,532	6,228,066 135,532	6,228,066 135,532	6,228,066 135,532	6,228,066 135,532	6,228,066 135,532	3,203,005 69,702	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent			156,016 0	321,209 0	321,209 0	321,209 0	321,209 0	321,209 0	321,209 0	321,209 0	321,209 0	321,209 0	165,193	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	3,246,906	0 6,684,807	0 6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	0 6,684,807	0 3,437,901	0	0	0	0	0 0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		325,738																							
Legals Acquisition		100,871																							
Planning Fee Architects		64,500 1,591,771		0																					
QS Planning Consultants		198,971 397,943		0																					
Other Professional		994,857		0																					
Build Cost - BCIS Base s106/CIL			1,859,185 27,200	56,000	3,827,734 56,000	56,000	3,827,734 56,000	56,000	3,827,734 56,000	56,000	56,000	3,827,734 56,000	28,800	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			46,480 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	95,693 0	49,214 0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents Legals		0	97,407 16,235	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	103,137 17,190	0	0	0	0	0	0	0	0	0	0	0	0
MISC. COSTS BEFORE LAND IN	NT AND PROFIT	3,674,652	2,046,506	0 4,213,395	4,213,395	4,213,395	4,213,395	4,213,395	4,213,395	4,213,395	4,213,395	4,213,395	2,166,889	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Lond	6.724.766	1																						
	Interest Profit on Costs	6,724,766	675,962	641,874	522,954	396,304	261,422	117,773	0	0	0	0	0	0	0	0	0	l 0	0	0	0	0	0	0	0 10,899,115
	Profit on GDV																								799,298
	Cash Flow	-10,399,418 0	524,438	1,829,538	1,948,458	2,075,108	2,209,990	2,353,639	2,471,412	2,471,412	2,471,412	2,471,412	1,271,012	0	0	0	0	0	0	0	0	0	0	0	-11,698,413
	Opening Balance Closing Balance		-9,874,980	-8,045,442	-6,096,984	-4,021,876	-1,811,886	541,753	3,013,165	5,484,577	7,955,989	10,427,401	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	11,698,413	0
CASH FLOW FOR CIL AD	DITIONAL PROF	aT.																							
		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
NCOME INCOME	As Above	0	3,246,906	6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	6,684,807	3,437,901	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		4,986,667																							
		249,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		74,800 64,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		64,500 1,591,771 198,971	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
QS Planning Consultants		397,943	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional Build Cost - BCIS Base		994,857	1.859.185	3 827 734	3 827 734	3.827.734	3 827 734	0 3.827.734	3.827.734	3.827.734	3.827.734	3,827,734	1,968,549	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		30,563	30,563	30,563 56,000	30,563 56.000	30,563 56,000	30,563 56,000	30,563 56,000	30,563 56,000	30,563 56,000	30,563 56,000	56,000	28.800	0	0	0		0			0	, i		-	0
Contingency		0	27,200 46,480 0	95,693	95,693 0	95,693 0	95,693	95,693	95,693	95,693	95,693 0	95,693	49,214	0	0	0	0 0 0	0	0	0 0	0	0 0	0	0	0
bnormals				0			0	0	0	0		0	0										0	0	0
Finance Fees 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
Agents		0	97,407 16,235	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	200,544 33,424	103,137 17,190	0	0	0	0	0	0	0	0	0	0	0	0
egals Misc.	IT AND DO SO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND IN	NI AND PROFIT	8,389,405	2,077,070	4,243,959	4,243,959	4,243,959	4,243,959	4,243,959	4,243,959	4,243,959	4,243,959	4,213,395	2,166,889	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	J-4		EE0 044	E10 500	202.044	260 540	440.004	^	^		0				0	•	•		6		^		_	^	0
	Interest Profit on cost Profit on GDV		558,311	518,562	393,614	260,543	118,824	0	0	0	U	0	0	0	0	0	0	0	0	0	0	0	0	0	8,924,725 799,298
Г	Cash Flow	-8,589,405	611,525	1,922,286	2,047,235	2,180,305	2,322,025	2,440,848	2,440,848	2,440,848	2,440,848	2,471,412	1,271,012	0	0	0	0	0	0	0	0	0	0	0	-9,724,023
	Opening Balance	-8,589,405 0 -8,589,405	-7,977,880	-6,055,594	-4,008,359		493,971	2,934,819	5,375,668	7,816,516	10,257,364	12,728,776	1,2/1,012			13,999,788					13,999,788		13,999,788	13,999,788	
	ouring polidities	0,000,400	.,011,000	0,000,004	4,000,308	.,020,004	-30,01 I	2,007,018	0,010,000	010,010,1	10,201,304	12,120,110	10,000,100	10,000,100	10,000,700	10,000,100	. 0,000,100	10,000,100	.0,000,100	10,000,100	10,000,100	10,000,100	10,000,100	.0,000,100	4,213,103



SITE NAME	Site 2	Large Green 175	5						1																
INCOME	Av Size	%	Number		Price	g GDV	GIA		DEVELOPMEN	IT COSTS						i	Planning fee ca	alc			Ī	Build Cost	/m2		
	m2		175		£/m2		m2		LAND			/unit or m2	Total				Planning app fe No dwgs		rate			BCIS FHS	984 0	0.00%	,
Market Housing	97.1	85%	149		2,170	31,340,717	14,443			Land Stamp Duty		17,230	140,261	3,015,222			No dwgs under No dwgs over 5	50	462			Energy Design	0		
Shared Ownership	68.2	4%	7		1,519	679,387	447			Easements etc. Legals Acquisition	ion	1.50%	0 45,228						Total			Acc & Adpt Water	1 0		
Affordable Rent	68.2	11%	20		1,200	1,610,135	1,342		PLANNING													Small Sites Site Costs	0 203	0% 21%	
Social Rent	68.2	0%	0		1,035	0	0			Planning Fee Architects		4.00%	40,350 801,444				Stamp duty ca Land payment	lc - Residual		3,015,222			1,187		
	Shared Ownershi Affordable Rent	ip			0					QS / PM Planning Consul	ltants	0.50% 1.00%	100,181 200,361												
	Social Rent				0	0				Other Profession		2.50%	500,903												
SITE AREA - Net SITE AREA - Gross	5.00 H 6.67 H		35 26			33,630,238	16,232		CONSTRUCTI	ON Build Cost - BCI	IS Based	1,187	19,274,245						Total	140,261					
										s106 / CIL Contingency		2.50%	280,000 481,856				Stamp duty ca	lc - Add Profit			ı				
Sales per Quarter Unit Build Time	0 3 (Quarters								Abnormals			0	20,036,101			Land payment 125,000	0%	1%	2,493,333					
			Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%							
Residual Land Value Alternative Use Value		3,015,222 133,333	603,044			RUN CIL MACE				Interest Legal and Valua	ition	6.50%	0	0			1,000,000 above	4% 5%	5%						
Uplift Plus /ha	20% 350,000	26,667 2.333.333		4,000 350.000			osing balance =	2,103,363	SALES										Total						
Viabilit	lity Threshold	2,493,333		374,000		Check on phasing o	dwgs nos rect			Agents Legals		3.0% 0.5%	1,008,907 168,151				Pre CIL s106	1,600	£/ Unit (all) Total	280,000		LIT	% GDV 0.00%		J
Additional Profit		-252,087	E/m2	1						Misc.		0.070	0		26,057,109		Post CIL s106	1,600					0.30%		1
Additional Front		-232,007	-11						Developers Pr	ofit Market Housing		17.50%			5,484,625		CIL	0		0					
										Affordable Hou		17.50%			400,666	33630.2385	5		Total	280,000	I				
RESIDUAL CASH FLOW FO	OR INTEREST	04	Year 1		04	- 24	Year 2	02	Q4	- 04	Year 3 Q2		04	04	Year 4	02	04	04	Year 5		01	04	Year 6	02	0.
NCOME INITS Started		Q1	Q2	Q3	Q4 8	Q1	Q2	Q3	Q4 0	Q1	Q2	Q3	Q4 8	Q1 16	Q2 16	Q3 16	Q4 15	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing				8	0	0 0	0	1,432,718 31,058	1,432,718 31,058	1,432,718 31,058	1,432,718 31,058	1,432,718 31,058	1,432,718	1,432,718	1,432,718	1,432,718	1,432,718	2,865,437 62,115	2,865,437 62 115	2,865,437 62,115	2,686,347 58 233	1,432,718	1,432,718	1,432,718	1,432,718
Shared Ownership Affordable Rent					0	0	0	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	62,115 147,212	62,115 147,212	62,115 147,212	58,233 138,012	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606
Social Rent 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	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	3,074,765	3,074,765	3,074,765	2,882,592	1,537,382	1,537,382	1,537,382	1,537,382
EXPENDITURE Stamp Duty		140,261																							
Easements etc. Legals Acquisition		0 45,228																							
Planning Fee		40,350																							
Architects DS		400,722 50,090		400,722 50,090																					
Planning Consultants Other Professional		100,181 250,451		100,181 250,451																					
Build Cost - BCIS Base		200,101	0	293,703	587,406	881,108	881,108	881,108	881.108	881.108	881,108	881,108	881,108	1,174,811	1,468,514	1,762,217	1.725.504	1,431,801	1,138,098	881.108	881.108	587,406	293,703	0	0
106/CIL			0	4,267	8,533	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	17,067	21,333	25,600	25,067	20,800	16,533	12,800	12,800	8,533	4,267	0	0
Contingency Abnormals			0	7,343 0	14,685 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	29,370 0	36,713 0	44,055 0	43,138 0	35,795 0	28,452 0	22,028 0	22,028 0	14,685 0	7,343 0	0	0
Finance Fees Legal and Valuation		0																							
		0	•	•	^	_	•	40.40	40.40	40.401	40.40*	40.40*	40.40	40.40	40.40*	40.401	40.40	00.000	00.045	00.045	00.470	40.40	40.401	40.40*	40.404
Agents Legals		0	0	0	0	0	0	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	92,243 15,374	92,243 15,374	92,243 15,374	86,478 14,413	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687
Misc. COSTS BEFORE LAND INT	T AND PROFIT	1,027,283	0	1,106,756	610,624	915,936	915,936	969,744	969,744	969,744	969,744	969,744	969,744	1,275,056	1,580,368	1,885,680	1,847,516	1,596,013	1,290,701	1,023,553	1,016,827	664,432	359,120	53,808	53,808
For Residual Valuation		3.015.222																							
For Residual Valuation	Land Interest	3,013,222	65,691	66,758	85,828	97,145	113,608	130,338	123,232	116,010	108,671	101,213	93,634	85,931	83,065	85,113	92,156	98,693	76,267	48,515	15,972	0	0	0	0
Afford	rdable Housing																								400,666
	Cash Flow	-4,042,506	-65,691	-1,173,514	-696,452	-1,013,081	-1,029,544	437,300	444,406	451,628	458,967	466,425	474,004	176,395	-126,051	-433,411	-402,290	1,380,059	1,707,797	2,002,697	1,849,794	872,950	1,178,262	1,483,574	-4,401,718
	Opening Balanc Closing Balance	0 -4,042,506	-4,108,196	-5,281,711	-5,978,163	-6,991,244	-8,020,787	-7,583,487	-7,139,081	-6,687,453	-6,228,487	-5,762,062	-5,288,057	-5,111,662	-5,237,713	-5,671,124	-6,073,414	-4,693,355	-2,985,558	-982,862	866,932	1,739,882	2,918,144	4,401,718	0
CASH FLOW FOR CIL ADD		Q1	Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME A:	As Above	0	0	0	0	0	0	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	1,537,382	3,074,765	3,074,765	3,074,765	2,882,592	1,537,382	1,537,382	1,537,382	1,537,382
EXPENDITURE																									
Land		2,493,333																							
Stamp Duty Easements etc.		124,667 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		37,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		40,350 400,722	0	0 400,722	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		50,090 100,181	0	50,090 100,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		250,451	0	250,451	0	0	0	0	0	ő	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	293,703	587,406 -15,755	881,108 -15,755	881,108	881,108	881,108	881,108	881,108	881,108	881,108	1,174,811	1,468,514	1,762,217	1,725,504	1,431,801	1,138,098	881,108	881,108	587,406	293,703	0	0
POTENTIAL CIL Post CIL s106				-15,755	-15,755	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 12,800	-15,755 25,600	-15,755 25,600	-15,755 25,600	-15,755 24,000	12,800	12,800	12,800	12,800	0	0
Contingency Abnormals		0	0	7,343 0	14,685 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	22,028 0	29,370 0	36,713 0	44,055 0	43,138 0	35,795 0	28,452 0	22,028 0	22,028 0	14,685 0	7,343 0	0	0
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
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
Agents Legals		0	0	0	0	0	0	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687	92,243 15,374	92,243 15,374	92,243 15,374	86,478 14,413	46,121 7,687	46,121 7,687	46,121 7,687	46,121 7,687
Misc. COSTS BEFORE LAND INT	T AND PROFIT	0 3,497,194	0	1,086,734	0 586,335	0 900,181	900,181	953,989	0 953,989	0 953,989	0 953,989	953,989	953,989	0 1,255,034	1,556,080	1,869,925	0 1,832,294	0 1,585,057	1,282,412	0 1,023,553	1,016,827	0 668,699	0 367,654	0 53,808	0 53,808
- 3.0 DEI ONE LAND IN I	. AND I NUFI	-, -51,104		.,500,104	- 30,000	500,101	230,101	- 20,000	300,000	200,000	.00,000	- 30,000	_ 50,000	.,200,004	.,200,000	.,500,020	.,002,234	.,500,001	.,	.,,220,000	.,0.0,021	300,000	20.,004	20,000	55,000
For CIL calculation	late		56,829	57,753	76,351	87.119	103,163	119,467	111,929	104.267	96,482	88,569	80.528	72,357	68,944	70.369	76,916	82,958	60,098	31.949	0	0	0	0	0
	Interest Market Housing		50,829	501,103	10,301	67,119	103,163	119,467	111,929	104,267	90,462	900,50	ou,528	12,30/	05,944	ru,369	70,916	62,908	ಕರ,098	31,949	U	"	U	U	4,420,449
Afford	rdable Housing	0.400.1.	pa ar -	4 *** **=	000 1	0000	40000	400 0	,=.	,ma	400 0	10.00	FAR 8	000.00	07.01	pan c · ·	America.	4 *** :	4 700 1	00:01:-	4.000	000.4	4.000	4 /00 :	400,666
	Cash Flow pening Balance	-3,497,194 0	-56,829	-1,144,487 -4,698,510	-662,686	-987,300	-1,003,344	463,926	471,465	479,126	486,912	494,824	502,865	209,991	-87,642	-402,911	-371,828	1,406,749	1,732,254	2,019,263	1,865,765	868,683	1,169,729	1,483,574	-3,337,542
	losing Balance	-3,497,194	-3,554,023		-5,361,196	-6,348,496	-7,351,840	-6,887,914	-6,416,449	-5,937,323	-5,450,411	-4,955,587	-4,452,722	-4,242,731	-4,330,373	-4,733,284	-5,105,112	-3,698,363	-1,966,108	53,154	1,918,919	2,787,603	3,957,331	5,440,905	2,103,363

SITE NAME Site 3	Large Green 17	5 LD						1																
INCOME Av Siz	te %	Number		Price	GDV	GIA		DEVELOPMEN	IT COSTS							Planning fee ca	ılc				Build Cost	/m2	1	
m		175		£/m2		m2		LAND			/unit or m2	Total				Planning app fe		rate			BCIS FHS	998	0.00%	
Market Housing 95.	.8 85%	149		2,170	30,937,774	14,257		LAND	Land		15,582		2,726,766			No dwgs under	50	462			Energy	0	0.00%	
Shared Ownership 68.	.2 4%	7		1,519	679,387	447			Stamp Duty Easements etc.			125,838 0				No dwgs over 50	125	138 Total	17,250 40,350		Design Acc & Adpt	1	<u>'</u>	
Affordable Rent 68.	.2 11%	20		1,200	1,610,135	1,342			Legals Acquisition	on	1.50%	40,901	166,740								Water Small Sites	0	0%	
Social Rent 68.	.2 0%	0		1,035	0	0		PLANNING	Planning Fee			40,350				Stamp duty ca	c - Residual				Site Costs	206 1,205	21%	
		-		0					Architects QS / PM		4.00%	803,692				Land payment			2,726,766			-,	_	
Grant and Subsidy Shared Owner Affordable Re				0					Planning Consul		0.50% 1.00%	100,461 200,923												
Social Rent				0	0				Other Profession	nal	2.50%	502,307	1,647,733											
	33 ha 78 ha	30 23			33,227,296	16,046		CONSTRUCTION	Build Cost - BCI	IS Based	1,205	19,329,064						Total	125,838					
									s106 / CIL Contingency		2.50%	280,000 483,227				Stamp duty cal	c - Add Profit							
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			0	20,092,291			Land payment 125,000	0%	1%	2,908,889					
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500.000	1% 3%							
Residual Land Value	2,726,766	467,446	350,584						Interest		6.50%					1,000,000	4%	5%						
Alternative Use Value Uplift 20%	155,556 31,111		20,000 4,000		RUN CIL MACR	osing balance =	2,059,894		Legal and Valual	tion		0	0			above	5%	5% Total	145,444					
Plus /ha 350,000 Viability Threshol	2,722,222 ld 2,908,889		350,000 374,000		Check on phasing d	dwgs nos		SALES	Agents		3.0%	996,819				Pre CIL s106	1,600	£/ Unit (all)			LIT	% GDV		ī
		£/m2	,,,,,		corr				Legals Misc.		0.5%	166,136	1,162,955	25 700 405				Total	280,000			0.00%	. 0	1
Additional Profit	-1,093,917	±/m2 -77]									U	1,162,955	25,796,485		Post CIL s106	1,600		280,000					
								Developers Pr	ofit Market Housing	B	17.50%			5,414,110		CIL	0	£/m2 Total	0 280,000					
									Affordable Hous	sing	17.50%			400,666	33227.29571	1								
RESIDUAL CASH FLOW FOR INTERES	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME	<u> </u>	42	45		4.	42				42							4.				_ ~	42	٠	
UNITS Started Market Housing			8	0	8	0	8 1,414,298	8 1,414,298	1,414,298	8 1,414,298	1,414,298	8 1,414,298	16 1,414,298	16 1,414,298	16 1,414,298	15 1,414,298	8 2,828,596	8 2,828,596	8 2,828,596	8 2,651,809	1,414,298	1,414,298	1,414,298	1,414,298
Shared Ownership Affordable Rent				0	0	0	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606	62,115 147,212	62,115 147,212	62,115 147,212	58,233 138,012	31,058 73,606	31,058 73,606	31,058 73,606	31,058 73,606
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962	0 3,037,924	0 3,037,924	0 3,037,924	0 2,848,054	0 1,518,962	0 1,518,962	0 1,518,962	0 1,518,962
EXPENDITURE				-															·			·		-
Stamp Duty	125,838																							
Easements etc. Legals Acquisition	0 40,901																							
Planning Fee	40,350																							
Architects	401,846		401,846																					
QS Planning Consultants	50,231 100,461		50,231 100,461																					
Other Professional	251,154		251,154																					
Build Cost - BCIS Base		0	294,538	589,076	883,614	883,614	883,614	883,614	883,614	883,614	883,614	883,614	1,178,153	1,472,691	1,767,229	1,730,411	1,435,873	1,141,335	883,614	883,614	589,076	294,538	0	0
s106/CIL Contingency		0	4,267 7,363	8,533 14,727	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	12,800 22,090	17,067 29,454	21,333 36,817	25,600 44,181	25,067 43,260	20,800 35,897	16,533 28,533	12,800 22,090	12,800 22,090	8,533 14,727	4,267 7,363	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents Legals																								
Misc	0	0	0	0	0	0	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595	91,138 15,190	91,138 15,190	91,138 15,190	85,442 14,240	45,569 7,595	45,569 7,595	45,569 7,595	45,569 7,595
COSTS BEFORE LAND INT AND PROF	0																							
COSTS BEFORE LAND INT AND PROF	0	0	0	0	0	0	7,595	7,595	7,595	7,595	7,595	7,595	7,595	7,595	7,595	7,595	15,190	15,190	15,190	14,240	7,595	7,595	7,595	7,595
For Residual Valuation Lan	0 1,010,781 and 2,726,766	0	0 0 1,109,860	612,336	918,505	918,505	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595	7,595 1,584,005	7,595 1,890,173	7,595 1,851,902	15,190 1,598,898	15,190	15,190	14,240	7,595	7,595	7,595	7,595
For Residual Valuation Lan Intere: Market Housin	0 1,010,781 and 2,726,766 st	0	0	0	0	0	7,595	7,595	7,595	7,595	7,595	7,595	7,595	7,595	7,595	7,595	15,190	15,190	15,190	14,240	7,595	7,595	7,595	7,595 53,164 0 5,414,110
For Residual Valuation Lan	0 1,010,781 and 2,726,766 st	0	0 0 1,109,860	612,336	918,505	918,505	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595	7,595 1,584,005	7,595 1,890,173	7,595 1,851,902	15,190 1,598,898	15,190	15,190	14,240	7,595	7,595	7,595	7,595 53,164
For Residual Valuation Lan Interese Market Housin Affordable Housin Cash Flow	0 1,010,781 2,726,766 st 199 -3,737,547	0	0 0 1,109,860	612,336	918,505	918,505	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595 971,668	7,595	7,595 1,584,005	7,595 1,890,173	7,595 1,851,902	15,190 1,598,898	15,190	15,190	14,240	7,595	7,595	7,595	7,595 53,164 0 5,414,110
For Residual Valuation Lan Intere Market Housin Affordable Housin	0 1,010,781 2,726,766 style="text-align: center;">1,010,781 2,781 2,781 2,781	0 0 60,735	0 0 1,109,860 61,722	0 612,336 80,760	918,505 92,023	918,505 108,444	7,595 971,668 125,132	7,595 971,668 118,272	7,595 971,668 111,300	7,595 971,668 104,216	7,595 971,668 97,015	7,595 971,668 89,698	7,595 1,277,837 82,263	7,595 1,584,005 79,681	7,595 1,890,173 82,033	7,595 1,851,902 89,398 -422,338	15,190 1,598,898 96,261	15,190 1,292,729 74,441	15,190 1,024,832 47,291	14,240 1,018,187 15,347	7,595 665,500 0	7,595 359,332 0	7,595 53,164 0	7,595 53,164 0 5,414,110 400,666
Interes Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan	0 1,010,781 2,726,766 st 19 9 -3,737,547 nc 0 -3,737,547	0 0 60,735	0 0 1,109,860 61,722	0 612,336 80,760 -693,097	918,505 92,023 -1,010,528	0 918,505 108,444 -1,026,949	7,595 971,668 125,132 422,162	7,595 971,668 118,272 429,022	7,595 971,668 111,300 435,993	7,595 971,668 104,216 443,078	7,595 971,668 97,015 450,278	7,595 971,668 89,698 457,595	7,595 1,277,837 82,263 158,863	7,595 1,584,005 79,681 -144,724	7,595 1,890,173 82,033	7,595 1,851,902 89,398 -422,338	15,190 1,598,898 96,261 1,342,766	15,190 1,292,729 74,441 1,670,754	15,190 1,024,832 47,291 1,965,801	14,240 1,018,187 15,347	7,595 665,500 0	7,595 359,332 0 1,159,630	7,595 53,164 0 1,465,798	7,595 53,164 0 5,414,110 400,666
For Residual Valuation Lan Intere Market Housin Affordable Housin Cash Flow Opening Balan	0 FIT 1,010,781 d 2,726,766 st 19 19 19 19 19 19 19 19 19 19 19 19 19 1	0 0 60,735 -60,735 -3,798,283	0 1,109,860 61,722 -1,171,582 -4,969,865	0 612,336 80,760 -693,097 -5,662,961	92,023 -1,010,528 -6,673,489	0 918,505 108,444 -1,026,949 -7,700,438 Year 2	7,595 971,668 125,132 422,162 -7,278,277	7,595 971,668 118,272 429,022 -6,849,255	7,595 971,668 111,300 435,993 -6,413,262	7,595 971,668 104,216 443,078 -5,970,183	7,595 971,668 97,015 450,278 -5,519,905	7,595 971,668 89,698 457,595 -5,062,310	7,595 1,277,837 82,263 82,263 158,863 -4,903,447	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4	7,595 1,890,173 82,033 -453,244 -5,501,415	7,595 1,851,902 89,398 -422,338 -5,923,753	15,190 1,598,898 96,261 1,342,766 -4,580,987	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5	15,190 1,024,832 47,291 1,965,801 -944,432	1,018,187 1,018,187 15,347 1,814,520 870,088	7,595 665,500 0 853,462 1,723,550	7,595 359,332 0 1,159,630 2,883,180 Year 6	7,595 53,164 0 1,465,798 4,348,978	7,595 53,164 0 5,414,110 400,666 -4,348,978
For Residual Valuation Interest Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan CASH FLOW FOR CIL ADDITIONAL PRINCOME As Above	0 FII 1,010,781 dd 2,726,786 st st st st st st st st st st st st st s	0 0 60,735 -60,735 -3,798,283 Year 1	0 0 1,109,860 61,722 -1,171,582 -4,969,865	0 612,336 80,760 -693,097 -5,662,961	92,023 -1,010,528 -6,673,489	0 918,505 108,444 -1,026,949 -7,700,438 Year 2	7,595 971,668 125,132 422,162 -7,278,277	7,595 971,668 118,272 429,022 -6,849,255	7,595 971,668 111,300 435,993 -6,413,262	7,595 971,668 104,216 443,078 -5,970,183 Year 3	7,595 971,668 97,015 450,278 -5,519,905	7,595 971,668 89,698 457,595 -5,062,310	7,595 1,277,837 82,263 158,863 -4,903,447	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2	7,595 1,890,173 82,033 -453,244 -5,501,415	7,595 1,851,902 89,398 -422,338 -5,923,753	15,190 1,598,898 96,261 1,342,766 -4,580,987	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5	15,190 1,024,832 47,291 1,965,801 -944,432	14,240 1,018,187 15,347 1,814,520 870,088	7,595 665,500 0 853,462 1,723,550	7,595 359,332 0 1,159,630 2,883,180 Year 6	7,595 53,164 0 1,465,798 4,348,978	7,595 53,164 0 5,414,110 400,666 -4,348,978 0
For Residual Valuation Lan Interest Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan Cash FLOW FOR CIL ADDITIONAL PF INCOME As Above INCOME	0 FIT 1,010,781 d 2,726,766 st 19 19 19 19 19 19 19 19 19 19 19 19 19 1	0 0 60,735 -60,735 -3,798,283	0 1,109,860 61,722 -1,171,582 -4,969,865	0 612,336 80,760 -693,097 -5,662,961	92,023 -1,010,528 -6,673,489	0 918,505 108,444 -1,026,949 -7,700,438 Year 2	7,595 971,668 125,132 422,162 -7,278,277	7,595 971,668 118,272 429,022 -6,849,255	7,595 971,668 111,300 435,993 -6,413,262	7,595 971,668 104,216 443,078 -5,970,183	7,595 971,668 97,015 450,278 -5,519,905	7,595 971,668 89,698 457,595 -5,062,310	7,595 1,277,837 82,263 82,263 158,863 -4,903,447	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4	7,595 1,890,173 82,033 -453,244 -5,501,415	7,595 1,851,902 89,398 -422,338 -5,923,753	15,190 1,598,898 96,261 1,342,766 -4,580,987	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5	15,190 1,024,832 47,291 1,965,801 -944,432	1,018,187 1,018,187 15,347 1,814,520 870,088	7,595 665,500 0 853,462 1,723,550	7,595 359,332 0 1,159,630 2,883,180 Year 6	7,595 53,164 0 1,465,798 4,348,978	7,595 53,164 0 5,414,110 400,666 -4,346,978 0
For Residual Valuation Lan Interest Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan CASH FLOW FOR CIL ADDITIONAL PRINCOME As Above	0 FII 1,010,781 dd 2,726,786 st st st st st st st st st st st st st s	0 0 60,735 -60,735 -3,798,283 Year 1	0 0 1,109,860 61,722 -1,171,582 -4,969,865	0 612,336 80,760 -693,097 -5,662,961	92,023 -1,010,528 -6,673,489	0 918,505 108,444 -1,026,949 -7,700,438 Year 2	7,595 971,668 125,132 422,162 -7,278,277	7,595 971,668 118,272 429,022 -6,849,255	7,595 971,668 111,300 435,993 -6,413,262	7,595 971,668 104,216 443,078 -5,970,183 Year 3	7,595 971,668 97,015 450,278 -5,519,905	7,595 971,668 89,698 457,595 -5,062,310	7,595 1,277,837 82,263 158,863 -4,903,447	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2	7,595 1,890,173 82,033 -453,244 -5,501,415	7,595 1,851,902 89,398 -422,338 -5,923,753	15,190 1,598,898 96,261 1,342,766 -4,580,987	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5	15,190 1,024,832 47,291 1,965,801 -944,432	14,240 1,018,187 15,347 1,814,520 870,088	7,595 665,500 0 853,462 1,723,550	7,595 359,332 0 1,159,630 2,883,180 Year 6	7,595 53,164 0 1,465,798 4,348,978	7,595 53,164 0 5,414,110 400,666 -4,346,978 0
For Residual Valuation Lan Information ILan Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan Cosing Balan CASH FLOW FOR CIL ADDITIONAL PRINCOME AS Above INCOME	0 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,010,781 1,01	0 0 60,735 -60,735 -3,798,283 Year 1 Q2	0 0 1,109,860 61,722 -1,171,582 -4,969,865	0 612,336 80,760 -693,097 -5,662,961	0 918,505 92,023 -1,010,528 -6,673,499	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962	7,595 971,668 97,015 450,278 450,278 450,278 0,519,905	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962	7,595 1,277,837 82,263 82,263 158,863 -4,903,447 Q1 1,518,962	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962	7,595 1,890,173 82,033 82,033 -453,244 -5,501,415 Q3 1,518,962	7,595 1,851,902 89,398 89,398 -422,338 -5,923,753 Q4 1,518,962	15,190 1,598,898 96,261 1,342,766 -4,560,967 Q1 3,037,924	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924	14,240 1,918,187 15,347 1,814,520 870,068 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962	7,595 53,164 0 1,465,798 4,346,978 1,518,962	7,595 53,164 0 5,414,110 400,666 -4,348,978 0 Q4 1,518,962
For Residual Valuation Interest Market Housin Affordable Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan Closing Balan INCOME As Above INCOME EXPENDITURE LADDITURE LA	0 FII 1,010,781 dd 2,726,766 st 19 19 19 10 -3,737,547 0 -3,737,547 0 Col -3,737,547 Col -3,737,547 2,908,889 145,444 0	0 0 60,735 -60,735 -3,798,283 Year 1 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 Q3 0	0 612,336 80,760 -693,097 -5.662,961 0	0 918,505 92,023 -1,010,528 -6,673,489 Q1 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0	7,595 971,668 118,272 429,022 429,022 4,518,962 0 0	7,596 971,668 111,300 435,993 -6,413,262 Q1 1,518,962	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962	7,595 971,668 97,015 450,278 -5,519,905	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962	7,595 1,890,173 82,033 82,033 -453,244 -5,501,415 Q3 1,518,962	7,595 1,851,902 89,398 -422,338 -5,923,753 Q4 1,518,962	15,190 1,599,898 96,261 1,342,766 -4,580,967 Q1 3,037,924	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924	14,240 1,918,187 15,347 1,814,520 870,088 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6	7,595 53,164 0 1,465,798 4,348,978 0 1,518,962 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,976 0 Q4 1,518,962
For Residual Valuation Lan Interest Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan CASH FLOW FOR CIL ADDITIONAL PRINCOME As Above INCOME	0 FIT 1,010,781 1,010,781 2,726,766 199 9 10 -3,737,547 0 -3,737,547 0 2,908,889 145,444	0 0 60,735 -60,735 -3,798,283 Year 1 Q2 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 Q3 0	0 612,336 80,760 80,760 -693,097 -5,662,961	0 918,505 92,023 -1,010,528 -6,673,489 Q1 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962	7,595 971,668 118,272 429,022 429,022 429,025 Q4 1,518,962	7,595 971,668 111,300 435,993 -6,413,262 C1 1,518,962	7,595 971,668 104,216 443,078 -5,970,183 Year 3 C2 1,518,962	7,595 971,668 97,015 450,278 450,278 450,278 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962	7,595 1,277,837 82,263 82,263 158,863 -4,903,447 Q1 1,518,962	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962	7,595 1,890,173 82,033 82,033 -453,244 -5,501,415 Q3 1,518,962	7,595 1,851,902 89,398 422,338 -5,923,753 Q4 1,518,962	15,190 1,599,898 96,261 1,342,766 -4,580,987 Q1 3,037,524	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924	14,240 1,018,167 15,347 15,347 1,814,520 870,088 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962	7,595 53,164 0 1,465,798 4,348,978 i Q3 1,518,962	7,595 53,164 0 5,414,110 400,666 -4,348,970 0 Q4 1,518,962
For Residual Valuation Lan Interest Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan CASH FLOW FOR CIL ADDITIONAL PRINCOME AS Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee	0 Fri 1,010,781 d 2,726,766 sing 99 g -3,737,547 ROFIT	0 0 60,735 -60,735 -3,796,283 Year 1 Q2 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 Q3 0	0 612,336 80,760 -693,097 -5,662,961 Q4 0	0 918,505 92,023 -1,010,528 -6,673,489 Q1 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962 0 0 0	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0	7,595 971,668 97,015 450,278 450,278 450,278 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0	7,595 1,851,902 89,398 -422,338 -5,923,753 Q4 1,518,962 0 0 0	15,190 1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962	7,595 53,164 0 1,465,798 4,348,978 0 1,518,962 0 0	7,595 53,164 0 5,414,116 400,666 -4,348,971 0 0 1,518,962
For Residual Valuation Lan Interest Market Housin Affordable Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan Closing Balan INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc.	0 FIT 1,010,781 1,010,781 2,726,766 199 19 10 -3,737,547 COFIT Q1 2,908,889 145,444 0 43,633	0 0 60,735 -60,735 -3,798,283 Year 1 Q2 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 401,846 50,231	0 612,336 80,760 -693,097 -5,662,961 0	0 918,505 92,023 -1,010,528 -6,673,489 -0 0	0 918,505 108,444 1,026,949 7,700,438 Year 2 Q2 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962	7,595 971,668 118,272 429,022 429,022 6,849,255 Q4 1,518,962 0 0	7,596 971,668 111,300 435,993 -6,413,262 Q1 1,518,962	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962	7,595 971,668 97,015 450,278 450,278 450,278 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0	7,595 1,851,962 89,398 -422,338 -5,923,753 Q4 1,518,962 0 0	15,190 1,590,898 96,261 1,342,766 -4,580,987 Q1 3,037,924	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924	15,190 1,024,832 47,291 1,965,801 -944,432 0 0 0 0	14,240 1,018,187 15,347 15,347 1,814,520 870,088 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962	7,595 53,164 0 1,465,798 4,348,978 0 1,518,962 0 0	7,595 53,164 0 5,414,110 400,666 4,348,973 0 0 1,518,962
For Residual Valuation Interest Market Housin Affordable Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan Closing Balan CRASH FLOW FOR CIL ADDITIONAL PR INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects SIS	0 FIT 1,010,781 1,010,781 2,726,766 199 9 1-3,737,547 0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461	0 0 60,735 -60,735 -3,798,283 Year 1 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 -693,097 -5,662,961 0	0 918,505 92,023 -1,010,528 -6,673,489 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0	7,595 971,668 118,272 429,022 429,022 6,849,255 Q4 1,518,962	7,596 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0	7,595 971,668 97,015 450,278 450,278 450,278 0 0 0 0 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0	7,595 1,890,173 82,033 82,033 -453,244 -5,501,415 03 1,518,962	7,595 1,851,962 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0	15,190 1,599,898 96,261 1,342,766 -4,580,987 Q1 3,037,924	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924 0 0 0 0	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 C1 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6 02 1,518,962 0 0 0 0	7,595 53,164 0 1,465,798 4,348,978 1,518,962 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,970 0 0 0 0 0 0
For Residual Valuation Informer Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan CRASH FLOW FOR CIL ADDITIONAL PR INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional	0 FTI 1,010,781 1,010,781 2,726,766 1,99 9 9 1,3,737,547 0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154	0 60,735 -60,735 -3,798,283 Year 1 02 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 401,846 50,231 100,461 251,154	0 612,336 80,760 -693,097 -5,662,961 0 0	0 918,505 92,0231,010,5286,673,489 01 0 0 0 0 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 C3 1,518,962 0 0 0 0 0	7,595 971,668 118,272 429,022 429,022 6,849,255 Q4 1,518,962 0 0 0 0 0 0 0	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0	7,595 971,668 977,015 450,278 450,278 450,278 0,3 1,518,962 0 0 0 0 0 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 0 0	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 02 1,518,962 0 0 0 0 0	7,595 1,890,173 82,033 -453,244 -5,501,415 03 1,518,962 0 0 0 0 0 0	7,595 1,851,902 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 0 0	1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 0 0	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924 0 0 0 0 0 0	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 0 0 0	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 0 0	7,595 53,164 0 1,465,798 4,348,978 i 03 1,518,962 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,971 0 0 1,518,962 0 0 0 0 0 0 0 0
For Residual Valuation Interes Market Housin Affordable Housin Cash Flow Opening Balan Closing Balan Planning Fee Architects 35 Planning Fee Architects 35 Planning Consultants Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charling Charli	0 FIT 1,010,781 1,010,781 2,726,766 199 9 1-3,737,547 0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461	0 0 60,735 -60,735 -3,798,283 Year 1 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 -693,097 -5,662,961 0 0	0 918,505 92,023 -1,010,528 -6,673,489 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 883,614 -68,370	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962 0 0 0 0 0 0 0 883,614 -68,370	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 883,614 -68,370	7,595 971,668 977,015 450,278 450,278 -5,519,905 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 0 0 0 883,614 -68,370	7,595 1,277,837 82,263 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 0 1,178,153 -68,370	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 1,767,229 -68,370	7,595 1,851,902 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 1,730,411 -68,370	15,190 1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0 0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 1,141,335 -68,370	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,097,924 0 0 0 0 0 0 883,614	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 0 1,518,962 0 0 0 0 0 0 0 589,076	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 0 294,538	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,978 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Lan Information Market House Market House Market House Market House Market House Market House Market House Market House Market House Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market Market	0 FIT 1,010,781 0 2,726,766 19 99 -3,737,547 0 -3,737,547 0 1 0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 0	0 0 60,735 -60,735 -3,798,283 Year 1 Q2 0 0 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 -693,097 -5,662,961 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 92,023 -1,010,528 -6,673,489 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 0 883,614 -88,370 12,800	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 883,614 -88,370 12,800	7,595 971,668 118,272 429,022 429,022 6,849,255 Q4 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,800	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 883,614 -68,33,614 -68,301 12,800	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 883,614 -68,370 12,800	7,595 971,668 977,015 450,278 450,278 -5,519,905 Q3 1,518,962 0 0 0 0 0 0 0 883,614 -68,370 12,800	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 883,614 -68,370 12,800	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 1,178,153 -68,370 12,800	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 1,472,691 -68,370 12,800	7,595 1,890,173 82,033 82,033 -453,244 -5,501,415 03 1,518,962 0 0 0 0 1,767,229 -88,370 25,600	7,595 1,851,962 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 1,730,411 -68,370 -25,600	15,190 1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0 0 0 1,435,873 -88,370 25,600	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 0 1,141,335 -88,370 24,000	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924 0 0 0 0 0 0 883,614 12,800	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 0 0 883,614 12,800	7,595 665,500 0 853,462 1,723,550 C1 1,518,962 0 0 0 0 0 0 0 588,076 12,800	7,595 359,332 0 1,159,630 2,883,180 Year 6 02 1,518,962 0 0 0 0 0 0 0 294,538 12,800	7,595 53,164 0 1,465,798 4,348,978 1,518,962 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,978 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Lan Information ILan Market Housin Affordable Housin Affordable Housin Closing Balan Closing Balan Closing Balan Closing Balan Closing Balan ILAN Example INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Arribitots 23 Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Peat CIL 15106 Contingency	0 FTI 1,010,781 1,010,781 2,726,766 1,99 9 9 1,3,737,547 0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154	0 60,735 -60,735 -3,798,283 Year 1 02 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 80,760 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 92,023 -1,010,528 -6,673,489 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 883,614 -68,370	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962 0 0 0 0 0 0 0 883,614 -68,370	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 883,614 -68,370	7,595 971,668 977,015 450,278 450,278 -5,519,905 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 0 0 0 883,614 -68,370	7,595 1,277,837 82,263 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 0 1,178,153 -68,370	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 1,767,229 -68,370	7,595 1,851,902 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 1,730,411 -68,370	15,190 1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0 0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 1,141,335 -68,370	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,097,924 0 0 0 0 0 0 883,614	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054	7,595 665,500 0 853,462 1,723,550 0 1,518,962 0 0 0 0 0 0 0 589,076	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 0 294,538	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,978 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Lan Inference Market Housin Affordable Housin Affordable Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan Closing Balan Closing Balan CRASH FLOW FOR CIL ADDITIONAL PR NCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Pleaning Fee Architects 28 Pleaning Consultants Other Consultants Consultants Close Contingency Applications (Close Contingency) Pubmormals Finance Fees	0 Fit 1,010,781 2,726,766 1,010,761 2,726,766 1,010,761 0 2,737,547 0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 0	0 60,735 -60,735 -3,796,283 Year 1 Q2 0 0 0 0 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 -693,097 -5,662,961 0 0 0 0 0 0 0 0 0 14,727 0	0 918,505 92,023 -1,010,528 -6,673,489 O1 0 0 0 0 0 0 0 0 0 0 20,000 112,800 22,090 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 0 0 0 0 0 0 0 0 883,614 -88,370 12,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 C3 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 118,272 429,022 429,022 -6,849,255 Q4 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,800 22,990 0 0	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 977,015 450,278 450,278 -5,519,905 0 0 0 0 0 0 0 0 883,614 -68,370 12,2000	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0	7,595 1,277,837 82,263 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 1,178,153 -68,370 12,800 29,454	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 02 1,518,962 0 0 0 0 1,472,691 -68,370 0 1,800 36,817 0	7,595 1,890,173 82,033 -453,244 -5,501,415 03 1,518,962 0 0 0 0 0 0 1,767,229 -68,370 -25,600 44,181 0 0	7,595 1,851,902 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0 1,730,411 -68,370 -25,600 43,260 0 0	1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 1,435,873 -68,370 -25,600 -35,897 -0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 1,141,335 -64,370 -24,000 -28,533 -0 0	15,190 1,024,832 47,291 1,965,801 -944,432 Q3 3,037,924 0 0 0 0 0 883,614 12,800 22,090 0 0	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 883,614 12,800 22,090 0 0	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962 0 0 0 0 0 0 589,076 12,800 14,727 0	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 0 0 294,538 12,800 7,363	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,686 -4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Lan Inference Market Housin Affordable Housin Affordable Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan Closing Balan Closing Balan CRASH FLOW FOR CIL ADDITIONAL PR NCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Pleaning Fee Architects 28 Pleaning Consultants Other Consultants Consultants Close Contingency Applications (Close Contingency) Pubmormals Finance Fees	0 1,010,781 2,726,766 and 2,726,766 and 2,737,547 and 3,737,547 and 2,908,889 and 40,846 and 43,633 and 40,350 and 40,846 and 50,231 and 40,446 and 50,231 and 40,461 and 50,231 and 40,461 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231 and 50,231	0 0 60,735 -60,735 -3,798,283 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 -683,097 -5,662,961 0 0 0 0 0 0 0 0 0 14,727 0	0 918,505 92,023 -1,010,528 -6,673,489 0 0 0 0 0 0 0 0 0 0 0 0 0 0 12,803,614 -68,370 12,809 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 0 883,614 -88,370 12,800 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 118,272 429,022 429,022 4,849,255 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,800 0 0 0 0	7,595 971,668 977,015 450,278 450,278 450,278 0 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,809 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,2090 0	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 1,178,153 -68,370 12,800 23,454 0	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370 12,800 0 0 1,472,691 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 1,767,229 -88,370 25,600 44,181 0	7,595 1,851,902 89,398 -422,338 -5,923,753 Q4 1,518,962 0 0 0 0 1,730,411 -68,370 25,000 0 43,260 0	15,190 1,598,898 96,261 1,342,766 -4,580,967 Q1 3,037,924 0 0 0 0 0 1,435,873 -88,370 25,600 35,997 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 1,141,335 -68,370 24,000	15,190 1,024,832 47,291 1,965,801 -944,432 0 0 0 0 0 0 0 0 0 0 0 883,614 12,800 22,090 0	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 0 883,614 12,800 22,090 0	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962 0 0 0 0 0 0 1,518,962	7,595 359,332 0 1,159,630 2,883,180 Year 6 02 1,518,962 0 0 0 0 0 0 0 294,538 12,800 7,363 0	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Lan Interes Market Housin Affordable Housin Affordable Housin Affordable Housin Cash Flow Opening Balan Closing Balan Closing Balan CASH FLOW FOR CIL ADDITIONAL PR INCOME As Above INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Pelanning Fee Architects OS Planning Fee Professional Build Cost - BCIS Base POTENTIAL CIL Pepat CIL s108 Contingency Abnormals Finance Fees Legal and Valuation Agents	0 FIT 1,010,781 0 2,726,766 19 99 -3,737,547 0 -3,737,547 0 1 0 2,908,889 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 0 0 0 0 0 0	0 0 0 0 60,735 -60,735 -3,798,283 Year 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 -683,097 -5.662,961 0 0 0 0 0 0 0 0 589,076 -68,370 14,727 0 0 0	0 918,505 92,023 -1,010,528 -6,673,489 0 0 0 0 0 0 0 0 0 883,614 -88,370 12,800 22,090 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 883,614 -88,370 12,090 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 883,614 -88,370 12,090 0 0 45,569	7,595 971,668 118,272 429,022 -8,849,255 Q4 1,518,962 0 0 0 0 0 0 0 883,614 -68,370 122,090 0 0 0 45,569	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 0 883,614 -68,370 122,090 0 0 45,569	7,595 971,668 97,015 450,278 450,278 450,278 5,519,905 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,200 0 0 0 45,569	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,090 0 0 45,569	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 1,178,153 -68,370 12,870 12,980 29,454 0 0 45,569	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370 12,380 36,817 0 0 45,569	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 1,767,229 -68,370 25,370 24,181 0 0 45,569	7,595 1,851,902 89,398 -422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 1,730,411 -68,370 0 43,260 0 0 45,569	15,190 1,598,898 96,261 1,342,766 -4,560,967 Q1 3,037,924 0 0 0 0 1,435,873 -68,370 0 1,435,873 0 0 91,138	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 1,141,335 -68,370 0 1,141,335 0 91,138	15,190 1,024,832 47,291 1,965,801 1,965,801 0 0 0 0 0 0 0 883,614 12,800 22,090 0 0 91,138	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 0 883,614 12,800 22,090 0 0 85,442	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962 0 0 0 0 0 0 0 12,800 14,727 0 0 45,569	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 0 0 294,538 12,800 7,363 0 0 45,569	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,970 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Lan Interes Market Housen Market Housen Market Housen Market Housen Market Housen Market Housen Lan Lan Lan Lan Lan Lan Lan Lan Lan La	0 1,010,781 2,726,766 and 2,726,766 and 2,737,547 and 0 -3,737,547 and 0 -	0 60,735 -60,735 -3,798,283 Year 1 Q2 0 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 401,846 50,231 100,461 251,154 294,538 -68,370 0	0 612,336 80,760 -693,097 -5,662,961 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 92,023 -1,010,528 -6,673,489 01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 977,015 450,276 450,276 -5,519,905 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 0	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 0 1,178,153 -68,370 12,800 29,454 0 0 0 0	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370 12,800 36,817 0 0 0	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 0 1,767,229 -68,370 -25,600 -44,181 0 0 0	7,595 1,851,902 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 1,730,411 -68,370 -25,600 43,260 0 0 0 0	1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0 1,435,873 -68,370 25,600 35,897 0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 1,141,335 -68,370 -24,000 -28,533 0 0 0	15,190 1,024,832 47,291 1,965,801 -944,432 03 3,037,924 0 0 0 0 0 883,614 12,800 22,090 0 0 0	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 883,614 12,800 22,090 0 0	7,595 665,500 0 853,462 1,723,550 0 1,518,962 0 0 0 0 0 0 589,076 12,800 14,727 0 0	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 294,538 12,800 7,363 0 0 0	7,595 53,164 0 1,465,798 4,348,978 i 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,116 400,666 -4,348,970 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Lan Market Housin Affordable Housin Affordable Housin Cash Flow Opening Balan CASH FLOW FOR CIL ADDITIONAL PR NCOME As Above INCOME EXPENDITURE and Stamp Duty assements etc. egals Acquisition Planning Consultants Other Professional Build Cost - BGIS Base Portential Cil. Story Cortential Cil. Contingency thoromals innance Fees egal and Valuation Agents egals Incomet Lan Lan Lan Lan Lan Lan Lan La	0 FIT 1,010,781 0 2,726,766 199 9 10 -3,737,547 0 0 -3,737,547 0 1 0 0 145,444 0 43,633 40,350 401,846 50,231 100,461 251,154 0 0 0 0 0 0 0 0	0 0 0 0 60,735 -60,735 -3,798,283 Year 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 80,760 90 90 90 90 90 90 90 90 90 90 90 90 90	0 918,505 92,023 -1,010,528 -6,673,489 0 0 0 0 0 0 0 0 0 883,614 -88,370 12,800 22,090 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 883,614 -88,370 12,090 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,900 0 0 0 45,569	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 45,569 7,595	7.595 971,668 111,300 435,993 -8,413,262 Q1 1,518,962 0 0 0 0 0 0 0 0 0 0 0 45,569 7,595	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 45,569 7,596	7,595 971,668 97,015 450,278 450,278 450,278 5,519,905 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,200 0 0 0 45,569	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,090 0 0 45,569	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 1,178,153 -68,370 12,800 29,454 0 0 45,569 7,595	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370 12,800 36,817 0 0 45,569	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 0 1,767,229 -68,370 -25,600 -44,181 0 0 45,569 7,595	7,595 1,851,902 89,398 422,338 -5,923,753 Q4 1,518,962 0 0 0 0 1,730,411 -68,370 25,600 43,260 0 0 45,569 7,595	15,190 1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0 0 0 0 0 1,435,873 0 0 0 0 0 0 0 0 0 0 0 0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 0 1,141,335 -88,370 -24,000 28,533 0 91,138 15,190	15,190 1,024,832 47,291 1,965,801 -944,432 0 0 0 0 0 0 0 0 883,614 12,800 22,090 0 0 91,138 15,190	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962 0 0 0 0 0 0 1588,076 12,800 14,727 0 0 45,569 7,595	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 0 0 294,538 12,800 7,363 0 0 45,569	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,11(400,656 -4,348,97) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
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Consultants Shamp Consultants Shamp Consultants Shamp	0 Fit 1,010,781 2,726,766 3,737,547 CC -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 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1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,109,860 61,722 -1,171,582 -4,969,865 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 612,336 80,760 -693,097 -5,662,961 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 92,023 -1,010,528 -6,673,489 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 883,614 -68,370 12,200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 918,505 108,444 -1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962 0 0 0 0 0 0 0 0 883,614 -488,370 12,800 22,090 0 0 0 903,299	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 0 45,569 7,595 0 903,299	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 0 0 45,569 7,596 0 903,299	7,595 971,668 977,015 450,278 450,278 450,278 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 883,614 -68,370 12,800 22,090 0 0 0 45,569 7,595 0 903,299	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 0 1,178,153 -68,370 12,800 29,454 0 0 45,569 7,595 0 1,205,200	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370 12,800 36,817 0 0 45,569 7,595 0 1,507,102	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 0 1,767,229 -68,370 25,600 44,181 0 0 1,821,803	7,595 1,851,902 89,398 -422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 1,730,411 -68,370 25,600 43,260 0 0 1,734,066 77,161	15,190 1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0 0 0 0 0 0 1,435,873 -8,870 0 0 0 0 0 0 0 1,435,873 0 0 0 0 0 1,535,987 0 0 0 0 0 0 1,535,987 0 0 0 0 0 0 0 0 0 0 0 0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 0 1,141,335 -68,370 24,000 28,000 91,138 15,190 0 1,231,826	15,190 1,024,832 47,291 1,965,801 -944,432 0 3,037,924 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 12,800 0 91,138 15,190 0 1,024,832 31,270	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 665,500 0 853,462 1,723,550 Q1 1,518,962 0 0 0 0 0 0 12,800 14,727 0 45,569 7,595 0 669,767	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 0 0 0 294,538 12,800 7,595 0 367,865	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 0 5,414,110 400,666 -4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation Interes Market Housin Affordable Housin Affordable Housin Cash Flow Opening Balan Closing Closing Balan Closing Closing Balan Closing Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Balan Closing Closing Closing Balan Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing Closing	0 Fit 1,010,781 2,726,766 3,737,547 CC -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO -3,737,547 CO 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-1,026,949 -7,700,438 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 125,132 422,162 -7,278,277 Q3 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 971,668 118,272 429,022 -6,849,255 Q4 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 45,569 7,595 0 903,299	7,595 971,668 111,300 435,993 -6,413,262 Q1 1,518,962 0 0 0 0 0 0 0 0 0 0 45,569 7,595 0 903,299	7,595 971,668 104,216 443,078 -5,970,183 Year 3 Q2 1,518,962 0 0 0 0 0 0 0 0 0 0 45,569 7,595 0 903,299	7,595 971,668 977,015 450,276 450,276 -5,519,905 0 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 0 45,569 7,595 0 993,299	7,595 971,668 89,698 457,595 -5,062,310 Q4 1,518,962 0 0 0 0 0 0 0 0 0 0 0 0 45,569 7,595 0 903,299	7,595 1,277,837 82,263 158,863 -4,903,447 Q1 1,518,962 0 0 0 0 0 0 1,178,153 -68,370 12,800 29,454 0 0 45,569 7,595 0 1,205,200	7,595 1,584,005 79,681 -144,724 -5,048,171 Year 4 Q2 1,518,962 0 0 0 0 1,472,691 -68,370 -12,800 -38,817 0 45,569 7,595 0 0 1,507,102	7,595 1,890,173 82,033 -453,244 -5,501,415 Q3 1,518,962 0 0 0 0 0 0 1,767,229 -68,370 -25,600 -44,181 0 0 45,569 7,595 0 1,821,803	7,595 1,851,902 89,398 -422,338 -5,923,753 Q4 1,518,962 0 0 0 0 0 1,730,411 -68,370 25,600 43,260 0 0 1,784,066 77,161	15,190 1,598,898 96,261 1,342,766 -4,580,987 Q1 3,037,924 0 0 0 0 0 0 0 0 0 0 0 0 0	15,190 1,292,729 74,441 1,670,754 -2,910,233 Year 5 Q2 3,037,924 0 0 0 0 1,141,335 -24,000 28,533 0 0 91,138 15,190 0 1,231,826	15,190 1,024,832 47,291 1,965,801 -944,432 0 3,097,924 0 0 0 0 0 883,614 12,800 0 0 91,138 15,190 0 1,024,832	14,240 1,018,187 15,347 1,814,520 870,088 Q4 2,848,054 0 0 0 0 0 0 883,614 12,800 22,090 0 0 0 85,442 14,240 0 1,018,187	7,595 665,500 0 853,462 1,723,550 0 1,518,962 0 0 0 0 0 0 0 12,800 14,727 0 0 45,569 7,595 0 669,767	7,595 359,332 0 1,159,630 2,883,180 Year 6 Q2 1,518,962 0 0 0 0 294,538 12,800 7,363 0 0 45,569 7,595 0 367,865	7,595 53,164 0 1,465,798 4,348,978 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	7,595 53,164 0 5,414,110 400,666 -4,348,976 0 0 0 0 0 0 0 0 0 0 45,569 7,595 0 43,584,730

SITE NAME Site 4	Large Green 7	'5						1																
INCOME AV S	-			Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	ılc				Build Cost	/m2	1	
	m2	75		£/m2	£	m2		LAND	11 00010		/unit or m2	Total				Planning app fer No dwgs					BCIS FHS	982	0.009	4
Market Housing 9	96.4 85%	64		2,170	13,334,438	6,145		LAND	Land Stomp Duty		22,264		1,669,773			No dwgs under	50	462			Energy	0	0.007	•
Shared Ownership 6	69.0 4%	3		1,519	294,781	194			Stamp Duty Easements etc.			72,989				No dwgs over 50	25	Total	26,550		Design Acc & Adpt	1		
Affordable Rent 6	69.0 11%	8		1,200	698,625	582			Legals Acquisition	on	1.50%	25,047	98,035								Water Small Sites	0	09	
Social Rent 6	69.0 0%	0		1,035	0	0		PLANNING	Planning Fee			26,550				Stamp duty cal	c - Residual				Site Costs	154 1,136	169	6
Grant and Subsidy Shared Own				0	0				Architects QS / PM		4.00% 0.50%	327,171 40,896				Land payment			1,669,773					
Affordable R Social Rent				0	0				Planning Consul Other Profession		1.00% 2.50%	81,793 204,482	680,891											
SITE AREA - Net 2	2.14 ha	35	/ha		14,327,844	6,921		CONSTRUCTION	ON															
SITE AREA - Gross 2	2.86 ha	26	/ha						Build Cost - BCI: s106 / CIL	S Based	1,136	7,862,698 120,000						Total	72,989					
Sales per Quarter 0		7							Contingency Abnormals		2.50%		8,179,265			Stamp duty cal Land payment	c - Add Profit		1.068.571					
Unit Build Time 3	Quarters				RUN Residual N	IACRO ctrl+r		FINANCE					4,,			125,000 250,000	0% 1%		,,,,,,					
Residual Land Value	Whole Site 1,669,773		Per ha GROSS 584,421			sing balance =	0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	4%						
Alternative Use Value Uplift 20%	57,143 11,429	3	20,000		RUN CIL MACR	0 ctrl+l sing balance =	1 276 555		Legal and Valuat	ion	0.50%	0	0			above	5%		53,429					
Plus /ha 350,000	1,000,000)	350,000					SALES								D 011 100			33,428					7
Viability Thresh	nold 1,068,571		374,000		Check on phasing d				Agents Legals		3.0% 0.5%	71,639				Pre CIL s106		£/ Unit (all) Total	120,000		LIT	% GDV 0.00%		0
Additional Profit	-76,595	£/m2 5 -12							Misc.			0	501,475	11,129,439		Post CIL s106	1,600	£/ Unit (all)	120,000					
								Developers Pro	ofit Market Housing		17.50%			2,333,527		CIL	0	£/m2 Total	0 120,000					
									Affordable Hous		17.50%			173,846	33431.63605			-						
RESIDUAL CASH FLOW FOR INTER	REST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			5	8	8	8	8	8	8	8	8	6		-										
Market Housing Shared Ownership				0	0	0	888,963 19,652	1,422,340 31,443	1,422,340 31,443	1,422,340 31,443	1,422,340 31,443	1,422,340 31,443	1,422,340 31,443	1,422,340 31,443	1,422,340 31,443	1,066,755 23,582	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	46,575	74,520	74,520	74,520	74,520 0	74,520	74,520 0	74,520	74,520	55,890 0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	0	0	955,190	1,528,303	1,528,303	0	1,528,303	1,528,303	1,528,303	1,528,303	1,528,303	1,146,228	0	0	0	0	0	0	0	0
EXPENDITURE	•						955,190	1,326,303	1,326,303	1,326,303	1,320,303	1,320,303	1,320,303	1,326,303	1,320,303	1,140,220					,			
Stamp Duty	72,989																							
Easements etc. Legals Acquisition	0 25,047																							
Planning Fee	26,550																							
Architects QS	163,585 20,448		163,585 20,448																					
Planning Consultants Other Professional	40,896 102,241		40,896 102,241																					
Build Cost - BCIS Base		0	174,727	454,289	733,852	838,688	838,688	838,688	838,688	838,688	838,688	768,797	489,235	209,672	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	2,667 4,368	6,933 11,357	11,200 18,346	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	12,800 20,967	11,733 19,220	7,467 12,231	3,200 5,242	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
Agents	0	0	0	0	0	0	28,656	45,849	45.849	45,849	45,849	45.849	45.849	45.849	45,849	34,387	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,776	7,642	7,642	7,642	7,642	7,642	7,642	7,642	7,642	5,731	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	OFIT 451,756	0	508,932	472,580	763,398	872,455	905,887	925,946	925,946	925,946	925,946	853,241	562,423	271,604	53,491	40,118	0	0	0	0	0	0	0	0
		-																						
Inter	and 1,669,773 erest	34,475	35,035	43,875	52,267	65,521	80,764	81,275	72,807	64,202	55,457	46,570	36,357	21,252	1,176	0	0	0	0	0	0	0	0	0
Market Hous Affordable Hous																								2,333,527 173,846
Cash Flow		-34,475	-543,967	-516,454	-815,665	-937,976	-31,461	521,083	529,551	538,156	546,901	628,493	929,524	1,235,447	1,473,637	1,106,110	0	0	0	0	0	0	0	-2,507,373
Opening Ba Closing Bala		-2,156,004	-2,699,971	-3,216,425	-4,032,090	-4,970,067	-5,001,527	-4,480,444	-3,950,893	-3,412,738	-2,865,837	-2,237,344	-1,307,820	-72,374	1,401,263	2,507,373	2,507,373	2,507,373	2,507,373	2,507,373	2,507,373	2,507,373	2,507,373	0
CASH FLOW FOR CIL ADDITIONAL I	PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4		Year 3				Year 4	Q3	0.1		Year 5				Year 6		
INCOME As Above		Q2	Q5	Q4	٠.	Q2	Q 0		Q1	Q2	Q3	Q4	Q1			Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	Q2 0	0	0	0	0	955,190	1,528,303	1,528,303	1,528,303	Q3 1,528,303	Q4 1,528,303	1,528,303	1,528,303	1,528,303	1,146,228	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0			0
INCOME	0							1,528,303						1,528,303	1,528,303							Q2	Q3	
INCOME	1,068,571							1,528,303						1,528,303	1,528,303							Q2	Q3	
INCOME EXPENDITURE Land Stamp Duty								1,528,303 0 0						1,528,303 0 0	1,528,303 0 0							Q2	Q3	
INCOME EXPENDITURE Land	1,068,571 53,429	0	0	0	0	0	955,190	0	1,528,303	1,528,303	1,528,303	1,528,303	1,528,303	0	0	1,146,228	0	0	0	0	0	Q2 0	Q3 0	0
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee	1,068,571 53,429 0 16,029 26,550	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0	955,190 0 0 0	0 0 0	1,528,303 0 0 0	1,528,303 0 0 0	1,528,303 0 0	1,528,303 0 0 0	1,528,303 0 0 0	0 0 0	0 0 0	1,146,228 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0 0	Q2 0 0 0 0 0	0 0 0 0	0 0 0 0
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS	1,068,571 53,429 0 16,029 26,550 163,585 20,448	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 163,585 20,448	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	955,190 0 0 0 0	0 0 0	1,528,303	1,528,303 0 0 0 0 0	1,528,303	1,528,303 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0	1,146,228 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	Q3 0 0 0 0 0	0 0 0 0
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects	1,068,571 53,429 0 16,029 26,550 163,585	0 0 0 0	0 0 0 0 0 163,585	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	955,190 0 0 0	0 0 0	0 0 0 0	1,528,303 0 0 0	1,528,303 0 0 0	1,528,303 0 0 0	1,528,303 0 0 0	0 0 0	0 0 0	1,146,228 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	Q2 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 163,585 20,448 40,896 102,241 174,727	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	955,190 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	1,528,303	1,528,303 0 0 0 0 0 0	1,528,303	1,528,303	1,528,303 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	1,146,228 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	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 1016	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,996 102,241	0	0 0 0 0 163,585 20,448 40,896 102,241 174,727	0 0 0 0 0 0 0 0 0 0 0 454,289	0 0 0 0 0 0 0 0 0 0 733,852 -10,942 8,000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	955,190 0 0 0 0 0 0 0 0 0 838,688 -10,942 12,800	0 0 0 0 0 0 0 0 0 0 838,688 -10,942 12,800	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 838,688 -10,942 12,800	1,528,303 0 0 0 0 0 0 0 0 0 0 838,688 12,800	1,528,303 0 0 0 0 0 0 0 0 0 0 0 838,688 12,800	1,528,303	1,528,303 0 0 0 0 0 0 0 0 489,235	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	1,146,228 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 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	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
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 163,585 20,448 40,896 102,241 174,727	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 733,852 -10,942	0 0 0 0 0 0 0 0 0 0 0 0 0 0 838,688	955,190 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	1,528,303 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	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 489,235	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	1,146,228 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 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 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QN Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 5106 Contingency	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0		0 0 0 0 163,585 20,448 40,896 102,241 174,727 -10,942	0 0 0 0 0 0 0 0 0 454,289 -10,942	0 0 0 0 0 0 0 0 0 0 733,852 -10,942 8,000 18,346	0 0 0 0 0 0 0 0 0 0 0 0 0 0 838,688 -10,942 12,800	955,190 0 0 0 0 0 0 0 0 0 0 838,688 -10,942 12,800 20,967	0 0 0 0 0 0 0 0 0 0 0 0 0 2 10,942 12,800 20,967 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 838,688 12,800 20,967	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 768,797 12,800 19,220 0	1,528,303 0 0 0 0 0 0 0 0 489,235 12,800 12,231	0 0 0 0 0 0 0 0 0 209,672 9,600 5,242	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,146,228 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 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 0 0 0 0 0	Q2 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
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 106 Conlingercy Abnormals	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0		0 0 0 0 163,585 20,449 40,896 102,241 174,727 -10,942 4,368 0	0 0 0 0 0 0 0 0 0 0 454,289 -10,942 11,357 0	0 0 0 0 0 0 0 0 0 0 733,852 -10,942 8,000 18,346 0	0 0 0 0 0 0 0 0 0 0 838,688 -10,942 12,800 20,967 0	955,190 0 0 0 0 0 0 0 0 0 838,688 -10,942 12,842 0 20,967 0	0 0 0 0 0 0 0 0 0 0 538,688 -10,942 12,800 20,967 0	1,528,303	1,528,303 0 0 0 0 0 0 0 0 0 838,688 12,800 20,967 0	1,528,303 0 0 0 0 0 0 0 0 0 0 838,688 12,800 20,967 0	1,528,303 0 0 0 0 0 0 0 0 0 768,797 12,800 19,220 0	1,528,303 0 0 0 0 0 0 0 0 489,235 12,800 12,231 0	0 0 0 0 0 0 0 0 0 209,672	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,146,228	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 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	0 0 0 0 0 0 0 0	03 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
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0		0 0 0 0 163,585 20,448 40,896 102,241 174,727 -10,942 4,368 0	0 0 0 0 0 0 0 0 0 0 454,289 -10,942 11,357 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	955,190 0 0 0 0 0 0 0 0 838,688 -10,942 12,800 20,967 0 0 28,656	0 0 0 0 0 0 0 0 0 0 0 0 0 20,942 12,800 20,967 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 768,797 12,800 19,220 0 0 45,849	1,528,303 0 0 0 0 0 0 0 0 489,235 12,800 12,231 0 0 45,849	0 0 0 0 0 0 0 0 0 0 209,672 9,600 5,242 0	0 0 0 0 0 0 0	1,146,228	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 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	Q2	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
INCOME EXPENDITURE Land Stamp Duty Essements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc.	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0 0 0 0 0 0 0		0 0 0 0 163,585 20,449 40,896 102,241 174,727 -10,942 0 0	0 0 0 0 0 0 0 0 454,289 -10,942 11,357 0	0 0 0 0 0 0 0 0 0 0 733,852 -10,946 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	955,190 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 12,800 20,967 0 0 45,849 7,642	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 768,797 12,800 19,220 0 0 0 45,849 7,642	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 209,672 9,600 5,242 0 0 0 45,849 7,642	0 0 0 0 0 0 0 0 0 0 0 0 0	1,146,228	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 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	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
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects Os Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Condingency Abnormals Finance Fees Legal and Valuation Agents Legals	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0 0 0 0 0 0 0		0 0 0 0 163,585 20,448 40,896 102,241 174,727 -10,942 4,368 0	0 0 0 0 0 0 0 0 0 0 454,289 -10,942 11,357 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	955,190 0 0 0 0 0 0 0 838,688 -10,942 12,800 0 0 0 20,967 0 0 28,656 4,776	0 0 0 0 0 0 0 0 0 0 0 0 0 20,942 12,800 20,967 0	1,528,303	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 768,797 12,800 19,220 0 0 45,849 7,642	1,528,303 0 0 0 0 0 0 0 0 0 0 489,235 12,800 12,231 0 0 45,849 7,642	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 5,242 0 0 0 5,242 0 0	0 0 0 0 0 0 0 0 0	1,146,228	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 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	Q2	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
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRO For CIL calculation	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0 0 0 0 0 0 0 0 0 1,491,749	0	0 0 0 0 163,585 20,489 102,241 174,727 -10,942 0 0 0 0 0 435,323	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 0 0 0 0 0 0 0	955,190 0 0 0 0 0 0 0 838,688 -10,942 12,800 20,967 0 0 0 894,944	0 0 0 0 0 0 0 0 0 0 0 10,942 12,800 20,967 0 0 0 45,849 7,642 0	1,528,303	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 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 5,600 5,242 0 0 0 0 0 5,7,642 0 7,642 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,146,228 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 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 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	O3 O O O O O O O O O O O O O O O O O O	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRO For CIL calculation Intel Intel Market Hous	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0 0 0 0 0 0 0 0 0 0 rest sing		0 0 0 0 163,585 20,449 40,896 102,241 174,727 -10,942 0 0	0 0 0 0 0 0 0 0 454,289 -10,942 11,357 0	0 0 0 0 0 0 0 0 0 0 733,852 -10,946 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	955,190 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 12,800 20,967 0 0 45,849 7,642	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 768,797 12,800 19,220 0 0 0 45,849 7,642	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 209,672 9,600 5,242 0 0 0 45,849 7,642	0 0 0 0 0 0 0 0 0 0 0 0 0	1,146,228	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 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	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
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL 5106 Confingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRO Inter Market Hous Affordable Hous Affordable Hous	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0 0 0 0 0 0 0 0 0 0 0 0 0 o o o o o o	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 163,585 20,448 40,896 102,241 174,727 -10,942 0 0 0 0 495,323	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 0 0 0 0 0 0 0	955,190 0 0 0 0 0 0 0 0 838,688 -10,942 12,800 20,967 0 0 0 884,944 68,727	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 12,800 19,200 0 0 0 45,849 7,642 0 854,308	1,528,303 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 5.242 0 0 0 0 5.242 0 7.642 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 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 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 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
INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects Os Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND INT AND PRO For CIL calculation Intel Intel Market Hous	1,068,571 53,429 0 16,029 26,550 163,585 20,448 40,896 102,241 0 0 0 0 0 0 0 0 0 1,491,749 lovest sing sing	0	0 0 0 0 163,585 20,489 102,241 174,727 -10,942 0 0 0 0 0 435,323	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 0 0 0 0 0 0 0	955,190 0 0 0 0 0 0 0 838,688 -10,942 12,800 20,967 0 0 0 894,944	0 0 0 0 0 0 0 0 0 0 0 10,942 12,800 20,967 0 0 0 45,849 7,642 0	1,528,303	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 0 0 0 0 0 0 0 0 0 0 0 0 0	1,528,303 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 5,600 5,242 0 0 0 0 0 5,7,642 0 7,642 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,146,228 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 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 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	O3 O O O O O O O O O O O O O O O O O O	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 5	Medium Green	35																						
NCOME Av Size m2		Number 35		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee cale	dwgs	rate			Build Cost BCIS	/m2 988		
Market Housing 99.1		30		2,170		2,947		LAND	Land		/unit or m2 22,866	Total	800.322		1	No dwgs No dwgs under	35 35	462	16,170		FHS Energy	0	0.00%	
hared Ownership 64.8		1		1,519		85			Stamp Duty Easements etc.		,	29,516 0				No dwgs over 50	0	138 Total	16,170		Design Acc & Adpt	0		
fordable Rent 64.8		4		1,200		255			Legals Acquisition	on	1.50%	12,005	41,521		-						Water Small Sites	0	0%	,
cial Rent 64.8	0%	0		1,035	0	0		PLANNING	Planning Fee			16,170			[Stamp duty calc	- Residual			ļ	Site Costs	155 1,143	16%	
ant and Subsidy Shared Owners				0	0				Architects QS / PM		4.00% 0.50%	156,338 19,542			l	Land payment			800,322					
Affordable Rent Social Rent				0	0				Planning Consul Other Profession		1.00% 2.50%	39,084 97,711												
ΓE AREA - Net 1.00		35			6,830,867	3,287		CONSTRUCTI																
E AREA - Gross 1.18	ha	30	/ha						Build Cost - BCI s106 / CIL	S Based	1,143	3,758,486 56,000			L			Total	29,516					
eles per Quarter 0 nit Build Time 3	Quarters								Contingency Abnormals		2.50%	93,962 0				Stamp duty calc Land payment 125,000	- Add Profit	1%	440,000					
iit build Tiffle 3	Whole Site	Per ha NET	Per ha GROSS		RUN Residual N	MACRO ctrl+r osing balance = (FINANCE	Fees			0				250,000 500,000	1% 3%	3% 4%						
esidual Land Value ternative Use Value	800,322 23,529]	RUN CIL MACR				Interest Legal and Valua	tion	6.50%	0	0			1,000,000 above	4% 5%	0% 4%						
olift 20% Plus /ha 350,000	4,706 411,765		4,000 350,000			osing balance = 6		SALES	Logarano vasa			ŭ			L	2010	0,0	Total	17,600					
Viability Threshold			374,000		Check on phasing d				Agents Legals		3.0% 0.5%	204,926 34,154			F	Pre CIL s106		/ Unit (all)	56,000		LIT	% GDV 0.00%	0	
Iditional Profit	30,688	£/m2	1						Misc.		0.070	0	239,080	5,318,217	-	Post CIL s106	1,600	£/ Unit (all)	56,000	l		0.3070		1
	50,500							Developers Pr	rofit Market Housing		17.50%			1,119,212		CIL	0	£/m2 Total	0 56,000					
									Affordable Hous		17.50%				34154.33642									
SIDUAL CASH FLOW FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q
COME IITS Started			5	5	5	5	5	5	5	41	A10.77	447.7	A15											
rket Housing ared Ownership				0	0	0	913,642 18,456	913,642 18,456	913,642 18,456	913,642 18,456	913,642 18,456	913,642 18,456	913,642 18,456	0	0	0	0	0	0	0	0	0	0	(
ordable Rent cial Rent int and Subsidy				0	0	0	43,740 0 0	43,740 0 0	43,740 0	43,740 0	43,740 0	43,740 0	43,740 0 0	0	0	0	0	0	0	0	0	0	0	(
INCOME	0	0	0	0	0	0	975,838	975,838	975,838	975,838	975,838	975,838	975,838	0	0	0	0	0	0	0	0	0	0	
PENDITURE np Duty	29,516																							
ements etc. als Acquisition	0 12,005																							
nning Fee	16,170																				1			
itects	78,169 9,771		78,169 9,771																					
ning Consultants r Professional	19,542 48,856		19,542 48,856																					
d Cost - BCIS Base		0	178,976 2,667	357,951 5,333	536,927 8,000	536,927 8,000	536,927 8,000	536,927 8,000	536,927 8,000	357,951 5,333	178,976 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0
5/CIL tingency ormals		0	2,667 4,474 0	5,333 8,949 0	13,423 0	8,000 13,423 0	8,000 13,423 0	13,423 0	13,423 0	5,333 8,949 0	2,667 4,474 0	0	0	0	0	0	0	0	0	0	0	0	0	(
ormais nce Fees	0	v	v	v		U	Ü	Ü		U	Ü	٠		J	3	٠	Ü	J	3			Ü	5	
al and Valuation	0																							
nts als	0	0	0	0	0	0	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	0	0	0	0	0	0	0	0	0	0	0
TS BEFORE LAND INT AND PROFIT	214,029	0	0 342,454	372,233	558,350	558,350	592,504	592,504	592,504	406,387	220,271	34,154	34,154	0	0	0	0	0	0	0	0	0	0	(
Residual Valuation Land	800,322	İ																						
Interest Market Housing		16,483	16,751	22,588	29,004	38,548	48,248	42,803	37,269	31,646	22,906	11,001	0	0	0	0	0	0	0	0	0	0	0	1,119
Affordable Housing																								76,
Cash Flow Opening Balance		-16,483	-359,206	-394,821	-587,354	-596,898	335,086	340,531	346,065	537,805	732,661	930,683	941,684	0	0	0	0	0	0	0	0	0	0	-1,19
Closing Balance	-1,014,351	-1,030,834	-1,390,040	-1,784,861	-2,372,215	-2,969,113	-2,634,027	-2,293,496	-1,947,431	-1,409,626	-676,965	253,718	1,195,402	1,195,402	1,195,402	1,195,402	1,195,402	1,195,402	1,195,402	1,195,402	1,195,402	1,195,402	1,195,402	
SH FLOW FOR CIL ADDITIONAL PRO		Year 1		^4	04	Year 2		0.4		Year 3	00	^4	C4	Year 4	000	04	04	Year 5	00			Year 6	00	
OME As Above INCOME	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 975,838	Q4 975,838	Q1 975,838	Q2 975,838	Q3 975,838	Q4 975,838	Q1 975,838	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	0
ENDITURE			•		-		0,000	-10,000	3.0,000	0,000	2,000	2.0,000	2,000		-	•		•	-					
d	440,000																							
np Duty ements etc.	17,600 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
als Acquisition	6,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee itects	16,170 78,169	0	0 78,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	9,771 19,542 48,856	0 0 0	9,771 19,542 48,856	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	
r Professional Cost - BCIS Base	48,856	0	48,856 178,976	0 357,951	536,927	536,927	536,927	536,927	536,927	0 357,951	178,976	0	0	0	0	0	0	0	n	0	0	0	0	
ENTIAL CIL CIL s106		v	10,229	10,229	10,229	8,000	8,000	8,000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	
CIL \$106 tingency ormals	0	0	4,474 0	8,949 0	13,423 0	13,423	13,423	13,423 0	13,423	8,949 0	4,474 0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al 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	
nts als	0	0	0	0	0	0	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	29,275 4,879	0	0	0	0	0	0	0	0	0	0	
	0 636,708	0 0	0 350,017	0 377,129	0 568,579	0 558,350	0 592,504	0 592,504	0 592,504	0 409,054	0 225,604	0 34,154	0 34,154	0 0	0	0	0 0	0	0	0 0	0 0	0	0 0	
STS BEFORE LAND INT AND PROFIT									1											ļ	1			
STS BEFORE LAND INT AND PROFIT CIL calculation		10,347	10,515	16,373	22,768	32,377	41,976	36,429	30,792	25,063	16,260	4,333	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND PROFIT CIL calculation		10,347	10,515	16,373	22,768	32,377	41,976	36,429	30,792	25,063	16,260	4,333	0	0	0	0	0	0	0	0	0	0	0	869 76,
Market Housing	-636,708	10,347	10,515 -360,532	16,373 -393,502	22,768 -591,347	32,377	41,976 341,358	36,429 346,905	30,792	25,063 541,721	733,974	4,333 937,351	941,684	0	0	0	0	0	0	0	0	0	0	869

TE NAME Site 6	Medium Green	35 LD]																
COME Av Size		Number 35		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee cal Planning app fer	c dwgs	rate			Build Cost BCIS	/m2 1,002		
ket Housing 99.4		30		2,170				LAND	Land		/unit or m2 21,444	Total	750.535			No dwgs	35	462	16 170		FHS	0	0.00%	%
		30				2,956			Stamp Duty		21,444	27,027				No dwgs under No dwgs over 50	35 0	138	16,170		Energy Design	0		
ed Ownership 64.8		1		1,519		85			Easements etc. Legals Acquisition	on	1.50%	0 11,258			L			Total	16,170		Acc & Adpt Water	1 0		
dable Rent 64.8	3 11%	4		1,200	306,180	255		PLANNING													Small Sites Site Costs	0 157	0% 16%	
I Rent 64.8	3 0%	0		1,035	5 0	0			Planning Fee Architects		4.00%	16,170 159,028				Stamp duty calc Land payment	- Residual		750.535			1,160		
t and Subsidy Shared Owners				0					QS / PM		0.50%	19,879			ĺ	Land paymont			700,000					
Affordable Ren Social Rent	it			0					Planning Consul Other Profession		1.00% 2.50%	39,757 99,393												
AREA - Net 1.17	7 ha	30	/ha		6,850,235	3,296		CONSTRUCTI	ON															
AREA - Gross 1.30		27	/ha						Build Cost - BCI s106 / CIL	S Based	1,160	3,824,108 56,000			Ĺ			Total	27,027					
		1							Contingency		2.50%	95,603				Stamp duty calc	- Add Profit	_						
s per Quarter 0 Build Time 3	Quarters								Abnormals			0	3,975,711			Land payment 125,000	0%	1%	484,815					
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3% 4%						
dual Land Value native Use Value	750,535 25,926	643,315	578,984 20,000		RUN CIL MACE	O CITIAL			Interest Legal and Valual	ion	6.50%	0	0			1,000,000 above	4% 5%	0% 4%						
20%	5,185		4,000			osing balance =			Logar and Valua						Į	42010		Total	19,393					
Plus /ha 350,000 Viability Threshold	453,704 484,815		350,000 374,000		Check on phasing of	dwgs nos		SALES	Agents		3.0%	205,507			Ī	Pre CIL s106	1,600 £	/ Unit (all)			LIT	% GDV		٦
		£/m2			cor	rect			Legals Misc.		0.5%	34,251 0		5,338,515	Ĺ		Т	otal	56,000			0.00%	0	0
tional Profit	-76,619													-,,		Post CIL s106	1,600	£/ Unit (all)	56,000					
								Developers Pr	Market Housing Affordable Housing		17.50% 17.50%			1,122,601 76,190	34251.17267	CIL	0	£/m2 Total	56,000					
DUAL CASH FLOW FOR INTERES	T Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	
ME S Started	Q1	~z	43							42	۷3		41		٠,		41		۷,	44	4.			
'S Started et Housing			5	5 0	5	5 0	5 916,409	5 916,409	5 916,409	916,409	916,409	916,409	916,409	0	0	0	0	0	0	0	0	0	0	
ed Ownership dable Rent				0	0	0	18,456 43,740	18,456 43,740	18,456 43,740	18,456 43,740	18,456 43,740	18,456 43,740	18,456 43,740	0	0	0	0	0	0	0	0	0	0	
Il Rent t and Subsidy				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	978,605	978,605	978,605	978,605	978,605	978,605	978,605	0	0	0	0	0	0	0	0	0	0	_
NDITURE																								
p Duty ments etc.	27,027 0																							
s Acquisition	11,258																							
ning Fee tects	16,170 79,514		79,514																					
	9,939		9,939																					
ing Consultants Professional	19,879 49,696		19,879 49,696																					
Cost - BCIS Base		0	182.100	364.201	546.301	546.301	546.301	546,301	546.301	364.201	182,100	0	0	0	0	0	0	0	0	0	0	0	0	
/CIL		0	2,667	5,333	8,000	8,000	8,000	8,000	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	
ngency rmals		0	4,553 0	9,105 0	13,658 0	13,658 0	13,658 0	13,658 0	13,658 0	9,105 0	4,553 0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0																							
and Valuation	0																							
its Is	0	0	0	0	0	0	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	0	0	0	0	0	0	0	0	0	0	
			0			0									0							-		
TS BEFORE LAND INT AND PROFI	213,483	0	348,348	378,639	567,959	567,959	602,210	602,210	602,210	412,890	223,571	34,251	34,251	0	0	0	0	0	0	0	0	0	0	_
Residual Valuation Land	750,535	1																						
Interes	t	15,665	15,920	21,839	28,347	38,037	47,884	42,546	37,121	31,608	22,929	11,032	0	0	0	0	0	0	0	0	0	0	0	
Market Housing Affordable Housing																								
Cash Flow	-964,018	-15,665	-364,268	-400,478	-596,306	-605,996	328,511	333,849	339,274	534,107	732,106	933,322	944,354	0	0	0	0	0	0	0	0	0	0	
Opening Balan Closing Balance	c 0	-979,683	-1,343,951	-1,744,429	-2,340,735	-2,946,731	-2,618,220	-2,284,371	-1,945,097	-1,410,990	-678,885	254,437		1,198,791	1,198,791	1,198,791	1,198,791	1,198,791	1,198,791	1,198,791	1,198,791	1,198,791	1,198,791	
Jordania pallatio	, 50-,510	2,0,000	.,5-0,001	.,,,723	_,010,100	2,540,751	_,510,220	_,=0-1,011	, .,0-10,007	., ,,,,,,,,,,	2,0,000	_51,101	, .,,	,,	.,,	.,,. 51	.,	.,,	.,.50,181	.,,/31	.,100,731	.,,	,,	_
H FLOW FOR CIL ADDITIONAL PR	OFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	978,605	978,605	978,605	978,605	978,605	978,605	978,605	0	0	0	0	0	0	0	0	0	0	_
NDITURE	484,815	ı																						
			_	_	_	_	_	_		_	_	_	_		_		_	_	_	_		_	_	
Duty ments etc.	19,393 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition	7,272	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee ects	16,170 79,514	0	0 79,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9,939	0	9,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants Professional	19,879 49,696	0	19,879 49,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	0	0	182,100	364,201	546,301	546,301	546,301	546,301	546,301	364,201	182,100	0	0	0	0	0	0	0	0	0	0	0	0	
NTIAL CIL		1	-25,540	-25,540	-25,540 8,000	8,000	8,000	8,000	8,000	8,000	8,000	0	l o	0	0		0	0	0	0	0		0	
CIL s106 igency	0	0	4,553	9,105	13,658	13,658	13,658	13,658	13,658	9,105	4,553	0	0	0	0	0	0	0	0	0	0	0	0	
mals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation						-								-	-							-	-	
	0	0	0	0	0	0	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	29,358 4,893	0	0	0	0	0	0	0	0	0	0	
	0 686,678	0	0 320,142	0 347,766	0 542,419	0 567,959	0 602,210	602,210	0 602,210	0 415,557	0 228,904	0 34,251	0 34,251	0	0	0	0	0	0	0	0	0	0	_
S			,	, . ••	,	,		, - 10		-,	,		,		-	-	-	-	-	-				_
ts s TS BEFORE LAND INT AND PROFI													1											
S TS BEFORE LAND INT AND PROFI																								
S TS BEFORE LAND INT AND PROFI	t	11,159	11,340	16,726	22,649	31,832	41,578	36,138	30,608	24,989	16,246	4,327	0	0	0	0	0	0	0	0	0	0	0	
S SBEFORE LAND INT AND PROFI CIL calculation Interes	t	11,159	11,340	16,726	22,649	31,832	41,578	36,138	30,608	24,989	16,246	4,327	0	0	0	0	0	0	0	0	0	0	0	
S TS BEFORE LAND INT AND PROFI CIL calculation Interes Market Housing	t 3	11,159	11,340 -331,481	16,726 -364,492	22,649	31,832	41,578 334,817	36,138 340,257	30,608 345,787	24,989 538,059	16,246 733,455	4,327 940,026	944,354	0	0	0	0	0	0	0	0	0	0	

E NAME Site 7	Medium Green	15]																
COME Av Size m2		Number 15		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fer		rate			Build Cost BCIS	/m2 970		
								LAND			/unit or m2	Total				No dwgs	15				FHS	0	0.00%	%
et Housing 95.5	85%	13		2,170	2,643,310	1,218			Land Stamp Duty		28,211	10,658	423,169			No dwgs under No dwgs over 50	15 0	462 138	6,930 0		Energy Design	0		
d Ownership 77.0	4%	1		1,519	65,792	43			Easements etc. Legals Acquisition	n	1.50%	0 6,348	17,006					Total	6,930	ļ	Acc & Adpt Water	1 0		
dable Rent 77.0	11%	2		1,200	155,925	130		PLANNING	51			0,010									Small Sites Site Costs	0	0% 11%	
l Rent 77.0	0%	0		1,035	0	0		PLANNING	Planning Fee			6,930					c - Residual			Ī	Site Custs	1,075	1176	10
									QS / PM		0.50%	7,783				Land payment			423,169					
Affordable Rent Social Rent	t										1.00% 2.50%													
E AREA - Net 0.43	ha	35	/ha		2.865.027	1,391		CONSTRUCTI	ON															
					-,,	,,			Build Cost - BCIS	S Based	1,075	1,495,150				L .		Total	10,658					
									Contingency		2.50%	37,379					c - Add Profit							
	Quarters								Abnormals			0	1,556,529			125,000	0%	1%	195,238					
	Whole Site	Per ha NET	Per ha GROSS				0	FINANCE	Fees			0						3% 0%						
	423,169 23,810	987,394			RUN CII MACRI	O ctrl4l			Interest	ion	6.50%	0	0			1,000,000 above	4% 5%	0%						
ift 20%	4,762		10,000					041 50	Logar and Value			Ü	Ü			abolic	0,0	Total	5,857					
Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Contents Shared Con																								
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Affordable Rent Social Part																								
Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Construction Cons																								
Achibaces 4,00% 6 22.81 All oradiable Mers 0 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer 0 - 1,00% 1 0 0 0 TE ARRA - Mer																								
Planning Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free Free																								
		-	5							-			-					-		-				
Selection 7.0 0 0 1,005 0 0 0 0 0 0 0 0 0																								
dable Rent				0	0	0	51,975	51,975	51,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent t and Subsidy				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	955,009	955,009	955,009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE p Duty	10,658																							
ments etc.	0																							
s Acquisition	6,348																							
ning Fee tects	6,930 31,131		31,131																					
ning Consultants	3,891 7,783		3,891 7,783																					
r Professional	19,457		19,457																					
d Cost - BCIS Base		0	166,128	332,256	498,383	332,256	166,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S/CIL tingency		0	2,667 4,153	5,333 8,306	8,000 12,460	5,333 8,306	2,667 4,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0																							
al and Valuation	0																			_		_		
nts ils	0	0	0	0	0	0	28,650 4,775	28,650 4,775	28,650 4,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROFI	86,197	0	0 235,209	345,895	518,843	345,895	206,373	33,425	33,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuation Land	423,169															_								
Interest Market Housing		8,277	8,412	12,371	18,192	26,919	32,977	21,348	6,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing																								
Cash Flow Opening Balance	-509,366 0	-8,277	-243,620	-358,266	-537,035	-372,814	715,659	900,236	914,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance		-517,643	-761,264	-1,119,530	-1,656,565	-2,029,379	-1,313,721	-413,485	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	501,380	
H FLOW FOR CIL ADDITIONAL PRO	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
ME As Above INCOME	0	0	0	0	0	0	955,009	955,009	955,009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDITURE	_						,	,,,,,,,			-	-			-	-						-	-	_
NDITURE	195,238																							
p Duty	5,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. s Acquisition	0 2,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Fee	6,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n	0	
tects	31,131	0	31,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants	3,891 7,783	0	3,891 7,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional	19,457	0	19,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base :NTIAL CIL	0	0	166,128 97,647	332,256	498,383	332,256	166,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL s106	_	•		0.000	8,000	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gency mals	0	0	4,153 0	8,306 0	12,460 0	8,306 0	4,153 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
ts	0	0	0	0	0	0	28,650	28,650	28,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	4,775 0	4,775 0	4,775 0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	
	273,215	0	330,189	340,562	518,843	348,562	211,706	33,425	33,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROFIT																								
					1		30,392	18,807	4,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
IL calculation		4,440	4,512	9,951	15,647	24,332																		
IL calculation		4,440	4,512	9,951	15,647	24,332																		
CIL calculation Interest Market Housing		-4,440	-334,701	9,951	15,647 -534,490	-372,894	712,911	902,777	917,447	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

NCOME		Large Brown 50																							
	Av Size m2	%	Number 500		Price £/m2				DEVELOPMEN	NT COSTS							Planning fee ca Planning app fee	alc dwgs	rate			Build Cost BCIS	/m2 982		
antina I I accerta a									LAND	Land		/unit or m2	Total	222.244			No dwgs	500		22.422		FHS	0	0.00%	6
arket Housing	96.5		425		1,900					Land Stamp Duty		-672	0	-336,244			No dwgs under No dwgs over 50	50 450	462 138	23,100 62,100		Energy Design	0		
nared Ownership	67.1	4%	19		1,330					Easements etc. Legals Acquisiti	ion	1.50%	-5,044						Total	85,200		Acc & Adpt Water	1 0		
fordable Rent	67.1	11%	56		1,200	4,530,600	3,776		PLANNING													Small Sites Site Costs	0 154	0% 16%	
cial Rent	67.1	0%	0		1,035	0	0			Planning Fee Architects		4.00%	85,200 2,441,069				Stamp duty cal Land payment	c - Residual		-336,244			1,137		
	Shared Ownersh Affordable Rent	nip			0					QS / PM Planning Consu	Itants	0.50% 1.00%	305,134 610,267												
	Social Rent				0					Other Professio		2.50%	1,525,668												
TE AREA - Net	14.29		35	/ha		84,157,605	46,062		CONSTRUCTI	ON															
TE AREA - Gross	16.79	ha	30	/ha				l		Build Cost - BC s106 / CIL	IS Based	1,137	52,371,058 800,000						Total	0	l				
ales per Quarter	0									Contingency Abnormals		5.00%	2,618,553 5,237,106				Stamp duty cal Land payment	c - Add Profit		8,058,499					
nit Build Time		Quarters				DIN Decident	MACDO		FINANCE	Abiloillas			3,237,100	01,020,717			125,000	0%	0%	0,000,433					
		Whole Site	Per ha NET			RUN Residual I	losing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%						
esidual Land Value Iternative Use Value		-336,244 6,715,416	-23,537	-20,028 400,000		RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	ition	6.50%	0	0			1,000,000 above	4% 5%	0% 0%						
plift Plus /ha	20%	1,343,083		80,000		CI	losing balance =	-1,335,988	SALES										Total	0	l				
Viab	oility Threshold	8,058,499		480,000		Check on phasing				Agents		3.0%	2,524,728				Pre CIL s106		E/ Unit (all)			LIT	% GDV]
			£/m2			cor	rect	ı		Legals Misc.		0.5%	420,788 0		68,598,283			1	Total	800,000			0.00%		D
dditional Profit		-8,617,901	-210						Developers Pr	rofit							Post CIL s106 CIL	1,600 0	£/ Unit (all) £/m2	800,000					
										Market Housing		17.50% 17.50%			13,641,810 1,085,771	29455.16175			Total	800,000					
SIDUAL CASH FLOW F	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	
ITS Started		30	30	35	35	35	35	35	35	35	35	35	35	35	35	20									
arket Housing pared Ownership			4,677,192 100,428	4,677,192 100,428	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	5,456,724 117,166	3,118,128 66,952	0	0	0	0	0	0	0	
ordable Rent			271,836	271,836	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	317,142	181,224	0	0	0	0	0	0	0	
cial Rent ant 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	5,049,456	5,049,456	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	5,891,032	3,366,304	0	0	0	0	0	0	0	_
PENDITURE imp Duty		0																							
sements etc.		0																							
gals Acquisition		-5,044																							
anning Fee chitects		85,200 2,441,069		0																					
S anning Consultants		305,134 610,267		0																					
her Professional		1,525,668		0																					
uild Cost - BCIS Base			3,142,263	3,142,263	3,665,974	3,665,974	3,665,974	3,665,974	3,665,974		3,665,974	3,665,974	3,665,974	3,665,974		3,665,974			0	0	0	0	0	0	
I 06/CIL ontingency			48,000 157,113	48,000 157,113	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	56,000 183,299	32,000 104,742	0	0	0	0	0	0	0	
bnormals			314,226	314,226	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	366,597	209,484	0	0	0	0	0	0	0	
inance Fees		0																							
egal and Valuation																									
gents					176,731	176,731	176,731	176,731	176,731		176,731		176,731		176,731	176,731	100,989	0	0						
		0	151,484 25,247	151,484 25,247	29,455	29,455	29,455	29,455	29,455	176,731 29,455	29,455	176,731 29,455	29,455	176,731 29,455	29,455	29,455	16,832	0	0	0	0	0	0	0	
gals sc.	NT AND PROFIT	0								29,455						29,455 4,478,056	16,832 2,558,889	0							
gals sc.	NT AND PROFIT	0	25,247	25,247 0	29,455		29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455				0	0	0	0	0	0	
ggals isc. OSTS BEFORE LAND IN or Residual Valuation	Land	0	25,247 3,838,334	25,247 0 3,838,334	29,455 4,478,056	4,478,056	29,455 4,478,056	29,455	29,455	29,455 4,478,056	29,455	29,455	29,455 4,478,056	29,455 4,478,056	29,455		2,558,889		0	0	0	0 0	0	0	
gals sc. DSTS BEFORE LAND IN or Residual Valuation	Land Interest Profit on Costs	0 4,962,294	25,247	25,247 0	29,455		29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455	29,455				0	0	0	0	0	0	
gals isc. OSTS BEFORE LAND IN or Residual Valuation	Land Interest	0 4,962,294	25,247 3,838,334	25,247 0 3,838,334	29,455 4,478,056	4,478,056	29,455 4,478,056	29,455	29,455	29,455 4,478,056	29,455	29,455	29,455 4,478,056	29,455 4,478,056	29,455		2,558,889		0	0	0	0 0	0	0	
gals sc. DSTS BEFORE LAND IN or Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow	-4,962,294 -336,244 -4,626,050	25,247 3,838,334	25,247 0 3,838,334	29,455 4,478,056	4,478,056	29,455 4,478,056	29,455	29,455	29,455 4,478,056	29,455	29,455	29,455 4,478,056	29,455 4,478,056	29,455		2,558,889		0	0	0	0 0	0	0	
gals sc. SSTS BEFORE LAND IN	Land Interest Profit on Costs Profit on GDV	-336,244 -4,626,050 0	25,247 3,838,334 300,693	25,247 0 3,838,334 241,515	29,455 4,478,056 178,491	4,478,056 98,249	29,455 4,478,056 12,792	29,455 4,478,056 0	29,455 4,478,056	29,455	29,455 4,478,056	29,455 4,478,056	29,455 4,478,056 0	29,455 4,478,056	29,455 4,478,056	4,478,056	2,558,889	0	0	0	0	0	0	0	
gals sc. SSTS BEFORE LAND IN or Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance	-4,626,050 -4,626,050	25,247 3,838,334 300,693 910,429	25,247 0 3,838,334 241,515	29,455 4,478,056 178,491 1,234,485	98,249	29,455 4,478,056 12,792 1,400,184	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	4,478,056 0 1,412,976	2,558,889 0 807,415	0	0	0	0	0	0	0 0	
als C. STS BEFORE LAND IN Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balance Closing Balance	0 4,962,294 -336,244 -4,626,050 0 -4,626,050	25,247 3,838,334 300,693 910,429	25,247 0 3,838,334 241,515	29,455 4,478,056 178,491 1,234,485	98,249	29,455 4,478,056 12,792 1,400,184	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976 4,029,334	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976 6,855,286	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	29,455 4,478,056 0 1,412,976	4,478,056 0 1,412,976 13,920,166	0 807,415 14,727,581	0	0	0	0 0 0 14,727,581	0	0 0 0 14,727,581	0 0 0 14,727,581	
gals SC- SSTS BEFORE LAND IN r Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 -4,626,050	25,247 3,838,334 300,693 910,429 -3,715,621	25,247 0 3,838,334 241,515 969,607 -2,746,014	29,455 4,478,056 178,491 1,234,485 -1,511,529	98,249 1,314,727 -196,802	29,455 4,478,056 12,792 1,400,184 1,203,382	29,455 4,478,056 0 1,412,976 2,616,358	29,455 4,478,056 0 1,412,976 4,029,334	29,455 4,478,056 0 1,412,976 5,442,310	29,455 4,478,056 0 1,412,976 6,855,286	29,455 4,478,056 0 1,412,976 8,268,262	29,455 4,478,056 0 1,412,976 9,681,238	29,455 4,478,056 0 1,412,976 11,094,214	29,455 4,478,056 0 1,412,976 12,507,190	4,478,056 0 1,412,976 13,920,166	0 807,415 14,727,581	0 0 14,727,581	0 0 0 14,727,581	0 0 0 0 14,727,581	0 0 0 14,727,581	0 0 0 14,727,581	0 0 0 14,727,581	0 0 0 14,727,581	
gals Sc. DSTS BEFORE LAND IN OF RESIdual Valuation ASH FLOW FOR CIL AD COME INCOME	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 -4,626,050 FFT Year 1	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2	25,247 0 3,836,334 241,515 969,607 -2,746,014	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4	4,478,056 98,249 1,314,727 -196,802 Year 5	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6	29,455 4,478,056 0 1,412,976 2,616,358	29,455 4,478,056 0 1,412,976 4,029,334 Year 8	29,455 4,478,056 0 1,412,976 5,442,310 Year 9	29,455 4,478,056 0 1,412,976 6,855,286	29,455 4,478,056 0 1,412,976 8,268,262 Year 11	29,455 4,478,056 0 1,412,976 9,681,238	29,455 4,478,056 0 1,412,976 11,094,214 Year 13	29,455 4,478,056 0 1,412,976 12,507,190 Year 14	4,478,056 0 1,412,976 13,920,166 Year 15	2,558,889 0 807,415 14,727,581 Year 16	0 0 14,727,581	0 0 0 14,727,581	0 0 0 14,727,581	0 0 0 14,727,581 Year 20	0 0 0 14,727,581	0 0 0 14,727,581 Year 22	0 0 0 14,727,581	_
gals sc. DSTS BEFORE LAND IN In Residual Valuation ASH FLOW FOR CIL AD COME INCOME (PENDITURE Ind	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 -4,626,050 1 9 8,058,499	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6	29,455 4,478,056 0 1,412,976 2,616,356 Vear 7 5,891,032	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 5,891,032	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 3,366,304	0 0 14,727,581 Year 17	0 0 0 14,727,581 Year 18 0	0 0 0 14,727,581 Year 19	0 0 0 14,727,581 Year 20	0 0 0 14,727,561 Year 21 0	0 0 0 14,727,581 Year 22 0	0 0 0 14,727,581 Year 23	_
gals sc. SSTS BEFORE LAND IN r Residual Valuation ASH FLOW FOR CIL AD COME INCOME EPENDITURE and amp Duty sements etc.	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 0 0 8,058,499 0 0	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6	29,455 4,478,056 0 1,412,976 2,616,358	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 0 0 0	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032	29,455 4,478,056 0 1,412,976 8,268,262 Year 11	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032 0 0	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032	4,478,056 0 1,412,976 13,920,166 Year 15	2,558,889 0 807,415 14,727,581 Year 16 3,366,304	0 0 14,727,581 Year 17 0	0 0 0 14,727,581 Year 18 0	0 0 0 14,727,581 Year 19 0	0 0 0 14,727,581 Year 20 0	0 0 0 14,727,581 Year 21 0 0 0 0	0 0 0 14,727,581 Year 22	0 0 0 14,727,581	
gals sc. SSTS BEFORE LAND IN or Residual Valuation ASH FLOW FOR CIL AD COME INCOME (PENDITURE Ind amp Duty Issements etc. Ingals Acquisition	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 -4,626,050 FIT Year 1 0 8,058,499 0 120,877	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032	29,455 4,478,056 	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032 0 0 0	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 3,366,304	0 0 0 14,727,581 Year 17 0	0 0 0 14,727,581 Year 18 0	0 0 0 14,727,581 Year 19 0	0 0 0 14,727,581 Year 20 0	0 0 0 14,727,581 Year 21 0 0	0 0 0 14,727,581 Year 22 0	0 0 0 14,727,581 Year 23	
igals sec. SSTS BEFORE LAND IN or Residual Valuation ASH FLOW FOR CIL AD	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 0 0 8,058,499 0 0	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 0 0 0	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032 0 0	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 3,366,304	0 0 14,727,581 Year 17 0	0 0 0 14,727,581 Year 18 0	0 0 0 14,727,581 Year 19 0	0 0 0 14,727,581 Year 20 0	0 0 0 14,727,581 Year 21 0 0 0 0	0 0 0 14,727,581 Year 22 0	0 0 0 14,727,581 Year 23	
gals sc. SSTS BEFORE LAND IN r Residual Valuation INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 -4,626,050 0 8,058,499 0 120,877 85,200 2,441,069 341,069	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6 5,891,032 0 0	29,455 4,478,056 0 1,412,976 2,616,358 Vear 7 5,891,032 0 0 0 0 0	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 5,891,032	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032 0 0 0 0	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 3,366,304 0 0 0	0 0 14,727,581 Year 17 0	0 0 0 14,727,581 Year 18 0 0 0 0	0 0 0 14,727,581 Year 19 0 0 0 0	0 0 0 14,727,581 Year 20 0 0	0 0 14,727,581 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 14,727,581 Year 22 0	0 0 0 14,727,581 Year 23	
gals sc. SSTS BEFORE LAND IN r Residual Valuation ASH FLOW FOR CIL AD COME INCOME INCOME amp Duty sements etc. gals Acquisition anning Fee chitects s sinning Consultants	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 -4,626,050 FFT Year 1 0 8,058,499 0 120,877 85,200 2,441,069	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032	29,455 4,478,056 1,412,976 5,442,310 Year 9 0 0 0 0 0	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032 0 0 0 0	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 3,366,304	0 0 14,727,581 Year 17 0	0 0 14,727,581 Year 18 0	0 0 0 14,727,581 Year 19 0	0 0 0 14,727,581 Year 20 0	0 0 0 14,727,581 Year 21 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 14,727,581 Year 22 0 0 0 0	0 0 0 14,727,581 Year 23	
gals ic. STS BEFORE LAND IN Residual Valuation SH FLOW FOR CIL AD INCOME INCOME PENDITURE INCOME Add Acquisition Inning Fee thincing Consultants for Professional Ind Cost - BCIS Base	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 0 4,626,050 0 8,058,499 0 120,877 85,200 120,877 610,287 1,525,688	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 3,142,263	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974	29,455 4,478,056 12,792 1,400,184 1,203,382 Vear 6 5,891,032	29,455 4,478,056 0 1,412,976 2,616,356 Year 7 5,891,032 0 0 0 0 0 0 3,665,974	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 3,665,974	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974	29,455 4,478,056 0 1,412,976 9,681,236 Year 12 5,891,032 0 0 0 0 0 0 3,665,974	29,455 4,476,056 0 1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 0 0 0 0	0 0 14,727,581 Year 17 0	0 0 0 14,727,581 Year 18 0	0 0 14,727,581 Year 19 0	0 0 14,727,581 Year 20 0	0 0 14,727,581 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 14,727,581 Year 22 0 0 0 0	0 0 0 14,727,581 Year 23	
als c. STS BEFORE LAND IN Residual Valuation SH FLOW FOR CIL AD OME INCOME PENDITURE d mp Duty ements etc. slas Acquisition nning Fee hiticts rhiticts rhiticts re Prefessional d Cost - BCIS Base TENTIAL CIL	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 -4,626,050 FIT Year 1 0 8,058,499 0 120,878 45,200 2,441,069 306,134 610,267 1,525,668 0 -718,158	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 3,142,263 -718,158	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 3,665,974 -718,158 56,000	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -716,158 56,000	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,188	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032 0 0 0 0 0 3,665,974 -716,158	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 3,665,974	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 3,665,974	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 3,366,304 0 0 0 0 2,094,842	0 0 14,727,581 Year 17 0 0 0 0 0 0 0	0 0 14,727,581 Year 18 0 0	0 0 14,727,581 Year 19 0 0 0 0 0	0 0 14,727,581 Year 20 0 0 0 0	0 0 14,727,581 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 14,727,581 Year 22 0 0 0 0	0 0 0 14,727,581 Year 23	
INCOME SH FLOW FOR CIL AD COME INCOME and Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 0 4,626,050 0 8,058,499 0 120,877 85,200 120,877 610,287 1,525,688	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 3,142,263 -718,158	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032 0 0 0 0 0 3,665,974 -718,158	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 3,665,974 778,158	29,455 4,478,056 0 1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 0 1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032	2,558,889 0 807,415 14,727,581 Year 16 3,366,304 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 17 0 0 0 0 0 0	0 0 0 14,727,581 Year 18 0 0 0 0 0 0	0 0 0 14,727,581 Year 19 0 0 0 0 0	0 0 14,727,581 Year 20 0 0 0 0 0	0 0 14,727,581 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 14,727,581 Year 22 0 0 0 0 0 0	0 0 14,727,581 Year 23 0 0 0 0 0 0		
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INCOME INCOME INCOME INCOME INCOME	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 -4,626,050 0 8,058,499 0 120,877 85,200 2,441,069 431,610,267 1,525,668 0 -718,158	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597	98,249 1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 -56,000 183,299 366,597	29,455 4,478,056 12,792 1,400,184 1,203,382 Year 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 133,299 366,597	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 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gals gals gals gals gals gals gals gals	Land Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balanco Closing Balanco DDITIONAL PRO DDITIONAL PRO As Above	0 4,962,294 -336,244 -4,626,050 0 0 0 8,058,499 0 120,877 85,200 0 120,877 1,525,688 0 0 7718,158 0 0 0 0 0	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226 0 151,484 25,247 0 3,120,176	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 0 0 183,295 5,600 183,293 66,5974 718,158 56,000 183,295 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 12,792 1,400,184 1,203,382 Vear 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 1,412,976 0 0 1,412,976 0 0 1,412,976 0 0 0 1,412,976 0 0 0 0 0 1,412,976 0 0 0 0 0 0 0 0 1,412,976 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 0 1,5155 56,000 13,2695,974 -716,158 56,000 132,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 3,665,974 -716,158 56,000 183,299 366,597 0 0 3,759,998	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 13,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 13,265,974 56,009 136,597 0 176,731 29,455 0 4,478,056	29,455 4,478,056 1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 176,731 29,455 0 4,478,056	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 4,478,056	2,558,889 0 807,415 14,727,581 Year 16 3,366,304 0 0 0 0 2,094,842 2209,484 0 0 100,989 16,832 0 2,558,889	0 0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 18 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 19 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 20 0 0 0 0 0 0 0	0 0 14,727,581 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 14,727,581 0 0 0 0 0 0 0 0 0	
Indicate Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Company Compa	Land Interest Profit on Costs Profit on GSV Cash Flow Opening Balance Closing Balance DDITIONAL PRO As Above NT AND PROFIT Interest Profit on cost	0 4,962,294 -336,244 -4,626,050 0 0 0 8,058,499 0 120,877 85,200 0 120,877 1,525,688 0 0 7718,158 0 0 0 0 0	25,247 3,838,334 300,693 910,429 -3,715,621 Year 2 5,049,456 0 0 0 0 0 0 0 3,142,263 -718,158 48,000 157,113 314,226 0 151,484 25,247 0 3,120,176	25,247 0 3,838,334 241,515 969,607 -2,746,014 Year 3 5,049,456 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 178,491 1,234,485 -1,511,529 Year 4 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	4,478,056 98,249 1,314,727 -196,802 Year 5 5,891,032 0 0 0 0 0 0 0 0 0 183,295 5,600 183,293 66,5974 718,158 56,000 183,295 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 12,792 1,400,184 1,203,382 Vear 6 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 2,616,358 Year 7 5,891,032 0 0 0 0 0 0 0 1,412,976 0 0 1,412,976 0 0 1,412,976 0 0 0 1,412,976 0 0 0 0 0 1,412,976 0 0 0 0 0 0 0 0 1,412,976 0 0 0 0 0 0 0 0 0 0 0 0 0	29,455 4,478,056 0 1,412,976 4,029,334 Year 8 5,891,032 0 0 0 0 0 0 0 1,5155 56,000 13,2695,974 -716,158 56,000 132,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 5,442,310 Year 9 5,891,032 0 0 0 0 0 0 0 3,665,974 -716,158 56,000 183,299 366,597 0 0 3,759,998	29,455 4,478,056 0 1,412,976 6,855,286 Year 10 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 8,268,262 Year 11 5,891,032 0 0 0 0 0 0 3,665,974 -718,159 56,000 13,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 0 1,412,976 9,681,238 Year 12 5,891,032 0 0 0 0 0 0 3,665,974 -718,158 56,000 183,299 366,597 0 0 176,731 29,455 0 3,759,898	29,455 4,478,056 1,412,976 11,094,214 Year 13 5,891,032 0 0 0 0 0 0 0 0 13,265,974 56,009 136,597 0 176,731 29,455 0 4,478,056	29,455 4,478,056 1,412,976 12,507,190 Year 14 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 176,731 29,455 0 4,478,056	4,478,056 0 1,412,976 13,920,166 Year 15 5,891,032 0 0 0 0 0 0 3,665,974 56,000 183,299 366,597 0 0 4,478,056	2,558,889 0 807,415 14,727,581 Year 16 3,366,304 0 0 0 0 2,094,842 2209,484 0 0 100,989 16,832 0 2,558,889	0 0 14,727,581 Year 17 0 0 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 18 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 19 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 20 0 0 0 0 0 0 0	0 0 14,727,581 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 14,727,581 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 14,727,581 0 0 0 0 0 0 0 0 0	

SITE NAME	Site 9	Large Brown 15	0						1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	IT COSTS							Planning fee ca	lc				Build Cost	/m2		
	m2		150		£/m2		m2		LAND	000.0		/unit or m2	Total				Planning app fee		rate			BCIS FHS	983	0.000/	
Market Housing	96.8	85%	128		1,900	23,437,688	12,336		LAND	Land		-3,628		-544,150			No dwgs No dwgs under	50	462	23,100		Energy	0	0.00%	0
Shared Ownership	70.0	4%	6		1,330	523,688	394			Stamp Duty Easements etc.			0				No dwgs over 50	100	138 Total	13,800 36,900		Design Acc & Adpt	0		
Affordable Rent	70.0	11%	17		1,200	1,417,500	1,181			Legals Acquisition	on	1.50%	-8,162	-8,162								Water Small Sites	0	0%	,
Social Rent	70.0	0%	0		1,035	0	0		PLANNING	Planning Fee			36,900				Stamp duty cal	c - Residual				Site Costs	154 1,138	16%	6
	Shared Ownersh				0		1			Architects QS / PM		4.00% 0.50%	737,602 92,200				Land payment			-544,150	'		3,325		
Grant and Subsidy	Affordable Rent				0	0				Planning Consul		1.00%	184,400												
	Social Rent				0	0				Other Profession	nal	2.50%	461,001	1,512,104											
SITE AREA - Net SITE AREA - Gross	3.75 4.51		40 33	/ha /ha		25,378,875	13,911		CONSTRUCTI	ON Build Cost - BCI:	S Based	1,138	15,826,127						Total	0					
										s106 / CIL Contingency		5.00%	240,000 791,306				Stamp duty cal	c - Add Profit		$\overline{}$					
Sales per Quarter Unit Build Time	0	Quarters								Abnormals			1,582,613	18,440,046			Land payment 125,000	0%	0%	2,163,528					
OTHE BUILD THINE						RUN Residual N			FINANCE	_							250,000	1%	0%						
Residual Land Value		-544,150	-145,107	Per ha GROSS -120,725			sing balance =	U		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	0% 0%						
Alternative Use Value Uplift	20%	1,802,940 360,588		400,000 80,000		RUN CIL MACR	O ctrl+l sing balance =	-496,533		Legal and Valuat	tion		0	0			above	5%	0% Total	0					
Plus /h	/ha 0 /iability Threshold	2,163,528		480,000		Check on phasing d	lwas nos		SALES	Agents		3.0%	761,366				Pre CIL s106	1.600	£/ Unit (all)			шт	% GDV		Т
			£/m2			corr				Legals Misc.		0.5%	126,894	888,261	20,288,099				Total	240,000			0.00%	0	o
Additional Profit		-2,348,116	-190										0	888,261	20,288,099		Post CIL s106	1,600		240,000					
									Developers Pr	ofit Market Housing	3	17.50%			4,101,595		CIL	0	£/m2 Total	0 240,000					
										Affordable Hous	sing	17.50%			339,708	29608.6875	•								
RESIDUAL CASH FLOV	OW FOR INTEREST		Year 1	02	04	04	Year 2	02	0,	04	Year 3	02	04	04	Year 4	02	04	04	Year 5	03	04	04	Year 6	02	٠,
NCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
JNITS Started Market Housing				7	0	0	0	1,093,759	1,250,010	1,250,010	1,250,010	1,250,010	1,250,010	15 1,250,010	1,250,010	1,250,010	1,250,010	8 2,343,769	1,250,010	1,250,010	1,250,010	1,250,010	1,250,010	1,250,010	1,250,01
Shared Ownership Affordable Rent					0	0	0	24,439 66,150	27,930 75,600	27,930 75,600	27,930 75,600	52,369 141,750	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600	27,930 75,600						
Social Rent Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOMI	ME	0	0	0	0	0	0	1,184,348	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	2,537,888	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540
EXPENDITURE																									
Stamp Duty Easements etc.		0																							
egals Acquisition		-8,162																							
Planning Fee Architects		36,900 368,801		368,801																					
os		46,100		46,100																					
Planning Consultants Other Professional		92,200 230,501		92,200 230,501																					
Build Cost - BCIS Base			0	246,184	527,538	808,891	844,060	844,060	844,060	844,060	844,060	844,060	844,060	1,090,244	1,090,244	1,090,244	844,060	844,060	844,060	844,060	844,060	562,707	281,353	0	0
s106/CIL Contingency			0	3,733 12,309	8,000 26,377	12,267 40,445	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	16,533 54,512	16,533 54,512	16,533 54,512	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	12,800 42,203	8,533 28,135	4,267 14,068	0	0
Abnormals			0	24,618	52,754	80,889	84,406	84,406	84,406	84,406	84,406	84,406	84,406	109,024	109,024	109,024	84,406	84,406	84,406	84,406	84,406	56,271	28,135	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	35,530 5,922	40,606 6,768	40,606 6,768	40,606 6,768	76,137 12,689	40,606 6,768	40,606 6,768	40,606 6,768	40,606 6,768	40,606 6,768	40,606 6,768	40,606 6,768						
Misc. COSTS BEFORE LAND	ID INT AND PROFIT	766,340	0	1,024,447	614,668	942,491	983,469	1,024,921	1,030,843	1,030,843	1,030,843	1,030,843	1,030,843	1,317,688	1,317,688	1,317,688	1,030,843	1,072,295	1,030,843	1,030,843	1,030,843	703,020	375,197	47,374	47,374
For Residual Valuation	n Land	-544,150																							
	Market Housing		3,611	3,669	20,376	30,696	46,510	63,247	61,684	57,443	53,132	48,752	44,300	39,776	39,840	39,905	39,971	35,376	12,135	7,089	1,960	0	U	U	4,101,595
A	Affordable Housing																								339,708
	Cash Flow Opening Balanc	-222,190 0	-3,611	-1,028,116	-635,044	-973,187	-1,029,979	96,179	261,013	265,254	269,565	273,945	278,397	-3,925	-3,988	-4,053	282,726	1,430,216	310,561	315,608	320,737	650,520	978,343	1,306,166	-3,135,137
	Closing Balance		-225,801	-1,253,917	-1,888,961	-2,862,148	-3,892,127	-3,795,948	-3,534,935	-3,269,681	-3,000,116	-2,726,171	-2,447,774	-2,451,699	-2,455,687	-2,459,740	-2,177,014	-746,798	-436,237	-120,629	200,108	850,628	1,828,971	3,135,137	0
CASH FLOW FOR CIL A	ADDITIONAL DDG	NET.	V4				V0				V 2				V 4				V				V0		
		Q1	Year 1 Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME INCOMI	As Above ME	0	0	0	0	0	0	1,184,348	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	2,537,888	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540	1,353,540
EXPENDITURE																									
Land		2,163,528																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		32,453	0					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		36,900	0	0	0	0	0				0	0	0	0	0	0	0	0	0	0	0	0			
Planning Fee				0 368,801 46,100	0 0 0	0 0 0	0 0 0	0	0	0	0	0	0	0				0	0	0	0	0	0	0	0
Planning Fee Architects QS Planning Consultants		36,900 368,801 46,100 92,200	0	368,801 46,100 92,200	0	0	0	0				0	0	0 0	0	0	0	0 0 0	0	0 0 0	0 0 0	0 0	0		
Planning Fee Architects QS Planning Consultants Other Professional		36,900 368,801 46,100 92,200 230,501	0 0 0 0	368,801 46,100 92,200 230,501	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
Planning Fee Architects 2S Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL	9	36,900 368,801 46,100 92,200	0 0 0	368,801 46,100 92,200	0 0 0	0 0 0 0 0 808,891 -156,541	0 0 0 0 844,060 -156,541	0 0 0 0 0 844,060 -156,541	0 0 0 844,060 -156,541	0 0 0 844,060 -156,541	0 0 0 844,060 -156,541	0 0 844,060 -156,541	0 0 844,060 -156,541	0 0 1,090,244 -156,541	0 0 1,090,244 -156,541	0 0 1,090,244 -156,541	0 0 844,060 -156,541	0 0 844,060 -156,541	0 0 844,060	0 0 844,060	0 0 844,060	0 0 562,707	0 0 281,353	0 0 0	0 0 0
Planning Fee Architects 2S Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106	•	36,900 368,801 46,100 92,200 230,501	0 0 0 0	368,801 46,100 92,200 230,501 246,184	0 0 0 0 527,538	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 844,060	0 0 0 844,060	0 0 0 844,060	0 0 844,060	0 0 844,060	0 0 1,090,244	0 0 1,090,244	0 0 1,090,244	0 0 844,060	0 0 844,060	0	0	0	0	0	0 0 0	0 0
Planning Fee urchitects US Planning Consultants Uther Professional Utild Cost - BCIS Base OTENTIAL CIL POST CIL 5106 Contingency	,	36,900 368,801 46,100 92,200 230,501	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,801 46,100 92,200 230,501 246,184 -156,541	0 0 0 0 527,538 -156,541	0 0 0 0 808,891 -156,541 11,200	0 0 0 0 844,060 -156,541 12,800	0 0 0 0 844,060 -156,541 12,800	0 0 0 844,060 -156,541 12,800	0 0 0 844,060 -156,541 12,800	0 0 0 844,060 -156,541 12,800	0 0 844,060 -156,541 12,800	0 0 844,060 -156,541 12,800	0 0 1,090,244 -156,541 12,800	0 0 1,090,244 -156,541 12,800	0 0 1,090,244 -156,541 24,000	0 0 844,060 -156,541 12,800	0 0 844,060 -156,541 12,800	0 0 844,060 12,800	0 0 844,060 12,800	0 0 844,060 12,800	0 0 562,707 12,800	0 0 281,353	0 0 0	0 0 0
Planning Fee Architects 2S 2S 2Ianning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees	,	36,900 368,801 46,100 92,200 230,501 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618	0 0 0 0 527,538 -156,541 26,377 52,754	0 0 0 0 808,891 -156,541 11,200 40,445 80,889	0 0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 844,060 -156,541 12,800 42,203 84,406	0 0 1,090,244 -156,541 12,800 54,512 109,024	0 0 1,090,244 -156,541 12,800 54,512 109,024 0	0 0 1,090,244 -156,541 24,000 54,512 109,024	0 0 844,060 -156,541 12,800 42,203 84,406	0 0 844,060 -156,541 12,800 42,203 84,406	0 0 844,060 12,800 42,203 84,406	0 0 844,060 12,800 42,203 84,406	0 0 844,060 12,800 42,203 84,406	0 0 562,707 12,800 28,135 56,271	0 0 281,353 12,800 14,068 28,135	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees	,	36,900 368,801 46,100 92,200 230,501 0	0	368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618 0	0 0 0 0 527,538 -156,541 26,377 52,754	0 0 0 0 808,891 -156,541 11,200 40,445 80,889 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406 0	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 844,060 -156,541 12,800 42,203 84,406 0	0 0 844,060 -156,541 12,800 42,203 84,406 0	0 0 1,090,244 -156,541 12,800 54,512 109,024 0	0 0 1,090,244 -156,541 12,800 54,512 109,024 0	0 0 1,090,244 -156,541 24,000 54,512 109,024 0	0 0 844,060 -156,541 12,800 42,203 84,406 0	0 0 844,060 -156,541 12,800 42,203 84,406 0	0 0 844,060 12,800 42,203 84,406 0	0 0 844,060 12,800 42,203 84,406 0	0 0 844,060 12,800 42,203 84,406 0	0 0 562,707 12,800 28,135 56,271 0	0 0 0 281,353 12,800 14,068 28,135 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
Planning Fee Architects 128 Planning Consultants Dher Professional Build Cost - BCIS Base POTENTIAL CIL POST CIL s 106 Contingency Abnormals Finance Fees e.ggl and Valuation Agents	,	36,900 368,801 46,100 92,200 230,501 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618	0 0 0 0 527,538 -156,541 26,377 52,754	0 0 0 0 808,891 -156,541 11,200 40,445 80,889	0 0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 0 844,060 -156,541 12,800 42,203 84,406	0 0 844,060 -156,541 12,800 42,203 84,406	0 0 1,090,244 -156,541 12,800 54,512 109,024	0 0 1,090,244 -156,541 12,800 54,512 109,024 0	0 0 1,090,244 -156,541 24,000 54,512 109,024	0 0 844,060 -156,541 12,800 42,203 84,406	0 0 844,060 -156,541 12,800 42,203 84,406	0 0 844,060 12,800 42,203 84,406	0 0 844,060 12,800 42,203 84,406	0 0 844,060 12,800 42,203 84,406	0 0 562,707 12,800 28,135 56,271	0 0 281,353 12,800 14,068 28,135	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning Fee Vrohlects S. S. Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Suid Cost - BCIS Base POTENTIAL CIL Post CIL stoß Post CIL stoß Post Planning Finance Fees Legal and Valuation Agents Legals Holisc Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Legals Le		36,900 368,801 46,100 92,200 230,501 0 0 0		368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618 0 0	0 0 0 0 527,538 -156,541 26,377 52,754 0 0	0 0 0 0 808,891 -156,541 11,200 40,445 80,889 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 35,530 5,922 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0	0 0 1,090,244 -156,541 24,000 54,512 109,024 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 76,137 12,689 0	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 562,707 12,800 28,135 56,271 0 40,606 6,768 0	0 0 281,353 12,800 14,068 28,135 0 0 40,606 6,768 0	0 0 0 0 0 0 0 0 0 40,606 6,768	0 0 0 0 0 0 0 0 40,606 6,768
Planning Fee Architects S2 Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Planning Consultants Pla		36,900 368,801 46,100 92,200 230,501 0 0 0		368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618 0	0 0 0 527,538 -156,541 26,377 52,754 0 0	0 0 0 0 808,891 -156,541 11,200 40,445 80,889 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 35,530 5,922	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768	0 0 1,090,244 -156,541 24,000 54,512 109,024 0 0 40,606 6,768	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 76,137 12,689	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768	0 0 562,707 12,800 28,135 56,271 0 0 40,606 6,768	0 0 281,353 12,800 14,068 28,135 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 40,606 6,768
Planning Fee Architects 32 Planning Consultants Planning Consultants Planning Consultants Planning Consultants Porter Tal. Build Cost - BCIS Base POTENTIAL CIL Post CIL s 106 Contingency Abnormals Finance Fees e.ggl and Valuation Agents e.ggls Misc. COSTS BEFORE LAND	ID INT AND PROFIT	36,900 368,801 46,100 92,200 230,501 0 0 0		368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618 0 0 0	0 0 0 527,538 -156,541 26,377 52,754 0 0 0 450,127	0 0 0 0 808,891 -156,541 11,200 40,445 80,889 0 0 0 0 784,884	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 0 0 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 35,530 5,922 0 8868,380	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0 1,157,414	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0 1,157,414	0 0 1,090,244 -156,541 24,000 54,512 109,024 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 76,137 12,689 0 915,754	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 1562,707 12,800 28,135 56,271 0 0 40,606 6,768 0 707,287	0 0 281,353 12,800 14,068 28,135 0 0 40,606 6,768 0 383,730	0 0 0 0 0 0 0 0 40,606 6,768 0 47,374	0 0 0 0 0 0 0 0 0 40,606 6,768 0 47,374
Planning Fee Architects Q2 Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Milisc. COSTS BEFORE LAND		36,900 368,801 46,100 92,200 230,501 0 0 0		368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618 0 0	0 0 0 0 527,538 -156,541 26,377 52,754 0 0	0 0 0 0 808,891 -156,541 11,200 40,445 80,889 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 35,530 5,922 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0	0 0 1,090,244 -156,541 24,000 54,512 109,024 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 76,137 12,689 0	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0	0 0 562,707 12,800 28,135 56,271 0 40,606 6,768 0	0 0 281,353 12,800 14,068 28,135 0 0 40,606 6,768 0	0 0 0 0 0 0 0 0 0 40,606 6,768	0 0 0 0 0 0 0 0 0 40,606 6,768
Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND For CIL calculation	ID INT AND PROFIT	36,900 368,801 46,100 92,200 230,501 0 0 0		368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618 0 0 0	0 0 0 527,538 -156,541 26,377 52,754 0 0 0 450,127	0 0 0 0 808,891 -156,541 11,200 40,445 80,889 0 0 0 0 784,884	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 0 0 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 35,530 5,922 0 8868,380	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0 1,157,414	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0 1,157,414	0 0 1,090,244 -156,541 24,000 54,512 109,024 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 76,137 12,689 0 915,754	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 1562,707 12,800 28,135 56,271 0 0 40,606 6,768 0 707,287	0 0 281,353 12,800 14,068 28,135 0 0 40,606 6,768 0 383,730	0 0 0 0 0 0 0 0 40,606 6,768 0 47,374	0 0 0 0 0 0 0 0 0 0 0 0 40,606 6,768 0 47,374
Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND	ID INT AND PROFII Interest Market Housing	36,900 368,801 46,100 92,200 230,501 0 0 0		368,801 46,100 92,200 230,501 246,184 -156,541 12,309 24,618 0 0 0	0 0 0 527,538 -156,541 26,377 52,754 0 0 0 450,127	0 0 0 0 808,891 -156,541 11,200 40,445 80,889 0 0 0 0 784,884	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 0 0 0 0	0 0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 35,530 5,922 0 8868,380	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0 1,157,414	0 0 1,090,244 -156,541 12,800 54,512 109,024 0 0 40,606 6,768 0 1,157,414	0 0 1,090,244 -156,541 24,000 54,512 109,024 0 0 40,606 6,768 0	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 40,606 6,768 0 874,302	0 0 844,060 -156,541 12,800 42,203 84,406 0 0 76,137 12,689 0 915,754	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 844,060 12,800 42,203 84,406 0 0 40,606 6,768 0 1,030,843	0 0 1562,707 12,800 28,135 56,271 0 0 40,606 6,768 0 707,287	0 0 281,353 12,800 14,068 28,135 0 0 40,606 6,768 0 383,730	0 0 0 0 0 0 0 0 40,606 6,768 0 47,374	0 0 0 0 0 0 0 0 0 0 0 40,606 6,768 0 47,374

NCOME	Jile 10	arge Brown 60																							
	Av Size	%	Number		Price		GIA		DEVELOPMEN	IT COSTS							lanning fee cal	c				Build Cost	/m2	ı	
	m2		60		£/m2	£	m2		LAND			/unit or m2	Total				lanning app fei lo dwgs	dwgs 60	rate			BCIS FHS	982 0	0.009	%
Market Housing	95.5	85%	51		1,900	9,253,000	4,870			Land Stamp Duty		-4,509	0	-270,558			lo dwgs under lo dwgs over 50	50 10	462 138	23,100 1,380		Energy Design	0	ı	
Shared Ownership	67.2	4%	2		1,330	201,163	151			Easements etc. Legals Acquisition	n	1.50%	-4,058	-4,058		L			Total	24,480		Acc & Adpt Water	1	ı	
fordable Rent	67.2	11%	7		1,200	544,500	454			Legala Acquiatio		1.50%	4,000	-4,000								Small Sites	0	09	
ocial Rent	67.2	0%	0		1,035	0	0		PLANNING	Planning Fee			24,480				tamp duty calc	- Residual	_			Site Costs	154 1,136	169	%
rant and Subsidy	Shared Ownershi	p			0	0				Architects QS / PM		4.00% 0.50%	289,943 36,243			L	and payment			-270,558					
	Affordable Rent Social Rent				0					Planning Consul Other Profession		1.00% 2.50%	72,486 181,215	604,366											
ITE AREA - Net	1.71	12	35	/ha		9,998,663	5,475		CONSTRUCTION																
ITE AREA - Gross	2.01		30	/ha		9,990,003	5,475			Build Cost - BCI	S Based	1,136	6,219,636			L			Total	0					
										s106 / CIL Contingency		5.00%	96,000 310,982			s	tamp duty calc	- Add Profit	_						
ales per Quarter nit Build Time	3 (Quarters								Abnormals			621,964	7,248,581		L	and payment 125,000	0%	0%	965,453					
		Whole Site	Per ha NET	Per ha GROSS	1	RUN Residual N	MACRO ctrl+r osing balance = 0		FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%						
esidual Land Value		-270,558	-157,826	-134,515				Ů		Interest		6.50%					1,000,000	4%	0%						
Iternative Use Value plift	20%	804,544 160,909		400,000 80,000		RUN CIL MACR	RO ctrl+l osing balance = ·			Legal and Valuat	ion		0	0			above	5%	0% Total	0					
Plus /ha	a 0 ability Threshold	965,453		480,000	ī	Check on phasing d	dwas nos		SALES	Agents		3.0%	299,960			P	re CIL s106	1.600 £	/ Unit (all)			LIT	% GDV		7
	,		(a	,	ľ	corr				Legals		0.5%	49,993	240.052	7,000,004	Ĺ			otal	96,000			0.00%		0
dditional Profit		-1,016,747	/m2 -209							Misc.			0	349,953	7,928,284	P	ost CIL s106	1,600	£/ Unit (all)	96,000					
									Developers Pr	Market Housing		17.50%			1,619,275	С	IL	0	£/m2 Total	96,000					
								l		Affordable Hous		17.50%				29162.76563									
SIDUAL CASH FLOW	V FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
OME ITS Started	l l			5	7	8	8	8	8	8	8														
rket Housing ared Ownership					0	0	0	771,083 16,764	1,079,517 23,469	1,233,733 26,822	1,233,733 26,822	1,233,733 26,822	1,233,733 26,822	1,233,733 26,822	1,233,733 26,822	0	0	0	0	0	0	0	0	0	
ordable Rent ial Rent					0	0	0	45,375 0	63,525 0	72,600 0	72,600 0	72,600 0	72,600 0	72,600 0	72,600 0	0	0	0	0	0	0	0	0	0	
nt and Subsidy	_		•	•	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	E .	0	0	0	0	0	0	833,222	1,166,511	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	1,333,155	0	0	0	0	0	0	0	0	0	
ENDITURE np Duty		0				İ																			
ements etc. als Acquisition		0 -4,058				ĺ																			
		24,480																							
ning Fee itects		144,972		144,972		ĺ																			
ning Consultants		18,121 36,243		18,121 36,243		ĺ																			
r Professional		90,607		90,607		ĺ																			
d Cost - BCIS Base			0	172,768 2,667	414,642 6,400	691,071 10,667	794,731 12,267	829,285 12,800	829,285 12,800	829,285 12,800	829,285 12,800	552,857 8,533	276,428 4,267	0	0	0	0	0	0	0	0	0	0	0	
tingency			0	8,638	20,732	34,554	39,737	41,464	41,464	41,464	41,464	27,643	13,821	0	0	0	0	0	0	0	0	0	0	0	
ormals			0	17,277	41,464	69,107	79,473	82,928	82,928	82,928	82,928	55,286	27,643	0	0	0	0	0	0	0	0	0	0	0	
nce Fees al and Valuation		0				ĺ																			
nts		0	0	0	0	0	0	24,997	34,995	39,995	39,995	39,995	39,995	39,995	39.995	0	0	0	0	0	0	0	0	0	
als		0	0	0	0	0	0	4,166	5,833	6,666	6,666	6,666	6,666	6,666	6,666	0	0	0	0	0	0	0	0	0	
:. STS BEFORE LAND I	INT AND PROFIT	310,365	0	491,293	483,239	805,398	926,208	995,640	1,007,305	1,013,138	1,013,138	690,979	368,820	46,660	46,660	0	0	0	0	0	0	0	0	0	
						ĺ																			
Residual Valuation	Land Interest	-270,558	647	657	8,652	16,645	30,003	45,541	48,921	47,129	42,694	38.188	28,373	13,163			0	0		0	0	0	•	0	
	Market Housing		647	657	8,002	16,645	30,003	40,041	48,921	47,129	42,094	38,188	28,373	13,163	U	U	0	U	U	U	U	0	U	U	1
	ffordable Housing																								
	Cash Flow Opening Balanc	-39,807 0	-647	-491,950	-491,890	-822,043	-956,211	-207,960	110,285	272,888	277,323	603,989	935,963	1,273,331	1,286,495	0	0	0	0	0	0	0	0	0	
	Closing Balance	-39,807	-40,453	-532,404	-1,024,294	-1,846,337	-2,802,547	-3,010,507	0.000.000	1													Ü		
									-2,900,222	-2,627,334	-2,350,011	-1,746,022	-810,060	463,271	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	1,749,766	
	ADDITIONAL PROF	ЭT	Year 1				Year 2		-2,900,222	-2,627,334	-2,350,011 Year 3	-1,746,022	-810,060	463,271	1,749,766 Year 4	1,749,766	1,749,766	1,749,766	1,749,766 Year 5	1,749,766		1,749,766			
H FLOW FOR CIL AI	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	1,749,766 Q4	Q1	1,749,766 Year 6	1,749,766 Q3	
H FLOW FOR CIL AI DME INCOME	As Above			Q3 0	Q4 0	Q1 0		Q3 833,222			Year 3				Year 4				Year 5		1,749,766		1,749,766 Year 6	1,749,766	
OME INCOME	As Above	Q1	Q2				Q2		Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	1,749,766 Q4	Q1	1,749,766 Year 6	1,749,766 Q3	
H FLOW FOR CIL AI DME INCOME	As Above	Q1 0	Q2				Q2		Q4 1,166,511	Q1	Year 3	Q3	Q4 1,333,155	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	1,749,766 Q4	Q1	1,749,766 Year 6	1,749,766 Q3	
H FLOW FOR CIL AI ME INCOME ENDITURE p Duty ments etc.	As Above	Q1 0 965,453 0 0	Q2 0	0 0	0 0	0 0	Q2 0	833,222 0 0	Q4 1,166,511 0 0	Q1 1,333,155	Year 3 Q2 1,333,155	Q3 1,333,155	Q4 1,333,155 0 0	Q1 1,333,155	Year 4 Q2 1,333,155	Q3 0	Q4 0 0	Q1 0 0 0 0 0	Year 5 Q2 0	Q3 0	1,749,766 Q4 0	Q1 0 0	1,749,766 Year 6 Q2	1,749,766 Q3 0	
H FLOW FOR CIL AI ME INCOME ENDITURE p Duty ments etc. s Acquisition	As Above	Q1 0 965,453 0 0 14,482	0 0 0 0	0 0 0	0 0 0	0 0 0	Q2 0 0 0	833,222 0 0 0	Q4 1,166,511 0 0 0	Q1 1,333,155	Year 3 Q2 1,333,155	Q3 1,333,155 0 0	Q4 1,333,155 0 0	Q1 1,333,155 0 0	Year 4 Q2 1,333,155 0 0 0	Q3 0	Q4 0 0 0 0	Q1 0 0 0 0 0 0 0	Year 5 Q2 0	Q3 0	0 0 0 0	Q1 0	1,749,766 Year 6 Q2 0	1,749,766 Q3 0	
H FLOW FOR CIL AI INCOME INCOME ENDITURE p Duty ments etc. is Acquisition ning Fee	As Above	0 965,453 0 0 14,482 24,480 144,972	Q2 0 0 0 0 0	0 0 0 0 0 144,972	0 0 0 0 0 0	0 0 0 0 0 0	Q2 0 0 0 0 0	0 0 0 0	Q4 1,166,511 0 0 0 0	0 1,333,155	Year 3 Q2 1,333,155 0 0 0 0 0	Q3 1,333,155 0 0 0 0	Q4 1,333,155 0 0 0	Q1 1,333,155 0 0 0	Year 4 Q2 1,333,155 0 0 0 0 0	0 0 0 0	O O O O O O O O O O O O O O O O O O O	0 0 0 0 0	9 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	1,749,766 Year 6 Q2 0 0 0 0 0 0 0	0 0 0 0 0 0	
H FLOW FOR CIL AI INCOME INCOME ENDITURE p Duty ments etc. s Acquisition sing Fee tects	As Above	965,453 0 0 14,482 24,480	Q2 0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0	833,222 0 0 0	O4 1,166,511 0 0 0	01 1,333,155	Year 3 Q2 1,333,155	Q3 1,333,155 0 0 0	Q4 1,333,155 0 0 0	Q1 1,333,155	Year 4 Q2 1,333,155	Q3 0	Q4 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0	O O O O O	1,749,766 Year 6 Q2 0	0 0 0	
H FLOW FOR CIL AI ME INCOME ENDITURE p Duty ments etc. is Acquisition ning Fee tects	As Above	Q1 0 965,453 0 0 14,482 24,480 144,972 18,121	Q2 0 0 0 0 0	0 0 0 0 144,972 18,121	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	Q2 0 0 0 0 0 0	833,222 0 0 0 0	Q4 1,166,511 0 0 0	Q1 1,333,155	Year 3 Q2 1,333,155 0 0 0 0 0	Q3 1,333,155	Q4 1,333,155 0 0 0 0	Q1 1,333,155	Year 4 Q2 1,333,155	0 0 0 0 0	Q4	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 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	1,749,766 Year 6 Q2 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	
H FLOW FOR CIL AI ME INCOME INCOME ENDITURE p Duty ments etc. Is Acquisition ning Fee tects ining Consultants r Professional Cost - BCIS Base	As Above	Q1 0 965,453 0 0 14,482 24,480 144,972 18,121 36,243	Q2 0 0 0 0 0 0	0 0 0 0 144,972 18,121 36,243 90,607	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	833,222 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 829,285	Q1 1,333,155 0 0 0 0	Year 3 Q2 1,333,155 0 0 0 0 0 0	Q3 1,333,155	Q4 1,333,155 0 0 0 0	Q1 1,333,155 0 0 0 0 0	Year 4 Q2 1,333,155 0 0 0 0 0 0	0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,749,766	0 0 0 0 0 0	1,749,766 Year 6 Q2 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	
H FLOW FOR CIL AI ME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME	As Above	Q1 0 965,453 0 0 14,482 24,480 144,972 18,121 36,243 90,607	0 0 0 0 0 0 0 0	0 0 0 0 144,972 18,121 36,243 90,607 172,768	0 0 0 0 0 0 0 0 0 0 414,642 -169,458	0 0 0 0 0 0 0 0 0 0 0 691,071 -169,458 8,000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 794,731 -169,458 11,200	833,222 0 0 0 0 0 0 0 0 829,285 -169,458 12,800	Q4 1,166,511 0 0 0 0 0 0 829,285 -169,458 12,800	01 1,333,155	Year 3 Q2 1,333,155	03 1,333,155 0 0 0 0 0 0 0 0 0 0 552,857	Q4 1,333,155	01 1,333,155	Year 4 Q2 1,333,155	0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	Year 5 02 0	000000000000000000000000000000000000000	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	1,749,766 Year 6 Q2 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	
H FLOW FOR CIL AI ME INCOME INCOME ENDITURE up Duty ments etc. Is Acquisition ning Fee tects r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency	As Above	Q1 0 965,453 0 0 14,482 24,480 144,972 18,121 36,243 90,607	Q2 0 0 0 0 0 0 0	0 0 0 0 144,972 151,12 36,243 90,607 172,768 -169,458	0 0 0 0 0 0 0 0 0 0 414,642 -169,458	0 0 0 0 0 0 0 0 0 0 0 0 0	Q2 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 0 829,285 1-169,458 12,800	0 0 0 0 0 0 0 0 0 829,285 -169,458 12,800 41,464	0 0 0 0 0 0 0 0 0 829,285	Year 3 Q2 1,333,155 0 0 0 0 0 0 0 829,285 12,800 41,464	Q3 1,333,155 0 0 0 0 0 0 0 0 0 552,857 12,800 27,643	Q4 1,333,155 0 0 0 0 0 0 0 0 276,428 12,800 13,821	Q1 1,333,155	Year 4 Q2 1,333,155	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	Year 5 Q2 0	0 0 0 0 0 0	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	1,749,766 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	
H FLOW FOR CIL AI ME INCOME INCOME ENDITURE p Duty ments etc. Is Acquisition hing Fee tects ing Consultants r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals	As Above	01 0 965,453 0 0 14,482 24,480 144,972 18,121 36,243 90,607 0	000000000000000000000000000000000000000	0 0 0 0 144,972 18,121 36,243 90,607 172,768 -169,458 8,638 17,277	0 0 0 0 0 0 0 0 0 0 0 414,642 -169,458 20,732 41,464	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 0 794,731 1-169,458 11,200 39,737 79,473	833,222 0 0 0 0 0 0 0 0 0 829,285 1-169,480 12,480 41,464 82,928	04 1,166,511 0 0 0 0 0 0 0 0 0 0 0 829,285 -169,458 12,800 41,464 82,928	0 0 0 0 0 0 0 0 0 829,285	Year 3 Q2 1,333,155 0 0 0 0 0 0 0 829,285 12,800 41,464 82,928	Q3 1,333,155 0 0 0 0 0 0 0 0 0 552,857 12,800 27,643 55,286	Q4 1,333,155 0 0 0 0 0 0 0 0 276,428 12,800 13,821 27,843	Q1 1,333,155	Year 4 Q2 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3 O O O O O O O O O O O O O O O O O O	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	Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	1,749,766 Year 6 Q2 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 INCOME INCOME INCOME ENDITURE Up Duty Iments etc. Is Acquisition Ining Fee Itelets Ining Consultants In Professional Incost - BCIS Base ENTIAL CIL In 106 Ingency Impency Impency Impency Incoe Fees	As Above	01 0 965,453 0 0 14,482 24,480 144,972 18,121 36,243 90,607 0	0 0 0 0 0 0 0 0	0 0 0 0 144,972 151,12 36,243 90,607 172,768 -169,458	0 0 0 0 0 0 0 0 0 0 414,642 -169,458	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1691,071 -169,458 8,000 34,554	Q2 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 0 829,285 1-169,458 12,800	0 0 0 0 0 0 0 0 0 829,285 -169,458 12,800 41,464	0 0 0 0 0 0 0 0 0 829,285	Year 3 Q2 1,333,155 0 0 0 0 0 0 0 829,285 12,800 41,464	Q3 1,333,155 0 0 0 0 0 0 0 0 0 552,857 12,800 27,643	Q4 1,333,155 0 0 0 0 0 0 0 0 276,428 12,800 13,821	Q1 1,333,155	Year 4 Q2 1,333,155	O3	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	Vear 5 Q2 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	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	1,749,766 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	
H FLOW FOR CIL AI ME INCOME INCOME ENDITURE IP Duty ments etc. Is Acquisition ning Fee tects r Professional Cost - BCIS Base ENTIAL CIL CIL s106 ingency ymals nce Fees and Valuation	As Above	01 0 965,453 0 0 14,482 24,480 114,972 18,121 36,243 90,607 0	02	0 0 0 0 144,972 18,121 36,243 90,607 172,768 469,458 17,277 0	0 0 0 0 0 0 0 0 0 0 0 414,642 20,732 41,464	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	833,222 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 1,166,511 0 0 0 0 0 0 0 0 829,285 -169,489 61,464 82,928 0 34,995	01 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 1,333,155 0 0 0 0 0 0 0 829,285 12,800 41,464 82,928 0 0 39,995	03 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 1,333,155 0 0 0 0 0 0 0 0 0 276,428 12,800 13,821 27,643 0	01 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3 O O O O O O O O O O O O O O O O O O	O4	0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	1,749,766 Year 6 Q2 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	
H FLOW FOR CIL AI DME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME	As Above	01 0 0 0 0 14,482 24,480 144,92 36,243 90,607 0 0	02	0 0 0 0 144,972 145,972 155,243 90,607 172,768 4,638 17,277	0 0 0 0 0 0 0 0 0 0 0 0 414,642 20,732 41,464	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 3 4,554 8,054 8,054 9,107 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 0 829,285 12,800 41,484 82,928	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	Year 3 Q2 1,333,155 0 0 0 0 0 0 0 0 829,285 12,800 41,464 82,928 0 0	Q3 1,333,155 0 0 0 0 0 0 0 0 0 552,857 12,800 27,643 55,286	Q4 1,333,155 0 0 0 0 0 0 0 0 0 276,428 12,600 13,821 27,643	Q1 1,333,155	Year 4 Q2 1,333,155	O3 O 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	Year 5 Q2 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	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	1,749,766 Year 6 Q2 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	
SH FLOW FOR CIL A	As Above	01 0 0 965,453 0 0 14,482 24,480 144,972 18,121 36,243 90,607 0	02	0 0 0 0 144,972 18,121 36,243 90,607 172,768 469,458 17,277 0	0 0 0 0 0 0 0 0 0 0 0 414,642 -169,458 20,732 41,464 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	833,222 0 0 0 0 0 0 0 0 0 829,285 -169,458 12,800 41,464 82,928 0 0 0	04 1,166,511 0 0 0 0 0 0 0 0 0 829,285 -169,458 12,800 41,464 82,928 0 0 34,995 5,833	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 1,333,155 0 0 0 0 0 0 0 829,285 12,800 41,464 82,928 0 0 0 39,995 6,666	0 0 0 0 0 0 0 0 0 552,857 12,800 27,643 55,286 0 0	Q4 1,333,155 0 0 0 0 0 0 276,428 12,800 13,821 27,643 0 0 39,995 6,666	01 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3 O O O O O O O O O O O O O O O O O O	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	Vear 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	O1	1,749,766 Year 6 Q2 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	
INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME INCOME	As Above	01 0 0 965,453 0 0 14,482 24,480 144,972 18,121 36,243 90,607 0	000000000000000000000000000000000000000	0 0 0 0 144,972 18,121 36,243 90,607 172,768 8,638 17,277 0 0	0 0 0 0 0 0 0 0 0 414,642 -169,458 20,732 41,464 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	833,222 0 0 0 0 0 0 0 0 0 0 0 829,285 12,800 41,464 82,928 0 0 0 0 0 0 12,400 14,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 16,464 1	Q4 1,166,511 0 0 0 0 0 0 0 0 0 829,285 -166,458 12,800 41,464 82,928 0 0 34,995 5,833 0	0 0 0 0 0 0 0 0 0 0 0 829,285 12,800 41,464 82,928 0 0 0	Year 3 Q2 1,333,155 0 0 0 0 0 0 0 0 0 829,285 12,800 41,464 82,928 0 0 39,995 6,666 0	0 0 0 0 0 0 0 0 0 0 0 552,857 12,800 27,643 55,286 0 0 0	Q4 1,333,155 0 0 0 0 0 0 0 0 276,428 12,800 13,821 27,643 0 0 39,995 6,666 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 1,333,155 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3 O O O O O O O O O O O O O O O O O O	Q4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	1,749,766 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	1,749,766 Year 6 Q2 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	
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SITE NAME Site 11	Medium Brow	n 25]																
NCOME Av Siz	re %	Number 25		Price £/m2				DEVELOPMEN	IT COSTS]	Planning fee c		rate		1	Build Cost BCIS	/m2 988		
Market Housing 98				1,900				LAND	Land		/unit or m2 -5,303		-132,574			No dwgs No dwgs under	25 25				FHS Energy	0	0.00	0%
									Stamp Duty Easements etc.		-5,303					No dwgs over 5		138	(D .	Design	0		
hared Ownership 63				1,330					Legals Acquisiti	on	1.50%							Total	11,550	븨	Acc & Adpt Water	0		
ffordable Rent 63				1,200				PLANNING												-	Small Sites Site Costs	155	16	0% 6%
ocial Rent 63)	1,035					Planning Fee Architects		4.00%		5			Stamp duty ca Land payment	lc - Residual		-132,574	4		1,143]	
ant and Subsidy Shared Owne Affordable Re Social Rent				0	0 0	1			QS / PM Planning Consu Other Professio		0.50% 1.00% 2.50%	30,911												
	33 ha 75 ha	40 33			4,250,239	2,321		CONSTRUCTI	Build Cost - BC s106 / CIL	IS Based	1,143	40,000)					Total	(
ales per Quarter 0 Init Build Time 3	Quarters]				MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	265,317	3,091,149			Stamp duty ca Land payment 125,000 250,000	0% 1%	0%		В				
Residual Land Value Alternative Use Value Uplift 20%	Whole Site -132,574 300,490 60,098	-212,119	Per ha GROSS -176,478 400,000 80,000]	RUN CIL MAC	RO ctrl+l Closing balance =			Fees Interest Legal and Valua	ation	6.50%					500,000 1,000,000 above	3% 4% 5%	0%						
Plus /ha 0 Viability Thresho	() B	480,000		Check on phasing			SALES	Agents Legals		3.0% 0.5%	21,251				Pre CIL s106	1,600	£/ Unit (all) Total	40,000	0	LIT	% GDV 0.00%		0
Additional Profit	-402,928	£/m2 3 -193	3					Developers Pr	Misc. ofit Market Housin	g	17.50%		148,758	3,364,187	1	Post CIL s106 CIL	1,600		(D				
RESIDUAL CASH FLOW FOR INTERE		Year 1				Year 2			Affordable Hou	year 3	17.50%			51,361 Year 4	<u> </u>			Year 5				Year 6		
INCOME UNITS Started	Q1	Q2	Q3	Q4 5	Q1	Q2 5	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing			5	0	0	0	791,350 15,935	791,350	791,350	791,350	791,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	15,835 42,863	15,835 42,863	15,835 42,863	15,835 42,863	15,835 42,863	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	850,048	850,048	850,048	850,048	850,048	0	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE Itamp Duty assements etc. egals Acquisition	0 0 -1,989																							
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rchitects	61,823 7,728		61,823 7,728																					
anning Consultants	15,456		15,456																					
ther Professional	38,639		38,639																					
uild Cost - BCIS Base 106/CIL		0	176,878 2,667	353,756 5,333	530,635 8,000	530,635 8,000	530,635 8,000	353,756 5,333	176,878 2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	8,844 17,688	17,688 35,376	26,532 53,063	26,532 53,063	26,532 53,063	17,688 35,376	8,844 17,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees	0																							
egal and Valuation	0																							
igents egals	0	0	0	0	0	0	25,501 4,250	25,501 4,250	25,501 4,250	25,501 4,250	25,501 4,250	0	0	0	0	0	0	0	0	0	0	0	0	0
isc. OSTS BEFORE LAND INT AND PROI		0	0 329,723	412,153	618,230	618,230	647,982	441,905	235,828	29,752	29,752	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Lar	-132,574	10	10	5,369	12,153	22,397	32,807	30,057	23,913	14,320	1,223	0		0	0	0		0	0	0		0	0	0
Market Housin		10	10	5,369	12,153	22,397	32,807	30,057	23,913	14,320	1,223	U	0	U	0	U		U	0	U	"	U	U	692,431 51,361
Affordable Housin	-633	-10	-329,733	-417,522	-630,383	-640,627	169,259	378,086	590,307	805,976	819,073	0	0	0	0	0	0	0	0	0	0	0	0	-743,792
Opening Bala	nc 0																							
Closing Balan	-633	-643	-330,376	-747,898	-1,378,281	-2,018,908	-1,849,649	-1,471,563	-881,257	-75,281	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	743,792	0
CASH FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	850,048	850,048	850,048	850,048	850,048	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	360,588																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 5,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	11,550	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n	0
ranning Fee Architects DS	61,823 7,728	0	61,823 7,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Consultants	15,456	0	15,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ther Professional	38,639	0	38,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base OTENTIAL CIL	0	0	176,878 -134,309	353,756 -134,309	530,635 -134,309	530,635	530,635	353,756	176,878	0	0	0	1 0	0	0	0	. 0	0	0	0	0	0	0	0
ost CIL s106 contingency	0	0	8,844	17,688	8,000 26,532	8,000 26,532	8,000 26,532	8,000 17,688	8,000 8,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bnormals	0	0	17,688	35,376	53,063	53,063	53,063	35,376	17,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal 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	25,501	25,501	25,501	25,501	25,501	0	0	0	0	0	0	0	0	0	0	0	0	0
gents egals tisc	0	0	0	0	0	0	4,250 0	4,250	4,250	4,250 0	4,250 0	0	0	0	0	0	0	0	0	0	0	0	0	0
lisc. OSTS BEFORE LAND INT AND PROI	0 FIT 501,193	0 0	0 192,747	0 272,511	0 483,920	0 618,230	0 647,982	0 444,572	0 241,162	0 29,752	0 29,752	0 0	0	0 0	0	0	0	0	0	0	0	0	0 0	0 0
or CIL calculation Intere		8,144	8,277	11,543	16,159	24,286	34,726	32,007	25,938	16,465	3,403	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housir Affordable Housir																								605,818 51,361
Cash Flo		-8,144	-201,023	-284,054	-500,080	-642,515	167,340	373,469	582,948	803,831	816,893	0	0	0	0	0	0	0	0	0	0	0	0	-657,179
	-51,100	-,	,o_o	,	1 20,000	,0.0	,	2. 3, 400	112,010	,	5,000	-	1	-	-	-		-	-	-				501,110
Opening Baland Closing Baland	ce 0 ce -501,193	-509,337	-710,360	-994,414	-1,494,494	-2,137,009	-1,969,670	-1,596,200	-1,013,253	-209,422	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	607,471	-49,708

	Medium Brown						1	ı 												7			7	
INCOME Av Size m2		Number 15		Price £/m2				DEVELOPME	NT COSTS							Planning fee ca Planning app fe		rate			Build Cost BCIS	/m2 970		
farket Housing 95.5		13		1,900				LAND	Land		/unit or m2 997	Total	14,960			No dwgs No dwgs under	15 15		6,930		FHS Energy	0	0.009	%
									Stamp Duty		997	0				No dwgs over 5		138	0		Design	0	,	
hared Ownership 77.0		1		1,330					Easements etc. Legals Acquisiti	ion	1.50%	0 224						Total	6,930	1	Acc & Adpt Water	1 0	,	
ffordable Rent 77.0	11%	2		1,200	155,925	130		PLANNING													Small Sites Site Costs	0 103	09	
ocial Rent 77.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	6,930 69,737				Stamp duty ca	lc - Residual		14,960	I		1,075		
Frant and Subsidy Shared Owners				0					QS / PM		0.50%	8,717				Land payment			14,900					
Affordable Rent Social Rent	t			0					Planning Consu Other Professio		1.00% 2.50%	17,434 43,586												
SITE AREA - Net 0.43	3 ha	35	/ha		2,527,950	1,391		CONSTRUCT	ION															
SITE AREA - Gross 0.50		30							Build Cost - BC s106 / CIL	IS Based	1,075	1,495,150 24,000						Total	0	1				
	1								Contingency		5.00%	74,757				Stamp duty ca	lc - Add Profit			Ī				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			149,515	1,743,422			Land payment 125,000	0%		241,822					
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r closing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%							
Residual Land Value Alternative Use Value	14,960 201,519	34,907	29,694 400,000		RUN CIL MAC	RO ctrl+l			Interest Legal and Valua	ition	6.50%	0	0			1,000,000 above	4% 5%							
Uplift 20%	40,304		80,000			Closing balance =	-44,457	C41 FC	Logar and Valou	alor i							0,0	Total	0					
Plus /ha 0 Viability Threshold			480,000		Check on phasing	dwgs nos		SALES	Agents		3.0%	75,838				Pre CIL s106	1,600	£/ Unit (all)		Ī	LIT	% GDV		٦
		£/m2			со	rrect			Legals Misc.		0.5%	12,640 0		1,993,489				Total	24,000	1		0.00%		0
Additional Profit	-162,065						,	Developers Pr						,		Post CIL s106 CII	1,600		24,000	Ī				
								Developers Pi	Market Housing		17.50%			405,023			0	£/m2 Total	24,000					
								L	Affordable Hou		17.50%			37,368	•	2								
RESIDUAL CASH FLOW FOR INTEREST	T Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started			3	3	3	3	3			-	-				-	-						-		
Market Housing			-	0	0	0	462,884	462,884	462,884	462,884	462,884	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	11,521 31,185	11,521 31,185	11,521 31,185	11,521 31,185	11,521 31,185	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent 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	505,590	505,590	505,590	505,590	505,590	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	0																							
Stamp Duty Easements etc.	0																							
Legals Acquisition	224																							
Planning Fee Architects	6,930 34,868		34,868																					
QS Planning Consultants	4,359 8,717		4,359 8,717																					
Other Professional	21,793		21,793																					
Build Cost - BCIS Base		0	99,677	199,353	299,030	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	1,600 4,984	3,200 9,968	4,800 14,951	4,800 14,951	4,800 14,951	3,200 9,968	1,600 4,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,968	19,935	29,903	29,903	29,903	19,935	9,968	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation																								
Agents Legals	0	0	0	0	0	0	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	15,168 2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PROFIT	76,891	0	0 185,965	232,456	348,684	348,684	366,380	250,152	133,924	17,696	17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation Land																								
Interest Market Housing		1,493	1,517	4,563	8,415	14,218	20,115	18,180	14,324	8,517	728	0	0	0	0	0	0	0	0	0	0	0	0	0 405,023
Affordable Housing																								37,368
Cash Flow Opening Baland	-91,851 c 0	-1,493	-187,482	-237,020	-357,099	-362,902	119,095	237,258	357,342	479,377	487,167	0	0	0	0	0	0	0	0	0	0	0	0	-442,391
Closing Balance		-93,344	-280,826	-517,845	-874,945	-1,237,847	-1,118,752	-881,494	-524,152	-44,775	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	442,391	0
CASH FLOW FOR CIL ADDITIONAL PRO	OFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME As Above				0		0	505,590	505,590	505,590	505,590	505,590				0	0		0		0		0		0
INCOME	0	0	0	U	0	U	JUD,09U	303,390	303,390	505,590	303,390	0	0	0	U	U	0	U	0	U	0	U	0	U
EXPENDITURE Land	241,822																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0 3,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition										-	-													
Planning Fee Architects	6,930 34,868	0	0 34,868	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	4,359 8,717	0	4,359 8,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	21,793	0	21,793	0	0	ō	0	0	0	0	0	ō	0	ō	ō	0	ō	0	0	ō	ő	0	0	ō
Build Cost - BCIS Base	0	0	99,677	199,353	299,030	299,030	299,030	199,353	99,677	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			-54,022	-54,022	-54,022 4,800	4,800	4,800	4,800	4,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	4,984 9,968	9,968 19,935	14,951 29,903	14,951 29,903	14,951 29,903	9,968 19,935	4,984 9,968	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		
Finance Fees 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
Agents	0	0	0	0	0	0	15,168	15,168	15,168	15,168	15,168	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	2,528 0	2,528 0	2,528 0	2,528 0	2,528	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFI		0	130,343	175,235	294,663	348,684	366,380	251,752	137,124	17,696	17,696	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Interest		5,234	5,319	7,524	10,494	15,453	21,370	19,455	15,646	9,913	2,146	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable Housing																								360,796 37,368
		E 224	-125 600	-100 750	-205 457	204 407	117 040	224 200	252 000	477.004	A0E 740	•		•	•	0	_	•	•	•	_	0		
Cash Flow Opening Balance	0	-5,234	-135,663	-182,759	-305,157	-364,137	117,840	234,383	352,820	477,981	485,749	0	0	0	0	0	0	0	0	0	0	0	0	-398,163
				-645,772	-950,929	-1,315,066	-1,197,226	-962,843	-610,023	-132,042	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707	353,707				-44,457
Closing Balance	-322,117	-327,351	-463,014	-040,772	-330,323	-1,313,000	-1,137,220	-902,043	-010,023	102,012	000,707	303,707	000,707	303,707	300,707	300,707	333,707	303,707	303,707	333,707	353,707	353,707	353,707	-44,437



COME Av Size	9/	Number		Price	GDV	GIA		DEVELOPMEN	UT COSTS							Planning fee ca	ala			ī	Build Cost	/m2	1	
OME AV SIZE		Number 7		£/m2		m2		1	41 COS15							Planning app fe		rate			BCIS	/m2 988		
et Housing 100.9	9 100%	7		2,450	1,729,700	706		LAND	Land		/unit or m2 55.647	Total	389.526			No dwgs No dwgs under	7		3,234		FHS Energy	0	0.009	1%
		•							Stamp Duty		00,011	8,976				No dwgs over 5		138	0		Design	0		
ed Ownership 100.9	9 0%	0		1,715	0	0			Easements etc. Legals Acquisition	on	1.50%	5,843	14,819					Total	3,234	1	Acc & Adpt Water	1 0		
rdable Rent 100.9	9 0%	0		1,200	0	0		PLANNING													Small Sites Site Costs	0 105	09	0% 1%
al Rent 100.9	9 0%	0		1,035	0	0		1	Planning Fee			3,234				Stamp duty ca	lc - Residual			Ī	Site Costs	1,094		70
nt and Subsidy Shared Owner	ship			0	0				Architects QS / PM		4.00% 0.50%					Land payment			389,526					
Affordable Ren Social Rent				0					Planning Consul Other Profession		1.00% 2.50%	8,026												
E AREA - Net 0.23 E AREA - Gross 0.23		30 30			1,729,700	706		1	Build Cost - BCI s106 / CIL	IS Based	1,094	11,200						Total	8,976					
es per Quarter 0 Build Time 3	Quarters				RUN Residual I	MACRO otalica			Contingency Abnormals		2.50%	19,303 0				Stamp duty ca Land payment 125,000 250,000	0%							
idual Land Value mative Use Value	Whole Site 389,526 11,667	1,669,397	Per ha GROSS 1,669,397 50,000			losing balance =		FINANCE	Fees Interest Legal and Valua	tion	6.50%	0				500,000 1,000,000 above	1% 3% 4% 5%	0%						
t 20% Plus /ha 350,000 Viability Threshold	2,333 81,667		10,000 350,000 410,000		CA	losing balance =	341,310	SALES		BOT .	3 094					Pre CIL s106		Total £/ Unit (all)		<u> </u> T	шт	% GDV		_
		£/m2		l	Check on phasing o				Agents Legals Misc.		3.0% 0.5%			1,334,961				Total	11,200	-		% GDV 0.00%		0
litional Profit	99,873	141	l						Market Housing		17.50%			302,698		Post CIL s106 CIL	1,600		0					
SIDUAL CASH FLOW FOR INTERES		Year 1				Year 2			Affordable Hou	Year 3				0 Year 4	43242.5			Year 5				Year 6		
DME FS Started	Q1	Q2	Q3 2	Q4 2	Q1 3	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
ket Housing			_	0	0	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ed Ownership dable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
I Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME	0	0	0	0	0	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE																								
p Duty ments etc.	8,976 0																							
s Acquisition	5,843																							
ing Fee	3,234																							
tects	16,053		16,053																					
ing Consultants	2,007 4,013		2,007 4,013																					
Professional	10,033		10,033																					
Cost - BCIS Base		0	73,536	147,072	257,376	183,840	110,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
/CIL ingency		0	1,067 1,838	2,133 3,677	3,733 6,434	2,667 4,596	1,600 2,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ngency rmals		0	1,838	0	0	4,596	2,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0																							
and Valuation	0																							
ts	0	0	0	0	0	0	14,826	14,826	22,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	2,471	2,471	3,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROF	50,158	0	108,546	152,882	267,544	191,103	131,959	17,297	25,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
		_																						
Residual Valuation Land		7.1.1-	7.001	0.445	44 770	10.04=	10.00=	****	0.500	•	^	•	_	•	•	•		^	^	•		•	_	
Interes Market Housing	3	7,145	7,261	9,143	11,776	16,315	19,685	14,119	6,598	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing																								
Cash Flow	-439,684	-7,145	-115,807	-162,025	-279,320	-207,418	342,556	462,784	708,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balan Closing Baland		-446,829	-562,637	-724,662	-1,003,981	-1,211,399	-868,843	-406,059	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	302,698	
					-				-							-		-				-		
H FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5			1 2	Year 6		
ME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	494,200	494,200	741,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
NDITURE																								
	95,667																							
p Duty	2,870 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nents etc. s Acquisition	1,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Fee	3,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	n	0	
tects	16,053	0	16,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ing Consultants	2,007 4,013	0	2,007 4,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Professional	10,033	0	10,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	0	0	73,536	147,072	257,376	183,840	110,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENTIAL CIL			99,873						0	0	0	0	I o	0	0	0	0	0	0	0	0	0	0	
CIL s106 ngency	0	0	1,838	3,677	3,200 6,434	3,200 4,596	4,800 2,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
rmals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
ts	0	0	0	0	0	0	14,826	14,826	22,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s	0	0	0	0	0	0	2,471 0	2,471 0	3,707 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROF	135,311	0	207,353	150,749	267,011	191,636	135,159	17,297	25,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
CIL calculation		2,199	2,235	5,640	8,182	12,654	15,973	10,398	2,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Interes	1	2,.00	2,200	2,0-10	5,102	.2,004	.0,073	.0,000	2,0.0	Ü	•	•		•	ū	•		•	•	Ü			-	
Market Housing																								
													<u> </u>											_
Market Housing	-135,311	-2,199	-209,588	-156,389	-275,192	-204,290	343,068	466,505	712,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_



ITE NAME Site 14	Small Green 4																							
ICOME Av Size		Number		Price			1	DEVELOPMEN	NT COSTS							Planning fee ca					Build Cost	/m2		
m2		4		£/m2				LAND			/unit or m2	Total				Planning app fer No dwgs	dwgs 4				BCIS FHS	1,013	0.00%	ò
rket Housing 109.0		4		2,450		436			Land Stamp Duty		58,600	1,688	234,400			No dwgs under No dwgs over 50	4	462 138	1,848 0		Energy Design	0		
ared Ownership 109.0	0%	0		1,715	0	0			Easements etc. Legals Acquisit		1.50%	0 3,516						Total	1,848		Acc & Adpt Water	1 0		
rdable Rent 109.0	0%	0		1,200	0	0		PLANNING													Small Sites Site Costs	0 108	0% 11%	
ll Rent 109.0	0%	0		1,035	0	0			Planning Fee Architects		4.00%	1,848 20,307				Stamp duty call Land payment	c - Residual		234,400			1,122		
t and Subsidy Shared Owners Affordable Reni				0					QS / PM Planning Consu	iltante	0.50%	2,538							20 , 100					
Social Rent	ı			0	0				Other Profession		2.50%													
E AREA - Net 0.16	i ha	25	/ha		1,068,200	436		CONSTRUCTI	ON															
AREA - Gross 0.16	i ha	25	/ha				l		Build Cost - BC s106 / CIL	IS Based	1,122	489,059 6.400						Total	1,688					
s per Quarter 0		i							Contingency Abnormals		2.50%					Stamp duty cal	c - Add Profit		65,600					
Build Time 3	Quarters								Abnormals			U	507,086			Land payment 125,000	0%	1%	000,000					
	Whole Site		Per ha GROSS		RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%						
dual Land Value native Use Value	234,400 8,000		1,464,998 50,000		RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	ation	6.50%	0	0			1,000,000 above	4% 5%	0% 1%						
t 20% Plus /ha 350,000	1,600 56,000		10,000 350.000			losing balance =	211,279	SALES										Total	656					
Viability Threshold			410,000		Check on phasing		1	GALLO	Agents		3.0%					Pre CIL s106		£/ Unit (all)			LIT	% GDV		1
		£/m2			cor	rect	l		Legals Misc.		0.5%	5,341 0		827,139				Total	6,400			0.00%	0	1
itional Profit	42,998	99						Developers Pr	rofit							Post CIL s106 CIL	1,600 0	£/ Unit (all) £/m2	6,400					
								Developers Pr	Market Housin Affordable Hou		17.50% 17.50%			186,935 0		CIL		Total	6,400					
IDUAL CASH FLOW FOR INTERES	T Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	
ME S Started			2	2																				
t Housing				0	0	0	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ed Ownership dable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rent and Subsidy				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	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
NDITURE	4 600																							
Duty ents etc.	1,688																							
Acquisition	3,516																							
ng Fee ects	1,848 10,154		10,154																					
	1,269		1,269																					
ng Consultants Professional	2,538 6,346		2,538 6,346																					
Cost - BCIS Base		0	81,510	163,020	163,020	81,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL		0	1,067 2,038	2,133 4,075	2,133 4,075	1,067 2,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees	0																							
and Valuation	0																							
s s	0	0	0	0	0	0	16,023 2,671	16,023 2,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
'S BEFORE LAND INT AND PROFI	27.359	0	0 104.922	169,229	169,229	84,614	18.694	18.694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
																								_
tesidual Valuation Land	234,400																							
Interest Market Housing		4,254	4,323	6,098	8,947	11,842	13,410	5,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing																								
Cash Flow	-261,759	-4,254	-109,244	-175,327	-178,176	-96,457	501,997	510,154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance Closing Balance		-266,013	-375,257	-550,584	-728,759	-825,216	-323,219	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	186,935	
FLOW FOR CIL ADDITIONAL PRO	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
ME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	534,100	534,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
NDITURE	65,600																							
Duto		•	^	^		•	•	^	_	•	_	•	_	6	^	_	_	•	•	•		•	^	
Duty ents etc.	656 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition	984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee ects	1,848 10,154	0	0 10.154	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1,269	0	1,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Consultants Professional	6,346	0	2,538 6,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	0	0	81,510	163,020	163,020	81,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NTIAL CIL IL s106		ļ	42,998	l	3,200	3,200	0	0	l o	0	0	0	I o	0	0	0	0	0	0	0	0	0	0	
gency	0	0	2,038	4,075	4,075	2,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
e Fees 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	16,023	16,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	0	0	0	0	0	0	2,671	2,671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PROFI	0 1 89,395	0	0 146,853	0 167,095	0 170,295	0 86,748	0 18,694	0 18,694	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	
IL calculation		1,453	1,476	3,887	6,665	9,541	11,105	2,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing		1,403	1,470	3,007	0,000	3,341	71,105	2,910		U	U	U		J	U	U	U	U	U	U		U	U	
Affordable Housing																								
Cash Flow Opening Balance		-1,453	-148,329	-170,982	-176,960	-96,288	504,301	512,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance		-90,848	-239,177	-410,159	-587,120	-683,408	-179,107	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	333,389	2
Closing Dalance		,-		-,			-, -	,	***************************************		***************************************		000,000		,	***************************************	,	,	,		000,000	000,000	303,303	_

TE NAME Site 15	Green Plot							1																
COME Av Size		Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS						ſ	Planning fee ca	Ic				Build Cost	/m2		
m2		1		£/m2		m2		LAND			/unit or m2	Total				Planning app fer No dwgs	dwgs 1	rate			BCIS FHS	1,071 0	0.00%	%
rket Housing 130.0	100%	1		2,450	318,500	130			Land Stamp Duty		62,360	0	62,360			No dwgs under No dwgs over 50	1 0	462 138	462 0		Energy Design	0		
ared Ownership 130.0	0%	0		1,715	0	0			Easements etc.	ion	1.50%	935	935		[Total	462		Acc & Adpt Water	1		
ordable Rent 130.0	0%	0		1,200	0	0			Legals Acquisiti	ion	1.50%	930	935								Small Sites	0	09	
ial Rent 130.0	0%	0		1,035	0	0			Planning Fee			462				Stamp duty cale	c - Residual				Site Costs	114 1,186	11%	ь
nt and Subsidy Shared Ownersh	hip			0	0				Architects QS / PM		4.00% 0.50%	6,385 798				Land payment			62,360					
Affordable Rent Social Rent				0					Planning Consu Other Professio		1.00% 2.50%	1,596 3,990												
E AREA - Net 0.05 E AREA - Gross 0.05		20 20	/ha /ha		318,500	130			Build Cost - BC	IS Based	1,186	154,163						Total	0					
es per Quarter 0 t Build Time 3	Quarters								s106 / CIL Contingency Abnormals		2.50%	1,600 3,854 0				Stamp duty calc Land payment 125,000	0%		20,500					
sidual Land Value	Whole Site 62,360	Per ha NET 1,247,205	1,247,205			osing balance =			Fees Interest		6.50%	0	0			250,000 500,000 1,000,000	1% 3% 4%	0% 0%						
rnative Use Value 1	2,500 500 17,500 20,500		50,000 10,000 350,000 410,000		Check on phasing of	osing balance =		SALES	Legal and Valua Agents	ation	3.0%	9,555				above Pre CIL s106	1,600	0% Total £/ Unit (all)	0		шт	% GDV		7
ditional Profit		£/m2	410,000		Corr				Legals Misc.		0.5%	9,555 1,593 0		247,292	Į.	Post CIL s106		Total	1,600		ш	% GDV 0.00%	(D
antona i i ont	2,003	21							ofit Market Housin Affordable Hou		17.50% 17.50%			55,738 0		CIL	0		1,600					
SIDUAL CASH FLOW FOR INTEREST	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	
OME TS Started			1											_	-									
et Housing				0	0	0	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ed Ownership dable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rent and Subsidy				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	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
NDITURE	0																							
Duty ents etc. Acquisition	0 935																							
ng Fee	462																							
acts	3,192		3,192																					
ng Consultants	399 798		399 798																					
Professional	1,995		1,995																					
Cost - BCIS Base		0	51,388	51,388	51,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL gency		0	533 1,285	533 1,285	533 1,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
e Fees	0																							
and Valuation																								
i	0	0	0	0	0	0	9,555 1,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PROFIT		0	59,590	53,206	53,206	0	11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1,102	<u> </u>	-5,000	-0,200	30,200		,0		Ť					-	-	·	<u> </u>	<u> </u>	<u> </u>			-		_
esidual Valuation Land	62,360																							
Interest Market Housing		1,140	1,158	2,146	3,045	3,959	4,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing																								
Cash Flow	-70,142	-1,140	-60,749	-55,351	-56,251	-3,959	303,329	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance Closing Balance	0 -70,142	-71,282	-132,031	-187,382	-243,633	-247,592	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	55,737	
FLOW FOR CIL ADDITIONAL PRO		Year 1			I	Year 2				Year 3				Year 4				Year 5				Year 6		
ME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	318,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
IDITURE	20,500																							
Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ents etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition	308	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
g Fee cts	462 3,192	0	0 3,192	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	399	0	399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
g Consultants rofessional	798 1,995	0	798 1,995	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ost - BCIS Base	0	0	51,388	51,388	51,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ITIAL CIL		į	2,665											0										
L s106 ency	0	0	1,285	1,285	1,600 1,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fees nd 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	9,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0 0	0	1,593 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND INT AND PROFIT	27,654	0	61,722	52,672	54,272	0	11,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
IL calculation								-		_		_		-	_		_	_	_			_	_	
Interest Market Housing		449	457	1,467	2,347	3,267	3,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing Cash Flow	.27 RF 4	DA.N.,	.62 170	.E4 120	.EE 640	,2 267	3U4 U22	n	0	n	n	0	0	n	n	0	0	n	0	0	0	n	0	
Cash Flow Opening Balance Closing Balance	-27,654 0	-449	-62,179	-54,139	-56,619	-3,267	304,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	-27,654	-28,104	-90,283	-144,422	-201,041	-204,308	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	99,724	



	Small Brown 11]																
NCOME Av Size		Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca					Build Cost	/m2		
m:		11		£/m2	£	m2		LAND			/unit or m2					Planning app fer No dwgs	dwgs 11				BCIS FHS	955 0	0.00%	%
rket Housing 86.		9		1,850	1,502,961	812			Land Stamp Duty		1,356	0	14,918			No dwgs under No dwgs over 50	11 0	138	5,082 0		Energy Design	0		
ared Ownership 39.		0		1,295	20,833	16			Easements etc. Legals Acquisition	on	1.50%	0 224						Total	5,082		Acc & Adpt Water	1 0		
ordable Rent 39.	0 11%	1		1,200	57,915	48		PLANNING													Small Sites Site Costs	0 102	0% 11%	
ial Rent 39.	0 0%	0		1,035	0	0			Planning Fee Architects		4.00%	5,082 43,371				Stamp duty call Land payment	c - Residual		14,918			1,058		
nt and Subsidy Shared Owner Affordable Rer				0	0				QS / PM Planning Consul	Itants	0.50% 1.00%					''								
Social Rent				0	0				Other Profession		2.50%													
	8 ha	40	/ha		1,581,709	877		CONSTRUCTI																
E AREA - Gross 0.2	8 ha	40	/ha						Build Cost - BCI s106 / CIL	S Based	1,058	17,600						Total	0					
les per Quarter 0									Contingency Abnormals		5.00%	46,377 92,754				Stamp duty call Land payment			132,000					
it Build Time 3	Quarters				RUN Residual M	ACRO ctrl+r		FINANCE								125,000 250,000	0% 1%							
esidual Land Value	Whole Site 14,918	Per ha NET 54,247	Per ha GROSS 54,247		Clos	sing balance = (0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%							
ernative Use Value lift 20%	110,000 22,000		400,000 80,000		RUN CIL MACRO	ctrl+l sing balance = ·	-17.749		Legal and Valual	tion		0	0			above	5%	0% Total	0					
Plus /ha 0	0		480,000	r			11,140	SALES	A		2.00/	47.454				D OII -400	4.000				шт	6/ CDV		_
Viability Threshold			480,000	Ĺ	Check on phasing dw corre				Agents Legals		3.0% 0.5%	7,909				Pre CIL s106		£/ Unit (all) Total	17,600		ш	% GDV 0.00%	(0
ditional Profit	-76,529	:/m2 -94							Misc.			0	55,360	1,246,602		Post CIL s106	1,600	£/ Unit (all)	17,600					
								Developers Pr	Market Housing		17.50%			263,018		CIL	0	£/m2 Total	0 17,600					
SIDUAL CASH FLOW FOR INTERES	ST.	Year 1				Year 2			Affordable Hous	sing Year 3	17.50%			13,781 Year 4				Year 5				Year 6		
OME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
'S Started et Housing			1	2	2	2	2 136,633	2 273,266	273,266	273,266	273,266	273,266	0	0	0	0	0	0	0	0	0	0	0	
red Ownership				0	0	0	1,894	3,788	3,788	3,788	3,788	3,788	0	0	0	0	0	0	0	0	0	0	0	
rdable Rent al Rent				0	0	0	5,265	10,530	10,530	10,530	10,530	10,530	0	0	0	0	0	0	0	0	0	0	0	
t and Subsidy INCOME	0	0	0	0	0	0	0 143,792	0 287,583	0 287,583	0 287,583	0 287,583	0 287,583	0	0 0	0	0	0	0	0	0 0	0	0	0 0	_
ENDITURE																								
p Duty ments etc.	0																							
Is Acquisition	224																							
ing Fee tects	5,082 21,686		21,686																					
ning Consultants	2,711 5,421		2,711 5,421																					
Professional	13,553		13,553																					
Cost - BCIS Base		0	28,107	84,322	140,537	168,644	168,644	168,644	112,430	56,215	0	0	0	0	0	0	0	0	0	0	0	0	0	
S/CIL tingency		0	533 1,405	1,600 4,216	2,667 7,027	3,200 8,432	3,200 8,432	3,200 8,432	2,133 5,621	1,067 2,811	0	0	0	0	0	0	0	0	0	0	0	0	0	
rmals		0	2,811	8,432	14,054	16,864	16,864	16,864	11,243	5,621	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees al and Valuation	0																							
nts	0	0	0	0	0	0	4,314	8,628	8,628	8,628	8,628	8,628	0	0	0	0	0	0	0	0	0	0	0	
als :.	0	0	0	0	0	0	719	1,438	1,438	1,438	1,438	1,438	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND PROF	48,677	0	76,228	98,571	164,284	197,141	202,174	207,207	141,493	75,779	10,065	10,065	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuation Land	d 14,918																							
Interes Market Housin		1,033	1,050	2,306	3,945	6,679	9,991	11,102	9,976	7,765	4,449	11	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing	9																							
Cash Flow	-63,595	-1,033	-77,278	-100,877	-168,229	-203,820	-68,373	69,275	136,114	204,040	273,069	277,507	0	0	0	0	0	0	0	0	0	0	0	-
Opening Balan Closing Baland		-64,628	-141,906	-242,783	-411,012	-614,832	-683,205	-613,931	-477,816	-273,777	-707	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	276,799	
	POFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
4 FLOW FOR CIL ADDITIONAL PR	Q1		Q3		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1							
	Q1	Q2	Q3	Q4	۵.												Q1	Q2	Q3	Q4	Q1	Q2	Q3	
	0	Q2 0	0	Q4 0	0	0	143,792	287,583	287,583	287,583	287,583	287,583	0	0	0	0	0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	
ME As Above INCOME								287,583	287,583	287,583	287,583	287,583	0	0	0	0								
ME As Above INCOME	0							287,583	287,583	287,583	287,583	287,583	0	0	0	0							0	
ME As Above INCOME INDITURE D Duty ments etc.	0 132,000 0 0	0 0	0 0	0 0	0 0	0 0	143,792 0 0	0	0	0	0	0	0	0		0	0	0 0	0 0	0 0	0 0	0 0	0 0	
ME As Above INCOME NDITURE Duty nents etc. Acquisition	0 132,000 0 0 1,980	0 0 0	0 0 0	0 0 0	0 0 0	0	143,792 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	
ME As Above INCOME ENDITURE Duty p Duty sense etc. S Acquisition ing Fee	0 132,000 0 0 1,980 5,082 21,686	0 0 0 0 0 0	0 0 0 0 21,686	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 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	
ME As Above INCOME NDITURE Duty Acquisition Acquisition ng Fee acts	0 132,000 0 0 1,980 5,082 21,686 2,711 5,421	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 21,686 2,711 5,421	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 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	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 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 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 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
ME As Above INCOME NDITURE Duty Duty A Acquisition ing Fee ects ing Consultants Professional	0 132,000 0 0 1,980 5,082 21,686 2,711 5,421 13,553	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 21,686 2,711 5,421 13,553	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 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 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 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 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 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 0 0 0 0 0 0 0 0 0 0 0 0	
ME As Above INCOME NDITURE D Duty nents etc. is Acquisition ing Fee ects ing Consultants Professional Cost - BCIS Base	0 132,000 0 0 1,980 5,082 21,686 2,711 5,421	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 21,686 2,711 5,421	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 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	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 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 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 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
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ME As Above INCOME INCOME INDITURE Duty ments etc. s Acquisition ing Fee ects ing Consultants Professional Cost - BOIS Base ENTIAL CIL. Ell. s106 agency	0 0 0 0 1,980 5,082 2,711 5,421 13,553	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 21,686 2,711 5,421 13,553 28,107	0 0 0 0 0 0 0 0 0 0 0 84,322	0 0 0 0 0 0 0 0 0 140,537 -19,132 1,600	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 168,644 3,200	0 0 0 0 0 0 0 0 0 168,644	0 0 0 0 0 0 0 0 112,430	0 0 0 0 0 0 0 0 56,215	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 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 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 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 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	
MIE As Above INCOME ENDITURE p Duty ments etc. s Acquisition ning Fee tects sing Consultants Professional Cost - BCIS Base ENTIAL CIL CIL s106 ngency mals	0 132,000 0 0 1,980 5,082 21,686 2,711 5,421 13,553 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 21,886 2,711 13,553 28,107 -19,132 1,405 2,811	0 0 0 0 0 0 0 0 0 0 0 84,322 -19,132 4,216 8,432	0 0 0 0 0 0 0 0 0 140,537 7,027 14,054	0 0 0 0 0 0 0 0 0 0 0 168,644 -19,132 3,200 8,432 16,864	0 0 0 0 0 0 0 0 0 168,644 3,200 8,432 16,864	0 0 0 0 0 0 0 0 168,644 3,200 8,432 16,864	0 0 0 0 0 0 0 0 0 112,430 3,200 5,621 11,243	0 0 0 0 0 0 0 0 56,215 3,200 2,811 5,621	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 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	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 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	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	
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	Small Brown 7						_													_				
NCOME Av Size		Number 7		Price £/m2		GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fer		rate			Build Cost BCIS	/m2 933		
farket Housing 87.4		7		1,850		612		LAND	Land		/unit or m2 6,702	Total	46,914			No dwgs No dwgs under	7	462	3,234		FHS Energy	0	0.009	6
									Stamp Duty		0,702	0				No dwgs over 50		138	0		Design	0		
hared Ownership 87.4		0		1,295					Easements etc. Legals Acquisition	on	1.50%	0 704						Total	3,234	l	Acc & Adpt Water	0		
ffordable Rent 87.4	0%	0		1,200	0	0		PLANNING													Small Sites Site Costs	0 99	09 119	
ocial Rent 87.4	0%	0		1,035	0	0			Planning Fee Architects		4.00%	3,234 29,539				Stamp duty cale Land payment	c - Residual		46.914			1,033		
Frant and Subsidy Shared Owners Affordable Reni				0					QS / PM Planning Consul		0.50% 1.00%	3,692 7,385												
Social Rent ITE AREA - Net 0.14 ITE AREA - Gross 0.14		50 50			1,132,200	612		CONSTRUCTI	Other Profession ON Build Cost - BCI		2.50%	18,462 632,405						Total	0					
ales per Quarter 0 Init Build Time 3	Quarters								s106 / CIL Contingency Abnormals		5.00%	11,200 31,620 63,241				Stamp duty calc Land payment 125,000	c - Add Profit	0%	67,200					
esidual Land Value	46,914	Per ha NET 335,102				osing balance =		FINANCE	Fees Interest		6.50%	0				250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
Iternative Use Value plift 20% Plus /ha 0 Viability Threshold	56,000 11,200 0 67,200		400,000 80,000 0 480,000		Check on phasing of	osing balance =		SALES	Legal and Valuat Agents	ion	3.0%	33,966				above Pre CIL s106	5%	0% Total E/ Unit (all)	0	l I	LIT	% GDV		7
dditional Profit		2/m2 35	480,000		cor				Legals Misc.		0.5%	5,661 0		888,023		Post CIL s106		Fotal £/ Unit (all)	11,200			0.00%		D
								Developers Pr	ofit Market Housing Affordable Hous		17.50% 17.50%			198,135 0		CIL	0	£/m2 Total	0 11,200					
ESIDUAL CASH FLOW FOR INTERES	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	(
NITS Started			1	2	2	2	464 740	323,486	323.486	323,486	0			0			0	0	0	•	_			
arket Housing nared Ownership				0	0	0	161,743 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
fordable Rent ocial Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ant and Subsidy INCOME	0	0	0	0	0	0 0	0 161,743	0 323,486	0 323,486	0 323,486	0 0	0	0 0	0	0	0 0	0 0	0	0 0	0	0	0 0	0	
PENDITURE amp Duty	0															7								
sements etc. gals Acquisition	0 704																							
nning Fee	3,234 14,769		14,769																					
	1,846		1,846																					
ning Consultants er Professional	3,692 9,231		3,692 9,231																					
ld Cost - BCIS Base		0	30,115	90,344	150,573	180,687	120,458	60,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
06/CIL ntingency		0	533 1,506	1,600 4,517	2,667 7,529	3,200 9,034	2,133 6,023	1,067 3,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
normals		0	3,011	9,034	15,057	18,069	12,046	6,023	ō	0	0	0	0	0	0	ō	o	0	0	0	0	0	0	
ance Fees al and Valuation	0																							
ants pals	0	0	0	0	0	0	4,852 809	9,705 1,617	9,705 1,617	9,705 1,617	0	0	0	0	0	0	0	0	0	0	0	0	0	
SC. DISTS BEFORE LAND INT AND PROFI	33,476	0	0 64,704	105,495	175,825	210,990	146,321	81,652	11,322	11,322	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Residual Valuation Land	46,914	1.306	1,328	2,401	4,154	7,079	10,622	10,544	6,786	1,823	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing		1,300	1,320	2,401	4,134	7,079	10,022	10,344	0,780	1,023	Ü	Ü		Ü	Ü		Ü	0	Ü	Ü		0	0	19
Affordable Housing																								
Cash Flow Opening Balance		-1,306	-66,031	-107,896	-179,979	-218,069	4,799	231,289	305,378	310,340	0	0	0	0	0	0	0	0	0	0	0	0	0	-1
Closing Balance	-80,391	-81,697	-147,728	-255,624	-435,603	-653,672	-648,873	-417,583	-112,205	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	198,135	
SH FLOW FOR CIL ADDITIONAL PRO		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	161,743	323,486	323,486	323,486	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE 1	67,200																							
np Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ments etc. Is Acquisition	0 1,008	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		
ning Fee nitects	3,234 14,769	0	14,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	1,846 3,692	0	1,846 3,692	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Professional	9,231	0	9,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base ENTIAL CIL	0	0	30,115 10,595	90,344 10,595	150,573	180,687	120,458	60,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL s106 ingency	0	0	1,506	4,517	1,600 7,529	3,200 9,034	3,200 6,023	3,200 3,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormals	0	0	1,506 3,011	4,517 9,034	7,529 15,057	9,034 18,069	6,023 12,046	3,011 6,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ice Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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	
nts als	0	0	0	0	0	0	4,852 809	9,705 1,617	9,705 1,617	9,705 1,617	0	0	0	0	0	0	0	0	0	0	0	0	0	
i.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
STS BEFORE LAND INT AND PROFI	100,981	0	74,765	114,490	174,759	210,990	147,388	83,785	11,322	11,322	0	0	0	0	0	0	0	0	0	0	0	0	0	_
CIL calculation																								
Interest Market Housing Affordable Housing		1,641	1,668	2,910	4,817	7,735	11,290	11,240	7,527	2,577	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow	-100,981	-1,641	-76,433	-117,400	-179,576	-218,726	3,065	228,460	304,636	309,587	0	0	0	0	0	0	0	0	0	0	0	0	0	Ξ.
		-							1															
Opening Balance Closing Balance		-102,622	-179,054	-296,454	-476,030	-694,756	-691,691	-463,230	-158,594	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	150,993	



SITE NAME Site 18	Small Brown 4							٦																
INCOME Av Siz				Price	e GDV	GIA	1	DEVELOPME	NT COSTS						ī	Planning fee ca	alc			ī	Build Cost	/m2	1	
m m		4		£/m2				LAND	NI COSIS		/unit or m2	Total				Planning app fe					BCIS FHS	925		e.c
larket Housing 79.	.5 100%	4	ŀ	1,850	588,300	318		LAND	Land Stamp Duty		6,727		26,908	l		No dwgs No dwgs under	4	462		3	Energy Design	0	0.00	ь
hared Ownership 79.	.5 0%	0	1	1,295	5 0	0			Easements etc.			0)			No dwgs over 5	0	Total		3	Acc & Adpt	1		
Affordable Rent 79.	.5 0%	0	1	1,200	0	0			Legals Acquisiti	tion	1.50%	404	404								Water Small Sites	0	05	
Social Rent 79.	.5 0%	0	1	1,035	5 0	0		PLANNING	Planning Fee			1,848				Stamp duty ca	lc - Residual]	Site Costs	99 1,024	115	6
Grant and Subsidy Shared Owner	rship			c	0 0				Architects QS / PM		4.00% 0.50%					Land payment		ı	26,908	B				
Affordable Re Social Rent				C	0				Planning Consu Other Profession		1.00% 2.50%	3,810)											
	10 ha	40) /ha		588,300			CONSTRUCT		Jildi	2.3076	3,323	02,021											
	10 ha	40			300,300	310		CONSTRUCT	Build Cost - BC	CIS Based	1,024							Total	0					
		1							s106 / CIL Contingency		5.00%					Stamp duty ca	lc - Add Profit			Ī				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			32,573	380,988			Land payment 125,000	0%			0				
			Per ha GROSS	<u>.</u>	RUN Residual I	MACRO ctrl+r losing balance =	0	FINANCE	Fees			0)			250,000 500,000	1% 3%							
Residual Land Value Alternative Use Value	26,908 40,000		269,077 400,000		RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	ation	6.50%) 0			1,000,000 above	4% 5%							
Uplift 20% Plus /ha 0	8,000		80,000			losing balance =	-5,700	SALES										Total		0				
Viability Threshol	ld 48,000		480,000]	Check on phasing		1	GALLO	Agents		3.0%					Pre CIL s106		£/ Unit (all)]	LIT	% GDV]
		£/m2	-		cor	rect	I		Legals Misc.		0.5%	2,942		461,217				Total	6,400	_		0.00%		피
Additional Profit	267	1						Developers P	rofit						Ī	Post CIL s106 CIL	1,600 0		6,400 0					
									Market Housing Affordable Hou		17.50% 17.50%			102,953 0				Total	6,400					
RESIDUAL CASH FLOW FOR INTERES	ST	Year 1	<u> </u>			Year 2				Year 3	ı			Year 4	<u> </u>			Year 5				Year 6		
NCOME	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 Market Housing			2	2	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
warket Housing Shared Ownership 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
Grant and Subsidy INCOME	0	0	0	0	0	0 0	0 294,150	0 294,150	0	0	0	0	0	0 0	0 0	0	0	0	0 0	0 0	0	0	0 0	0 0
EXPENDITURE																								
Stamp Duty Easements etc.	0																							
Legals Acquisition	404																				1			
Planning Fee Architects	1,848 7,620		7,620																		1			
QS	952		952																		1			
Planning Consultants Other Professional	1,905 4,762		1,905 4,762																		1			
Build Cost - BCIS Base		0	54,288	108,576	108,576	54,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	1,067 2,714	2,133 5,429	2,133 5,429	1,067 2,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,429	10,858	10,858	5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0																							
	0	0	•	0		0	0 005	9 925		0	0	0			•				•		_	•		•
Agents Legals	0	0	0	0	0	0	8,825 1,471	8,825 1,471	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Costs Before Land Int and Prof	FIT 17,491	0	78,738	126,996	126,996	63,498	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																					1			
For Residual Valuation Lan		721	733	2,025	4,121	6,252	7,385	2,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin	ng					-, -=		,		-	-	-		-		-		-	-		1			102,953
		704	.70 474	-420.004	494 447	.po 7F^	276 /^^	200.000	_	•	•	•	_	•	•	•	_	0	^	•		^	•	
Cash Flow Opening Balar		-721	-79,471	-129,021	-131,117	-69,750	276,469	280,962	0	0	0	0	0	0	0	0	0		0	0	0	0	0	-102,953
Closing Balan	-44,399	-45,120	-124,591	-253,612	-384,729	-454,479	-178,010	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	102,953	0
CASH FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	294,150	294,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	48,000																							
	0	0	0	0	0	0	0	0		0	0	0		0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	1,848 7,620	0	0 7,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	952 1,905	0	952 1,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	4,762	0	4,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	54,288	108,576	108,576	54,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			267	J	3,200	3,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	2,714 5,429	5,429 10,858	5,429 10,858	2,714 5,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0,429	0	0				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents	0	0	0	0	0	0	8,825	8,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0	0	0	0	1,471 0	1,471 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROF		0	77,937	124,863	128,063	65,631	10,295	10,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
'an Oll andreste'																								
For CIL calculation Interes		1,069	1,087	2,371	4,438	6,592	7,765	3,279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin Affordable Housin																					1			84,506 0
Cash Flo		-1,069	-79,024	-127,234	-132,501	-72,223	276,090	280,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-84,506
Opening Baland Closing Baland	ce 0	-66,877	-145,901	-273,135	-405,636	-477,859	-201,769	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	78,807	-5,700
																		-			*			

ITE NAME Site 19	Brown Plot																							
ICOME Av Size		Number		Price	GDV	GIA		DEVELOPME	NT COSTS							lanning fee ca					Build Cost	/m2		
m2	2	1		£/m2	£	m2		LAND			/unit or m2	Total				lanning app fei lo dwgs	dwgs 1	rate			BCIS FHS	1,071	0.00%	%
ket Housing 120.0	100%	1		1,850	222,000	120			Land Stamp Duty		-11,699	0	-11,699			lo dwgs under lo dwgs over 5(1 0	462 138	462 0		Energy Design	0		
red Ownership 120.0	0%	0		1,295	0	0			Easements etc. Legals Acquisitio	n	1.50%	0 -175			L			Total	462		Acc & Adpt Water	1		
dable Rent 120.0	0%	0		1,200	0	0		PLANNING													Small Sites Site Costs	0	0% 11%	
al Rent 120.0	0%	0		1,035	0	0		LAMMINO	Planning Fee Architects		4.00%	462 6,610				tamp duty cak	- Residual		-11,699		Site Costs	1,186	1170	
at and Subsidy Shared Owners				0					QS / PM		0.50%	826				and payment			-11,000					
Affordable Ren Social Rent	t			0	0				Planning Consult Other Profession		1.00% 2.50%	1,652 4,131												
AREA - Net 0.03		30	/ha		222,000	120		CONSTRUCT																
E AREA - Gross 0.03	3 ha	30	/ha						Build Cost - BCIS s106 / CIL	5 Based	1,186	142,304 1,600			L			Total	0					
es per Quarter 0									Contingency Abnormals		5.00%	7,115 14,230				tamp duty cale and payment			16,000					
it Build Time 3	Quarters				RUN Residual M.	ACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	0% 0%						
sidual Land Value	Whole Site -11,699	-350,979	-350,979		Clos	sing balance = (0		Fees Interest		6.50%	0				500,000 1,000,000	3% 4%	0% 0%						
rnative Use Value ft 20%	13,333 2,667		400,000 80,000		RUN CIL MACRO	ctrl+l sing balance = -	-2.183		Legal and Valuati	ion		0	0			above	5%	0% Total	0					
Plus /ha 0 Viability Threshold	0		480,000		Check on phasing dw			SALES	Agents		3.0%	6,660				re CIL s106	1 600 8	£/ Unit (all)			шт	% GDV		_
Viability Threshold			400,000	[corre				Legals		0.5%	1,110			Ľ	IE CIL 3100		Total	1,600			0.00%	0	0
litional Profit	-20,342	-170							Misc.			0	7,770	174,827		ost CIL s106	1,600	£/ Unit (all)	1,600					
								Developers P	rofit Market Housing Affordable Housi		17.50% 17.50%			38,850	C	IL	0	£/m2 Total	1,600					
SIDUAL CASH FLOW FOR INTERES		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
DME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	_
ΓS Started tet Housing			1	0	0	0	222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
red Ownership rdable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent t and Subsidy				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	222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
NDITURE p Duty	0																							
nents etc. s Acquisition	0 -175																							
ing Fee	462																							
tects	3,305 413		3,305 413																					
ing Consultants	826		826																					
Professional	2,066		2,066																					
Cost - BCIS Base /CIL		0	47,435 533	47,435 533	47,435 533	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency irmals		0	2,372 4,743	2,372 4,743	2,372 4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nce Fees	0																							
I and Valuation	0																							
nts Is	0	0	0	0	0	0	6,660 1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND PROFI		0	0 61,693	55,083	55,083	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
					-																			
Residual Valuation Land Interes		0	0	924	1,835	2,760	2,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing	1	J	U	924	1,830	2,/00	2,804	U	"	U	U	U		U	U	U	U	U	U	U		U	U	
Affordable Housing			64.600	FP 447	FC 211	0.700	04	_				_	_						_	_			_	
Cash Flow Opening Balan		0	-61,693	-56,008	-56,918	-2,760	211,426	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Closing Balance	4,803	4,803	-56,890	-112,898	-169,816	-172,576	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	38,850	
H FLOW FOR CIL ADDITIONAL PR		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
OME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
INCOME	0	0	0	0	0	0	222,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE	16,000																							
p Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nents etc. s Acquisition	0 240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Fee	462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ects	3,305 413	0	3,305 413	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ng Consultants Professional	826 2,066	0	826 2,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base	0	0	47,435	47,435	47,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NTIAL CIL	_	· 🗖	-20,342	,	1,600	0	0	0	0	0	0	0	l o	0	0	0	0	0	0	0	0	0	0	
IL s106 gency	0	0	2,372	2,372	2,372	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
mals	0	0	4,743	4,743	4,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ce Fees 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	6,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ls	0	0	0	0	0	0	1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	40,818	54,550	56,150	0	7,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
s	23,312								1				I								1			
S	23,312															I								
S BEFORE LAND INT AND PROFI IL calculation	t	379	385	1,055	1,958	2,902	2,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S IS BEFORE LAND INT AND PROFI	t 3	379	385	1,055	1,958	2,902	2,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing	t 3	379	385	1,055	1,958	2,902	2,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

NCOME Av Siz	Urban Flats 75			Delete	- 001	GIA	ı	DEVELOPMEN	IT COSTS						-	N					Build Cost	/m2		
COME Av Siz		Number 75		Price £/m2					NI COSIS						F	Planning fee ca Planning app fer	dwgs	rate			BCIS	1,382		
rket Housing 62.	2.5 85%	64		2,000	7,968,750	3,984		LAND	Land		/unit or m2 -22,528	Total	-1,689,594		N	No dwgs No dwgs under	75 50	462	23,100		FHS Energy	0	0.009	%
ared Ownership 39.	9.0 4%	3		1,400	153,563	110			Stamp Duty Easements etc.			0			N	No dwgs over 50	25	138 Total	3,450 26,550		Design Acc & Adpt	0		
rdable Rent 39.	0.0 11%	8		1,200	394,875	329			Legals Acquisition	1	1.50%	-25,344	-25,344								Water Small Sites	0	09	1%
ial Rent 39.	0.0 0%	0		1,035	5 0	0		PLANNING	Planning Fee			26,550			s	Stamp duty calc	- Residual				Site Costs	78 1,460	69	%
int and Subsidy Shared Owner	ership			0	0				Architects QS / PM		4.00% 0.50%	301,959 37,745			L	and payment			-1,689,594					
Affordable Re Social Rent	ent			0	0 0				Planning Consulta Other Professiona		1.00% 2.50%	75,490 188,724												
	50 ha 77 ha	150 97			8,517,188	4,423		CONSTRUCTI	ON Build Cost - BCIS s106 / CIL Contingency	Based	1,460 5.00%	6,459,968 120,000 322,998			<u></u>	Stamp duty cal	- Add Profit	Total	0					
es per Quarter 0 Build Time 3	Quarters Whole Site	Der he NET	Per ha GROSS		RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Abnormals			645,997				and payment 125,000 250,000 500,000	0% 1% 3%	0% 0% 0%	370,968					
idual Land Value mative Use Value ft 20%	-1,689,594 309,140 61,828	-3,379,188			RUN CIL MACE				Interest Legal and Valuation	on	6.50%	0	0			1,000,000 above	4% 5%	0% 0% Total	0					
Plus /ha 0 Viability Threshol		£/m2	480,000	l	Check on phasing cor			SALES	Agents Legals Misc.		3.0% 0.5%	255,516 42,586 0		6,762,593	F	Pre CIL s106		E/ Unit (all) Total	120,000		LIT	% GDV 0.00%		0
ditional Profit	-2,998,600	-753	ĺ					Developers Pr	ofit Market Housing Affordable Housi		17.50% 17.50%			1,394,531 95,977		Post CIL s106 CIL	1,600 0	£/ Unit (all) £/m2 Total	120,000 0 120,000					
SIDUAL CASH FLOW FOR INTERES	ST Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
OME TS Started			25	25	25																			
ket Housing ired Ownership				0	0	0	2,656,250 51,188	2,656,250 51,188	2,656,250 51,188	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ordable Rent				0	0	0	131,625	131,625	131,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
at Rent at and Subsidy INCOME	0	0	0	0	0	0	2,839,063	2,839,063	2,839,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE	1			•			2,339,003	2,000,000	2,000,000	•	,	v	· ·			U	v							
np Duty ements etc. als Acquisition	0 0 -25,344																							
ning Fee	26,550		450.070																					
itects	150,979 18,872		150,979 18,872																					
ning Consultants er Professional	37,745 94,362		37,745 94,362																					
d Cost - BCIS Base		0	717,774	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6/CIL tingency		0	13,333 35,889	26,667 71,777	40,000 107,666	26,667 71,777	13,333 35,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ormals		0	71,777	143,555	215,332	143,555	71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees al and Valuation	0																							
	0	0	0	0	0	0	85.172	85.172	85.172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nts als	0	0	0	0	0	0	85,172 14,195	85,172 14,195	85,172 14,195	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
:. STS BEFORE LAND INT AND PROF	FIT 303,165	0	1,140,732	1,677,547	2,516,321	1,677,547	938,141	99,367	99,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
Panidual Valueties	od	i																						
Residual Valuation Lan	est	0	0	0	23,268	64,536	92,845	63,463	19,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housin Affordable Housin																								
Cash Flow	1,386,430	0	-1,140,732	-1,677,547	-2,539,589	-1,742,083	1,808,077	2,676,232	2,719,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balan Closing Balan		1,386,430	245,697	-1,431,850	-3,971,438	-5,713,522	-3,905,445	-1,229,213	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	1,490,508	
SH FLOW FOR CIL ADDITIONAL PR	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	_
OME As Above INCOME	0	0	0	0	0	0	2,839,063	2,839,063	2,839,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PENDITURE																								
d	370,968																							
np Duty ements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
als Acquisition	5,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Fee itects	26,550 150,979	0	0 150,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ning Consultants	18,872 37,745	0	18,872 37,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	94,362	0	94,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	717,774 -2,998,600	1,435,548	2,153,323	1,435,548	717,774	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
er Professional d Cost - BCIS Base	0			74 7	40,000	40,000	40,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Professional I Cost - BCIS Base ENTIAL CIL CIL s106		0	35,889 71,777	71,777 143,555	107,666 215,332	71,777 143,555	35,889 71,777	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
or Professional If Cost - BCIS Base TENTIAL CIL CIL s106 tingency	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Professional I Cost - BCIS Base FENTIAL CIL CIL s106 ingency ormals nce Fees	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
r Professional I Cost - BCIS Base FENTIAL CIL CIL s106 ingency ormals nce Fees	0	0	0						1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
or Professional d Cost - BCIS Base TENTIAL CIL CIC IS 108 tingency ormals unce Fees al and Valuation	0		0 0	0	0	0	85,172 14,195	85,172 14,195	85,172 14,195	0	0	0	0	U				0	0	0	0	0	0	
or Professional d Cost - BCIS Base TENTIAL CIL CIC LISTO tification tingency ormals ance Fees al and Valuation ents als c.	0 0 0 0 0 0	0 0 0	0 0 0	0	0	0	14,195 0	14,195 0	14,195 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
er Professional d Cost - BCIS Base TENTIAL CIL t CIL st06 titingency ormals ance Fees al and Valuation rits als	0 0 0 0 0 0	0 0	0		0	0	14,195	14,195	14,195	0	0		0		0	0	0					0 0 0		
ar Professional d Cost - BCIS Base TENTIAL CIL LCIL st06 tingency ormals nnce Fees al and Valuation nnts als b: CIL stSSBEFORE LAND INT AND PROF	0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 -1,871,201	0 0 1,650,881	0 0 2,516,321	0 0 1,690,881	14,195 0 964,808	14,195 0 99,367	14,195 0 99,367	0	0	0	0	0		0		0	0	0	0	0	0	
or Professional of Cost - BCIS Base ENTIAL CIL CIL st06 dingency ormals al and Valuation ents dis dis CITS BEFORE LAND INT AND PROF CIL calculation Interer Market Housin	0 0 0 0 0 0 705,041	0 0 0	0 0 0	0	0	0	14,195 0	14,195 0	14,195 0	0	0	0	0	0	0		0	0	0	0	0	0	0	
r Professional d Cost - BCIS Base ENTIAL CIL CIL = 106 ingency ormals noe Fees al and Valuation ints als bits BEFORE LAND INT AND PROF CIL calculation	0 0 0 0 0 0 0 705,041	0 0 0 0	0 0 0 -1,871,201	0 0 1,650,881	0 0 2,516,321	0 0 1,690,881	14,195 0 964,808	14,195 0 99,367	14,195 0 99,367	0	0	0	0	0		0		0	0	0	0	0	0	

SITE NAME	Site 21 U	ban Flats 20]																
INCOME	Av Size m2	%	Number 20		Price £/m2				DEVELOPMEN	NT COSTS							Planning fee ca		rate		1	Build Cost BCIS	/m2 1,143		
Market Housing	57.6	85%	17		2,000				LAND	Land		/unit or m2 -5,061	Total	-101 219			No dwgs	20 20				FHS	0	0.009	6
Market Housing										Stamp Duty		-5,061	c		l		No dwgs under No dwgs over 5		138	0)	Energy Design	0		
Shared Ownership	39.0	4%	1		1,400					Easements etc. Legals Acquisiti		1.50%	-1,518						Total	9,240	01	Acc & Adpt Water	1 0		
Affordable Rent	39.0	11%	2		1,200				PLANNING												-	Small Sites Site Costs	0 65	09 69	
Social Rent	39.0	0%	0		1,035					Planning Fee Architects		4.00%					Stamp duty ca Land payment	lc - Residual		-101,218	8		1,208		
	Shared Ownership Affordable Rent Social Rent				0	0				QS / PM Planning Consu Other Professio		0.50% 1.00% 2.50%	15,563												
SITE AREA - Net SITE AREA - Gross	0.27 ha 0.33 ha		75 60			2,106,250	1,097		CONSTRUCTI	Build Cost - BC s106 / CIL	IS Based	1,208	32,000						Total	0					
Sales per Quarter Unit Build Time	0 3 Q	uarters				RUN Residual	MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	66,275 132,549				Stamp duty ca Land payment 125,000 250,000	lc - Add Profit 0% 1%			L L				
Residual Land Value Alternative Use Value		Whole Site -101,218 133,187	Per ha NET -379,567	400,000]	RUN CIL MACE	losing balance =			Fees Interest Legal and Valua	ation	6.50%	c				500,000 1,000,000 above	3% 4% 5%	0% 0% 0%						
Uplift Plus /ha Viabi	20% 0 sility Threshold	26,637 0 159,824		80,000 0 480,000		Check on phasing	losing balance = dwgs nos rect	322,912	SALES	Agents Legals		3.0% 0.5%					Pre CIL s106	1,600	£/ Unit (all) Total	32,000		LIT	% GDV 0.00%		
Additional Profit		-486,057	£/m2 -496]		COI	Tect		Developers Pr	Misc.		0.376	10,331		1,661,044	l I	Post CIL s106 CIL	1,600	£/ Unit (all)		-		0.00%		<u>*1</u>
										Market Housing Affordable Hou	using	17.50% 17.50%			343,000 25,594				Total		<u> </u>				
RESIDUAL CASH FLOW F	FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started				10	10			000 0	000 1																
Market Housing Shared Ownership					0	0	0	980,000 20,475	980,000 20,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	52,650 0	52,650 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	0	0	0	0	0	0 1,053,125	0 1,053,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		-	-		-			-	-			-	-			-				-				-	
Stamp Duty Easements etc. Legals Acquisition		0 0 -1,518																							
Planning Fee		9,240		24.402																					
Architects QS Planning Consultants Other Professional		31,126 3,891 7,782 19,454		31,126 3,891 7,782 19,454																					
Build Cost - BCIS Base			0	220,915	441,831	441,831	220,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency Abnormals			0 0 0	5,333 11,046 22,092	10,667 22,092 44,183	10,667 22,092 44,183	5,333 11,046 22,092	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 0	0 0 0
Finance Fees Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	31,594 5,266	31,594 5,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND IN	NT AND PROFIT	69,974	0	0 321,639	518,772	518,772	259,386	36,859	36,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	-101,218	0	0	4,719	13,226	21,871	26,441	10,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affo	Market Housing ordable Housing Cash Flow	31,244	0	-321,639	-523,491	-531,998	-281,257	989,825	1,005,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	343,000 25,594 -368,594
	Opening Balance Closing Balance	0 31,244	31,244	-290,395	-813,886	-1,345,884	-1,627,140	-637,315	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	368,594	0
<u>'</u>	oomg baidile	U1,477	01,244	200,000	515,000	.,545,004	.,527,140	501,510	J00,J34	300,384	300,384	300,334	J00,J34	300,034	550,554	300,334	300,394	1 300,334	500,594	J00,J34	300,394	, 300,384	300,394	500,334	J
CASH FLOW FOR CIL AD	DITIONAL PROFI		Year 1		04	01	Year 2		04	04	Year 3		04	04	Year 4		04		Year 5		01	04	Year 6		01
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME		0	0	0	0	0	0	1,053,125	1,053,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		159,824																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 2,397	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		31,126 3,891	0	31,126 3,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		7,782 19,454	0	7,782 19,454	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	
Build Cost - BCIS Base POTENTIAL CIL		U	U	220,915 -486,057	441,831	441,831	220,915	0																	0
Post CIL s106 Contingency		0	0	11,046	22,092	16,000 22,092	16,000 11,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	22,092	44,183	44,183	22,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees 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
Agents		0	0	0	0	0	0	31,594	31,594	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	5,266	5,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND IN	NT AND PROFIT	U	0	-169,752	508,105	_	270,053	36,859	36,859	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest		3,798	3,860	1,164	9,439	18,110	22,792	6,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Market Housing ordable Housing																								251,990 25,594
0	Cash Flow Opening Balance Closing Balance	-233,714 0 -233,714	-3,798 -237,512	165,893 -71,619	-509,269 -580,888	-533,545 -1,114,433	-288,162 -1,402,595	993,473	1,009,617 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	0 600,496	-277,584 322,912
							_	_	_		_	_	_		_		_	_	_	_	_	_	_	_	_

Appendix 10 – Appraisal Results. Varied Developer's Return

			EUV	BLV						
		% Market Housing			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable Housing			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 8	Large Brown 500	Central S	400,000	480,000	86,438	65,142	10,502	-20,028	-75,796	-116,846
Site 9	Large Brown 150	Central S	400,000	480,000	7,918	-19,745	-84,862	-120,725	-180,060	-226,478
Site 10	Large Brown 60	Central S	400,000	480,000	-6,518	-33,609	-99,899	-134,515	-194,567	-238,089
Site 11	Medium Brown 25	Central S	400,000	480,000	-28,386	-57,870	-138,803	-176,478	-251,576	-299,501
Site 12	Medium Brown 15	Central S	400,000	480,000	166,873	134,886	70,567	29,694	-25,739	-75,976
Site 16	Small Brown 11	Central S	400,000	480,000	194,161	172,896	81,420	54,247	-32,677	-66,294
Site 17	Small Brown 7	Central S	400,000	480,000	507,394	507,394	335,102	335,102	162,811	162,811
Site 18	Small Brown 4	Central S	400,000	480,000	398,517	398,517	269,077	269,077	139,637	139,637
Site 19	Brown Plot	Central S	400,000	480,000	-197,558	-197,558	-350,979	-350,979	-504,775	-504,775
Site 20	Urban Flats 75	Central S	400,000	480,000	-3,269,336	-3,324,542	-3,462,630	-3,533,171	-3,655,925	-3,741,801
Site 21	Urban Flats 20	Central S	400,000	480,000	-912,616	-946,787	-1,022,968	-1,066,631	-1,133,320	-1,186,852

	1		EUV	BLV						
		% Market Housing			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable Housing			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Green 350	North Sunderland	20,000	374,000	387,705	368,642	318,761	294,000	247,078	214,975
Site 2	Large Green 175	North Sunderland	20,000	374,000	328,914	308,225	254,217	227,551	179,340	146,877
Site 3	Large Green 175 LD	North Sunderland	20,000	374,000	477,083	458,948	407,646	384,150	337,955	309,351
Site 4	Large Green 75	North Sunderland	20,000	374,000	745,000	721,457	656,368	626,286	567,103	529,885
Site 5	Medium Green 35	North Sunderland	20,000	374,000	871,935	845,636	763,582	729,978	655,230	614,320
Site 6	Medium Green 35 LD	North Sunderland	20,000	374,000	753,360	729,492	654,725	624,227	556,091	518,962
Site 7	Medium Green 15	North Sunderland	50,000	410,000	1,101,460	1,066,731	985,337	940,962	869,215	815,193
Site 8	Large Brown 500	North Sunderland	400,000	480,000	86,438	65,142	10,502	-20,028	-75,796	-116,846
Site 9	Large Brown 150	North Sunderland	400,000	480,000	7,918	-19,745	-84,862	-120,725	-180,060	-226,478
Site 10	Large Brown 60	North Sunderland	400,000	480,000	-6,518	-33,609	-99,899	-134,515	-194,567	-238,089
Site 11	Medium Brown 25	North Sunderland	400,000	480,000	-28,386	-57,870	-138,803	-176,478	-251,576	-299,501
Site 12	Medium Brown 15	North Sunderland	400,000	480,000	166,873	134,886	70,567	29,694	-25,739	-75,976
Site 13	Small Green 7	North Sunderland	50,000	410,000	1,822,358	1,822,358	1,669,397	1,669,397	1,516,436	1,516,436
Site 14	Small Green 4	North Sunderland	50,000	410,000	1,607,741	1,607,741	1,464,998	1,464,998	1,320,943	1,320,943
Site 15	Green Plot	North Sunderland	50,000	410,000	1,389,638	1,389,638	1,247,205	1,247,205	1,104,772	1,104,772
Site 16	Small Brown 11	North Sunderland	400,000	480,000	194,161	172,896	81,420	54,247	-32,677	-66,294
Site 17	Small Brown 7	North Sunderland	400,000	480,000	507,394	507,394	335,102	335,102	162,811	162,811
Site 18	Small Brown 4	North Sunderland	400,000	480,000	398,517	398,517	269,077	269,077	139,637	139,637
Site 19	Brown Plot	North Sunderland	400,000	480,000	-197,558	-197,558	-350,979	-350,979	-504,775	-504,775
Site 20	Urban Flats 75	North Sunderland	400,000	480,000	-1,877,714	-1,935,765	-2,112,011	-2,186,186	-2,346,308	-2,436,608
Site 21	Urban Flats 20	North Sunderland	400,000	480,000	-127,084	-161,875	-258,077	-303,988	-391,837	-447,729



			EUV	BLV						
		% Market Housing			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable Housing			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Green 350	South Sunderland	20,000	374,000	886,977	868,752	809,928	785,376	731,890	700,163
Site 2	Large Green 175	South Sunderland	20,000	374,000	873,887	852,202	784,492	756,333	694,640	660,359
Site 3	Large Green 175 LD	South Sunderland	20,000	374,000	707,710	689,122	632,055	607,919	556,029	526,645
Site 4	Large Green 75	South Sunderland	20,000	374,000	1,032,976	1,008,792	936,287	905,386	838,874	800,643
Site 5	Medium Green 35	South Sunderland	20,000	374,000	1,214,060	1,187,045	1,095,857	1,061,337	977,654	935,630
Site 6	Medium Green 35 LD	South Sunderland	20,000	374,000	1,064,780	1,040,262	957,178	925,849	849,577	811,437
Site 7	Medium Green 15	South Sunderland	50,000	410,000	1,461,939	1,426,265	1,335,260	1,289,676	1,208,581	1,153,088
Site 8	Large Brown 500	South Sunderland	400,000	480,000	86,438	65,142	10,502	-20,028	-75,796	-116,846
Site 9	Large Brown 150	South Sunderland	400,000	480,000	7,918	-19,745	-84,862	-120,725	-180,060	-226,478
Site 10	Large Brown 60	South Sunderland	400,000	480,000	-6,518	-33,609	-99,899	-134,515	-194,567	-238,089
Site 11	Medium Brown 25	South Sunderland	400,000	480,000	-28,386	-57,870	-138,803	-176,478	-251,576	-299,501
Site 12	Medium Brown 15	South Sunderland	400,000	480,000	166,873	134,886	70,567	29,694	-25,739	-75,976
Site 13	Small Green 7	South Sunderland	50,000	410,000	1,822,358	1,822,358	1,669,397	1,669,397	1,516,436	1,516,436
Site 14	Small Green 4	South Sunderland	50,000	410,000	1,607,741	1,607,741	1,464,998	1,464,998	1,320,943	1,320,943
Site 15	Green Plot	South Sunderland	50,000	410,000	1,389,638	1,389,638	1,247,205	1,247,205	1,104,772	1,104,772
Site 16	Small Brown 11	South Sunderland	400,000	480,000	194,161	172,896	81,420	54,247	-32,677	-66,294
Site 17	Small Brown 7	South Sunderland	400,000	480,000	507,394	507,394	335,102	335,102	162,811	162,811
Site 18	Small Brown 4	South Sunderland	400,000	480,000	398,517	398,517	269,077	269,077	139,637	139,637
Site 19	Brown Plot	South Sunderland	400,000	480,000	-197,558	-197,558	-350,979	-350,979	-504,775	-504,775
Site 20	Urban Flats 75	South Sunderland	400,000	480,000	-3,468,139	-3,522,938	-3,655,576	-3,725,598	-3,843,013	-3,928,257
Site 21	Urban Flats 20	South Sunderland	400,000	480,000	-1,025,231	-1,059,149	-1,132,239	-1,175,780	-1,240,482	-1,294,102
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			EUV	BLV						
		% Market Housing			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable Housing			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Green 350	Washington	20,000	374,000	731,635	712,739	657,661	633,516	581,216	549,912
Site 2	Large Green 175	Washington	20,000	374,000	703,583	682,257	618,781	591,089	533,608	499,896
Site 3	Large Green 175 LD	Washington	20,000	374,000	563,568	545,288	491,800	468,063	419,733	390,836
Site 4	Large Green 75	Washington	20,000	374,000	852,991	829,208	761,338	730,948	669,017	631,420
Site 5	Medium Green 35	Washington	20,000	374,000	1,000,232	973,664	888,185	854,238	776,139	734,811
Site 6	Medium Green 35 LD	Washington	20,000	374,000	870,143	846,031	768,145	737,336	666,148	628,640
Site 7	Medium Green 15	Washington	50,000	410,000	1,236,639	1,201,556	1,116,558	1,071,730	996,477	941,903
Site 8	Large Brown 500	Washington	400,000	480,000	86,438	65,142	10,502	-20,028	-75,796	-116,846
Site 9	Large Brown 150	Washington	400,000	480,000	7,918	-19,745	-84,862	-120,725	-180,060	-226,478
Site 10	Large Brown 60	Washington	400,000	480,000	-6,518	-33,609	-99,899	-134,515	-194,567	-238,089
Site 11	Medium Brown 25	Washington	400,000	480,000	-28,386	-57,870	-138,803	-176,478	-251,576	-299,501
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Site 12 Medium Brown 15

Site 13 Small Green 7

Site 14 Small Green 4

Site 16 Small Brown 11

Site 17 Small Brown 7

Site 18 Small Brown 4

Site 20 Urban Flats 75

Site 21 Urban Flats 20

Site 19 Brown Plot

Site 15 Green Plot



-75,976

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			EUV	BLV						
		% Market Housing			15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
		% Affordable Housing			6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Green 350	Coalfield	20,000	374,000	600,316	581,688	529,708	504,357	454,561	423,700
Site 2	Large Green 175	Coalfield	20,000	374,000	560,528	539,460	479,584	452,283	398,342	365,107
Site 3	Large Green 175 LD	Coalfield	20,000	374,000	442,489	424,412	373,985	350,584	305,244	276,757
Site 4	Large Green 75	Coalfield	20,000	374,000	701,803	678,356	614,380	584,421	526,337	489,272
Site 5	Medium Green 35	Coalfield	20,000	374,000	820,616	794,425	713,741	680,274	606,866	566,123
Site 6	Medium Green 35 LD	Coalfield	20,000	374,000	706,647	682,877	609,358	578,984	512,068	475,091
Site 7	Medium Green 15	Coalfield	50,000	410,000	1,047,388	1,012,801	932,849	888,655	818,310	764,508
Site 8	Large Brown 500	Coalfield	400,000	480,000	86,438	65,142	10,502	-20,028	-75,796	-116,846
Site 9	Large Brown 150	Coalfield	400,000	480,000	7,918	-19,745	-84,862	-120,725	-180,060	-226,478
Site 10	Large Brown 60	Coalfield	400,000	480,000	-6,518	-33,609	-99,899	-134,515	-194,567	-238,089
Site 11	Medium Brown 25	Coalfield	400,000	480,000	-28,386	-57,870	-138,803	-176,478	-251,576	-299,501
Site 12	Medium Brown 15	Coalfield	400,000	480,000	166,873	134,886	70,567	29,694	-25,739	-75,976
Site 13	Small Green 7	Coalfield	50,000	410,000	1,822,358	1,822,358	1,669,397	1,669,397	1,516,436	1,516,436
Site 14	Small Green 4	Coalfield	50,000	410,000	1,607,741	1,607,741	1,464,998	1,464,998	1,320,943	1,320,943
Site 15	Green Plot	Coalfield	50,000	410,000	1,389,638	1,389,638	1,247,205	1,247,205	1,104,772	1,104,772
Site 16	Small Brown 11	Coalfield	400,000	480,000	194,161	172,896	81,420	54,247	-32,677	-66,294
Site 17	Small Brown 7	Coalfield	400,000	480,000	507,394	507,394	335,102	335,102	162,811	162,811
Site 18	Small Brown 4	Coalfield	400,000	480,000	398,517	398,517	269,077	269,077	139,637	139,637
Site 19	Brown Plot	Coalfield	400,000	480,000	-197,558	-197,558	-350,979	-350,979	-504,775	-504,775
Site 20	Urban Flats 75	Coalfield	400,000	480,000	-1,877,714	-1,935,765	-2,112,011	-2,186,186	-2,346,308	-2,436,608
Site 21	Urban Flats 20	Coalfield	400,000	480,000	-127,084	-161,875	-258,077	-303,988	-391,837	-447,729





Appendix 11 – Appraisal Results. Impact of Value and Cost Change

	+20%		494,876	528,020	479,666	550,688	666,378	804,771	1,444,672	1,095,258	594,681	-2,263,157	-347,568		~100		785,376	756,333	876,442	1,240,305	1,458,969	1,287,796	1,708,134	494,876	528,020	479,666	550,688	666,378	2,652,645	2,361,307	2,147,380	804,771	1,444,672	1,095,258	594,681	-666,382	541,099
	+15%		371,001	367,797	328,925	374,249	511,751	619,513	1,170,837	888,713	359,392	-2,580,661	-527,334		715%		663,888	624,138	753,369	1,086,801	1,276,721	1,121,904	1,516,341	371,001	367,797	328,925	374,249	511,751	2,406,833	2,137,916	1,922,336	619,513	1,170,837	888,713	359,392	-1,045,081	331,900
	+10%		244,206	207,575	178,184	193,783	353,092	432,064	893,564	682,167	124,103	-2,898,164	-707,099		710%		541,479	491,942	630,296	933,296	1,094,473	956,012	1,324,548	244,206	207,575	178,184	193,783	353,092	2,161,021	1,914,526	1,697,293	432,064	893,564	682,167	124,103	-1,423,780	120,915
	42 %		115,054	47,117	23,652	8,653	191,939	243,155	614,333	475,622	-111,186	-3,215,668	-886,865		705	2	417,740	359,746	507,223	779,791	912,225	790,119	1,132,755	115,054	47,117	23,652	8,653	191,939	1,915,209	1,691,135	1,472,249	243,155	614,333	475,622	-111,186	-1,802,479	-90,070
	%0		-20,028	-120,725	-134,515	-176,478	29,694	54,247	335,102	269,077	-350,979	-3,533,171	-1,066,631		%0	5	294,000	227,551	384,150	626,286	729,978	624,227	940,962	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-2,186,186	-303,988
	-2%		-169,667	-292,757	-297,225	-367,647	-132,550	-134,661	55,871	62,532	-593,977	-3,850,675	-1,247,747		-5%	5	167,443	95,355	261,077	472,781	547,730	458,335	749,169	-169,667	-292,757	-297,225	-367,647	-132,550	1,423,585	1,235,132	1,022,161	-134,661	55,871	62,532	-593,977	-2,571,039	-521,886
	%0t-		-340,373	-467,774	-461,645	-558,843	-299,540	-328,483	-223,360	-144,013	-836,975	-4,170,725	-1,430,434		-10%	2	38,677	-40,207	138,004	319,276	365,482	292,443	557,376	-340,373	-467,774	-461,645	-558,843	-299,540	1,177,773	1,005,266	797,117	-328,483	-223,360	-144,013	-836,975	-2,955,892	-739,784
		+50%	-734,169	-878,184	-846,863	-1,007,241	-659,498	-722,004	-707,529	-495,665	-1,379,765	-5,556,618	-2,029,155			+20%	-203,418	-296,158	-52,685	115,458	120,623	59,223	321,304	-734,169	-878,184	-846,863	-1,007,241	-659,498	1,022,354	843,630	605,175	-722,004	-707,529	-495,665	-1,379,765	-4,197,438	-1,256,223
		+15%	-543,431	-685,219	-666,437	-797,783	-485,161	-524,010	-442,237	-300,896	-1,122,568	-5,048,813	-1,788,131			+15%	-68,123	-159,855	59,329	243,165	275,000	204,093	479,233	-543,431	-685,219	-666,437	-797,783	-485,161	1,185,151	1,000,332	765,683	-524,010	-442,237	-300,896	-1,122,568	-3,694,625	-1,018,164
		+10%	-352,694	-494,066	-487,504	-589, 606	-311,581	-328,619	-179,298	-108,570	-865,372	-4,541,008	-1,547,108			+10%	58,436	-27,121	167,603	370,872	426,659	344,138	634,002	-352,694	-494,066	-487,504	909'689-	-311,581	1,346,567	1,155,221	926,190	-328,619	-179,298	-108,570	-865,372	-3,191,812	-780,105
		+2%	-176,716	-306,001	-310,250	-383,028	-138,592	-134,969	77,902	80,254	-608,175	-4,035,984	-1,306,084		İ	+2%	177,145	101,591	275,876	498,579	578,318	484,182	787,482	-176,716	-306,001	-310,250	-383,028	-138,592	1,507,982	1,310,109	1,086,697	-134,969	77,902	80,254	-608,175	-2,688,999	-542,047
		%0	-20,028	-120,725	-134,515	-176,478	29,694	54,247	335,102	269,077	-350,979	-3,533,171	-1,066,631			%0	294,000	227,551	384,150	626,286	729,978	624,227	940,962	-20,028	-120,725	-134,515	-176,478	29,694	1,669,397	1,464,998	1,247,205	54,247	335,102	269,077	-350,979	-2,186,186	-303,988
		%9-	121,149	59,815	36,485	23,800	197,981	243,463	592,302	457,901	-97,132	-3,030,358	-828,572			-2%	407,932	353,511	492,423	753,992	881,637	764,272	1,094,442	121,149	59,815	36,485	23,800	197,981	1,830,812	1,618,269	1,407,712	243,463	592,302	457,901	-97,132	-1,684,959	-70,263
		-10%	255,472	232,499	202,646	223,606	364,944	432,679	849,502	646,724	152,212	-2,527,545	-590,513			-10%	521,864	479,470	969'009	881,699	1,033,296	904,317	1,247,922	255,472	232,499	202,646	223,606	364,944	1,992,227	1,768,795	1,568,220	432,679	849,502	646,724	152,212	-1,188,740	160,529
BLV			480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	N N			374,000	374,000	374,000	374,000	374,000	374,000	410,000	480,000	480,000	480,000	480,000	480,000	410,000	410,000	410,000	480,000	480,000	480,000	480,000	480,000	480,000
EUV			400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	EUV				20,000	20,000	20,000	20,000	20,000	50,000	400,000	400,000	400,000	400,000	400,000	50,000	50,000	50,000	400,000	400,000	400,000	400,000	400,000	400,000
	House Prices	SIDB	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S	Central S		House Prices	BCIS	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland	North Sunderland
			Large Brown 500	Large Brown 150	Large Brown 60	Medium Brown 25	Medium Brown 15	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20				Large Green 350	Large Green 175	Large Green 175 LD		Medium Green 35	Medium Green 35 LD North Sunderland	Medium Green 15	Large Brown 500		Large Brown 60	Medium Brown 25	Medium Brown 15	Small Green 7	Small Green 4	Green Plot	Small Brown 11	Small Brown 7	Small Brown 4	Brown Plot	Urban Flats 75	Urban Flats 20
			Site 8	Site 9	Site 10	Site 11	Site 12	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21				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 21



374,000 374,000 374,000	-10%	~£~						-10%	E0/	%U				-
374,000 374,000 374,000	-10%	-5%					1	200	-5%		45%	+10%	+15%	+20%
374,000 374,000 374,000		5	%0	+2%	+10%	+15%	+20%							
374,000	1,008,026	896,701	785,376	674,052	561,095	447,163	333,231	491,984	639,590				1,222,734	1,367,403
	1,008,253	882,293	756,333	630,373	504,414	378,454	252,494	439,064	597,698	756,333	3 914,968	1,073,602	1,232,237	1,390,872
l	824,466	716,192	607,919	499,645	391,372	283,098	174,825	339,396	473,657	607,919	742,180	876,442	1,010,703	1,144,965
0,000 374,000	1,160,799	1,033,092	905,386	619,117	649,972	522,265	394,558	570,466	737,926	986,386	1,072,846	1,240,305	1,407,765	1,575,225
	1,364,656	1,212,997	1,061,337	909,678	758,019	606,359	454,700	902,599	862,522	1,061,337	1,260,153		1,657,784	1,856,600
0,000 374,000	1,205,939	1,065,894	925,849	785,805	645,760	505,715	365,670	563,903	744,876	925,849	1,106,823		1,468,769	1,649,743
0,000 410,000	1,596,636	1,443,156	1,289,676	1,136,196	982,716	829,237	675,757	871,219	1,080,448	1,289,676	1,498,905	1,708,134	1,917,362	2,126,591
400,000 480,000	255,472	121,149	-20,028	-176,716	-352,694	-543,431	-734,169	-340,373	-169,667	-20,028	3 115,054	244,206	371,001	494,876
400,000 480,000	232,499	59,815	-120,725	-306,001	-494,066	-685,219	-878,184	-467,774	-292,757	-120,725	5 47,117	207,575	367,797	528,020
400,000 480,000	202,646	36,485	-134,515	-310,250	-487,504	-666,437	-846,863	-461,645	-297,225	-134,515	5 23,652	178,184	328,925	479,666
400,000 480,000	223,606	23,800	-176,478	-383,028	-589,606	-797,783	-1,007,241	-558,843	-367,647	-176,478	3 8,653	193,783	374,249	550,688
	364,944	197,981	29,694	-138,592	-311,581	-485,161	-659,498	-299,540	-132,550	29,694	191,939	353,092	511,751	666,378
	1,992,227	1,830,812	1,669,397	1,507,982	1,346,567	1,185,151	1,022,354	1,177,773	1,423,585	1,669,397	1,915,209	2,161,021	2,406,833	2,652,645
	1,768,795	1,618,269	1,464,998	1,310,109	1,155,221	1,000,332	843,630	1,005,266	1,235,132	1,464,998	_		2,137,916	2,361,307
50,000 410,000	1,568,220	1,407,712	1,247,205	1,086,697	926,190	765,683	605,175	797,117	1,022,161	1,247,205	L.	1,697,293	1,922,336	2,147,380
	432,679	243,463	54.247	-134,969	-328,619	-524,010	-722,004	-328,483	-134,661	54,247	7 243,155	432,064	619,513	804,771
400,000 480,000	849,502	592,302	335,102	77,902	-179,298	-442,237	-707,529	-223,360	55,871	335,102	614,333	893,564	1,170,837	1,444,672
400,000 480,000	646,724	457,901	269,077	80,254	-108,570	-300,896	-495,665	-144,013	62,532	269,077	475,622	682,167	888,713	1,095,258
400,000 480,000	152,212	-97,132	-350,979	-608,175	-865,372	-1,122,568	-1,379,765	-836,975	-593,977	-350,979	9 -111,186	124,103	359,392	594,681
480,000	-2,719,972		-3,725,598	-4,228,757	-4,736,561	-5,244,366	-5,752,171	-4,346,723	-4,033,837	-3,725,598	3,417,716	-3,109,833	-2,801,951	-2,494,069
400,000 480,000	-699,462	-937,521	-1,175,780	-1,416,803	-1,657,827	-1,898,851	-2,139,874	-1,530,082	-1,352,931	-1,175,780	1,001,261	-826,943	-652,625	-478,307
EUV BLV														
								-10%	-2%	%0	, +5%	, +10%	+15%	+20%
	-10%	~9~	%0	*45 %	+10%	+15%	+20%							
20,000 374,000	856,166	744,841	633,516	520,352	406,420	291,817	174,494	352,776	493,530	633,516	3 771,709	909,902	1,048,095	1,186,288
20,000 374,000	843,008	717,048	591,089	465,129	339,169	213,209	87,250	290,344	440,716	591,086	741,461		1,042,206	1,192,578
20,000 374,000	684,610	576,336	468,063	359,790	251,516	143,243	34,969	213,526	340,794	468,063	3 595,332	722,600	849,869	977,138
	986,362	858,655	730,948	603,241	475,534	347,828	220,121	413,472	572,210	730,948	3 889,686	1,048,424	1,207,162	1,365,900
	1,157,556	1,005,897	854,238	702,578	550,919	399,260	247,600	477,316	665,777	854,238	1	1,231,159	1,419,620	1,608,080
20,000 374,000	1,017,425	877,380	737,336	597,291	457,246	317,201	176,701	394,240	565,788	737,336	(0	-	1,251,978	1,423,526
	1,378,690	1,225,210	1,071,730	918,250	764,770	611,290	455,863	675,067	873,399	1,071,730	۲,	1,468,392	1,666,724	1,865,055
400,000 480,000	255,472	121,149	-20,028	-176,716	-352,694	-543,431	-734,169	-340,373	-169,667	-20,028	115,054	244,206	371,001	494,876
	202,439	26,406	124,723	240.250	407 504	CEC 427	-076,104	-401,114 AG4 GAE	207 225	120,720	72 652	470 404	300 006	320,020
	223,606	23.800	-176.478	-383.028	-589.606	. 797.783	-1 007 241	-558.843	-367.647	-176.478	8,653	193.783	374.249	550.688
	364 944	197 981	29 694	-138 592	-311 581	-485 161	-659 498	-299 540	-132 550	29 69	191 939	353 092	511 751	666.378
	1,992,227	1,830,812	1,669,397	1,507,982	1,346,567	1,185,151	1,022,354	1,177,773	1,423,585	1,669,397	7	2.	2,406,833	2,652,645
50,000 410,000	1,768,795	1,618,269	1,464,998	1,310,109	1,155,221	1,000,332	843,630	1,005,266	1,235,132	1,464,998		L	2,137,916	2,361,307
	1,568,220	1,407,712	1,247,205	1,086,697	926,190	765,683	605,175	797,117	1,022,161	1,247,205	1,472,249	1,697,293	1,922,336	2,147,380
400,000 480,000	432,679	243,463	54,247	-134,969	-328,619	-524,010	-722,004	-328,483	-134,661	54,247	243,155	432,064	619,513	804,771
400,000 480,000	849,502	592,302	335,102	77,902	-179,298	-442,237	-707,529	-223,360	55,871	335,102	614,333	893,564	1,170,837	1,444,672
400,000 480,000	646,724	457,901	269,077	80,254	-108,570	-300,896	-495,665	-144,013	62,532	269,077	475,622	682,167	888,713	1,095,258
400,000 480,000	152,212	-97,132	-350,979	-608,175	-865,372	-1,122,568	-1,379,765	-836,975	-593,977	-350,979	9 -111,186	124,103	359,392	594,681
480,000	-1,188,740	-1,684,959	-2,186,186	-2,688,999	-3,191,812	-3,694,625	-4,197,438	-2,955,892	-2,571,039	-2,186,186	3 -1,802,479	-1,423,780	-1,045,081	-666,382
400,000 480,000	160,529	-70,263	-303,988	-542,047	-780,105	-1,018,164	-1,256,223	-739,784	-521,886	-303,988	3 -90,070	120,915	331,900	541,099



			EUV	BLV														
		House Prices										-10%	-2%	%0	+2 %	+10%	+15%	+20%
		BCIS			-10%	-2%	%0	+2%	+10%	+15%	+20%							
Site 1	Large Green 350	Coalfield	20,000	374,000	728,603	617,278	504,357	390,426	275,764	158,441	38,753	234,766	370,100	504,357	637,768	769,583	901,398	1,033,213
Site 2	Large Green 175	Coalfield	20,000	374,000	704,203	578,243	452,283	326,324	200,364	74,404	-55,647	165,419	308,851	452,283	595,715	739,148	882,580	1,026,012
Site 3	Large Green 175 LD Coalfield	Coalfield	20,000	374,000	567,131	458,858	350,584	242,311	134,037	25,579	-87,904	107,795	229,189	350,584	471,979	593,374	714,768	836,163
Site 4	Large Green 75	Coalfield	20,000	374,000	839,834	712,127	584,421	456,714	329,007	201,300	73,190	281,597	433,009	584,421	735,832	887,244	1,038,656	1,190,067
Site 5	Medium Green 35	Coalfield	20,000	374,000	983,593	831,933	680,274	528,615	376,955	225,296	68,471	320,749	500,511	680,274	860,036	1,039,799	1,219,561	1,399,324
Site 6	Medium Green 35 LD Coalfield) Coalfield	20,000	374,000	859,073	719,029	578,984	438,939	298,894	157,864	11,751	251,724	415,354	578,984	742,614	906,244	1,069,874	1,233,504
Site 7	Medium Green 15	Coalfield	50,000	410,000	1,195,615	1,042,135	888,655	735,175	581,695	425,410	266,545	509,874	699,477	888,655	1,077,832	1,267,010	1,456,187	1,645,365
Site 8	Large Brown 500	Coalfield	400,000	480,000	255,472	121,149	-20,028	-176,716	-352,694	-543,431	-734,169	-340,373	-169,667	-20,028	115,054	244,206	371,001	494,876
Site 9	Large Brown 150	Coalfield	400,000	480,000	232,499	59,815	-120,725	-306,001	-494,066	-685,219	-878,184	-467,774	-292,757	-120,725	47,117	207,575	367,797	528,020
Site 10	Large Brown 60	Coalfield	400,000	480,000	202,646	36,485	-134,515	-310,250	-487,504	-666,437	-846,863	-461,645	-297,225	-134,515	23,652	178,184	328,925	479,666
Site 11	Medium Brown 25	Coalfield	400,000	480,000	223,606	23,800	-176,478	-383,028	909'689-	-797,783	-1,007,241	-558,843	-367,647	-176,478	8,653	193,783	374,249	550,688
Site 12	Medium Brown 15	Coalfield	400,000	480,000	364,944	197,981	29,694	-138,592	-311,581	-485,161	-659,498	-299,540	-132,550	29,694	191,939	353,092	511,751	666,378
Site 13	Small Green 7	Coalfield	50,000	410,000	1,992,227	1,830,812	1,669,397	1,507,982	1,346,567	1,185,151	1,022,354	1,177,773	1,423,585	1,669,397	1,915,209	2,161,021	2,406,833	2,652,645
Site 14	Small Green 4	Coalfield	20,000	410,000	1,768,795	1,618,269	1,464,998	1,310,109	1,155,221	1,000,332	843,630	1,005,266	1,235,132	1,464,998	1,691,135	1,914,526	2,137,916	2,361,307
Site 15	Green Plot	Coalfield	50,000	410,000	1,568,220	1,407,712	1,247,205	1,086,697	926,190	765,683	605,175	797,117	1,022,161	1,247,205	1,472,249	1,697,293	1,922,336	2,147,380
Site 16	Small Brown 11	Coalfield	400,000	480,000	432,679	243,463	54,247	-134,969	-328,619	-524,010	-722,004	-328,483	-134,661	54,247	243,155	432,064	619,513	804,771
Site 17	Small Brown 7	Coalfield	400,000	480,000	849,502	592,302	335,102	77,902	-179,298	-442,237	-707,529	-223,360	55,871	335,102	614,333	893,564	1,170,837	1,444,672
Site 18	Small Brown 4	Coalfield	400,000	480,000	646,724	457,901	269,077	80,254	-108,570	-300,896	-495,665	-144,013	62,532	269,077	475,622	682,167	888,713	1,095,258
Site 19	Brown Plot	Coalfield	400,000	480,000	152,212	-97,132	-350,979	-608,175	-865,372	-1,122,568	-1,379,765	-836,975	-593,977	-350,979	-111,186	124,103	359,392	594,681
Site 20	Urban Flats 75	Coalfield	400,000	480,000	-1,188,740	-1,684,959	-2,186,186	-2,688,999	-3,191,812	-3,694,625	-4,197,438	-2,955,892	-2,571,039	-2,186,186	-1,802,479	-1,423,780	-1,045,081	-666,382
Site 21	Urban Flats 20	Coalfield	400,000	480,000	160,529	-70,263	-303,988	-542,047	-780,105	-1,018,164	-1,256,223	-739,784	-521,886	-303,988	-90,070	120,915	331,900	541,099





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

