South Staffordshire Council LP Viability - DRAFT Stage 1: Residential Appraisal Summaries



10 Houses (PDL) 20% AH @ VL4 £0 CIL

Development Appraisal DSP

Appraisal Summary for Phase 1 All Phases

Currency in £

-					
REVENUE					
Sales Valuation	Units	m³Sa	ales Rate m²l	Jnit PriceG	ross Sales
Market Housing	8	773.60	3,399.88		2,630,147
AH - SR	1	87.30	897.78	78,376	78,376
AH - FH	1	87.30	2,379.92		207,767
Totals	1 <u>0</u>	948.20	2,070.02	201,101	2,916,290
Totals	10	540.20			2,310,230
NET REALISATION				2,916,290	
				_,,	
OUTLAY					
ACQUISITION COSTS					
Residualised Price (0.33 Ha @ 1,70	4 542 02 /Hect)	562,499		
	-,0-12.02 /11000	/	002,400	562,499	
Stamp Duty			19,125	002,400	
Effective Stamp Duty Rate		3.40%	10,120		
Agent Fee		1.50%	8,437		
Legal Fee		0.75%	4,219		
Legarree		0.7070	4,215	31,781	
				01,701	
CONSTRUCTION COSTS					
Construction	m² E	Build Rate m ²	Cost		
Market Housing	773.60	1,125.00	870,300		
AH - SR	87.30	1,125.00	98,212		
AH - FH	87.30	1,125.00	98,212		
Totals	948.20 m ²	.,	1,066,725		
Contingency		5.00%	72,337		
Site Works & Infrastructure	0.33 ha 50	00,000.00 /ha	165,000		
Biodiversity Net Gain (BNG) PDL		0.20%	2,133		
, ,				1,306,196	
Other Construction					
Externals		15.00%	160,009		
Sustainability		4.00%	42,669		
Electric Vehicle Charging	10.00 un	500.00 /un	5,000		
M4(2) 30%	10.00 un	734.00 /un	7,340		
				215,018	
PROFESSIONAL FEES					
Professional Fees		10.00%	144,674		
				144,674	
DISPOSAL FEES					
Marketing & Sales Agent Fees		3.00%	87,489		
Sales Legal Fee	10.00 un	750.00 /un	7,500		
				94,989	
MISCELLANEOUS FEES					
AH Profit		6.00%	4,703		
Market Profit		17.50%	460,276		
First Homes		12.00%	24,932		
				489,910	
FINANCE					
Debit Rate 6.500%, Credit Rate 0.00	00% (Nominal)			74 000	
Total Finance Cost				71,223	
TOTAL COSTS				2,916,290	
				L,J I U,Z 3U	
PROFIT					
				0	
Performance Measures					
Profit on GDV%		0.00%			

10 Houses South Staffordshire District Council

10 Houses (PDL) 30% AH @ VL4 £0 CIL

Development Appraisal DSP

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation Market Housing AH - SR AH - SO AH - FH Totals	Units 7 1 1 <u>1</u> 10	m&a 676.90 87.30 87.30 <u>87.30</u> 938.80	lles Rate m² L 3,399.88 897.78 2,209.92 2,379.92	328,768 78,376 192,926	ross Sales 2,301,379 78,376 192,926 <u>207,767</u> 2,780,448
NET REALISATION			:	2,780,448	
OUTLAY					
ACQUISITION COSTS Residualised Price (0.33 Ha @ 1,56	9,781.74 /Hect)	518,028	540.000	
Agent Fee Legal Fee		1.50% 0.75%	7,770 3,885	518,028	
				11,050	
CONSTRUCTION COSTS Construction Market Housing AH - SR AH - SO AH - FH Totals Contingency Site Works & Infrastructure Biodiversity Net Gain (BNG) PDL	676.90 87.30 87.30 <u>87.30</u> 938.80 m²	Build Rate m² 1,125.00 1,125.00 1,125.00 1,125.00 5.00% 00,000.00 /ha 0.20%	Cost 761,512 98,212 98,212 <u>98,212</u> 1,056,150 71,708 165,000 2,112		
Other Construction Externals Sustainability Electric Vehicle Charging M4(2) 30%	10.00 un 10.00 un	15.00% 4.00% 500.00 /un 734.00 /un	158,422 42,246 5,000 7,340	1,294,970 213,008	
PROFESSIONAL FEES Professional Fees		10.00%	143,416	143,416	
DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	10.00 un	3.00% 750.00 /un	83,413 7,500	90,913	
MISCELLANEOUS FEES AH Profit Market Profit First Homes		6.00% 17.50% 12.00%	16,278 402,741 24,932	443,951	
FINANCE Debit Rate 6.500%, Credit Rate 0.00 Total Finance Cost	00% (Nominal)			64,505	
TOTAL COSTS			:	2,780,448	
PROFIT				0	
Performance Measures Profit on GDV%		0.00%		Ū	

10 Houses (GF) 40% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

-					
REVENUE					
Sales Valuation	Units	mæa	les Rate m ² l		ross Salos
Market Housing	6	580.20	3,399.88		1,972,610
AH - SR	2	174.60	897.78	78,376	156,752
AH - SO	1	87.30	2,209.92	192,926	192,926
AH - FH	1	87.30	2,379.92	207,767	207,767
Totals	10	929.40	2,010102	_0.,.0.	2,530,055
Totals	10	525.40			2,330,033
NET REALISATION				2,530,055	
			-	_,,	
OUTLAY					
ACQUISITION COSTS					
Residualised Price (0.33 Ha @ 1,0	40 113 13 /Hec	t)	343,237		
		()	010,201	343,237	
Stown Duty			0.460	040,207	
Stamp Duty		0.000/	8,162		
Effective Stamp Duty Rate		2.38%			
Agent Fee		1.50%	5,149		
Legal Fee		0.75%	2,574		
-				15,885	
				- ,	
CONSTRUCTION COSTS					
		uild Rate m ²	Cost		
Construction			Cost		
Market Housing	580.20	1,125.00	652,725		
AH - SR	174.60	1,125.00	196,425		
AH - SO	87.30	1,125.00	98,212		
AH - FH	87.30	1,125.00	98,212		
Totals	929.40 m ²	.,	1,045,575		
	525.40 m	F 0.0%	, ,		
Contingency	0.00 h - 5	5.00%	71,079		
Site Works & Infrastructure	0.33 na 50	00,000.00 /ha	165,000		
Biodiversity Net Gain (BNG) GF		0.90%	9,410		
				1,291,064	
Other Construction					
Externals		15.00%	156,836		
Sustainability		4.00%	41,823		
	10.00.00				
Electric Vehicle Charging	10.00 un	500.00 /un	5,000		
M4(2) 30%	10.00 un	734.00 /un	7,340		
				210,999	
PROFESSIONAL FEES					
Professional Fees		10.00%	142,157		
			,	142,157	
DISPOSAL FEES				112,101	
		2 000/	75 000		
Marketing & Sales Agent Fees		3.00%	75,902		
Sales Legal Fee	10.00 un	750.00 /un	7,500		
				83,402	
MISCELLANEOUS FEES					
AH Profit		6.00%	20,981		
Market Profit		17.50%	345,207		
First Homes			-		
First Homes		12.00%	24,932	004 400	
				391,120	
FINANCE					
Debit Rate 6.500%, Credit Rate 0.	000% (Nominal))			
Total Finance Cost				52,192	
TOTAL COSTS			:	2,530,055	
			-	,,	
PROFIT					
				0	
				Ű	
Performance Measures					
		0.000/			
Profit on GDV%		0.00%			

25 Houses (PDL) 20% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE						
Sales Valuation	Units					justment Net Sales
Market Housing	20	1,934.00	3,399.88		6,575,368	0 6,575,368
AH - SR	2	174.60	897.78	78,376	156,752	0 156,752
AH - SO	2	174.60	2,209.92	192,926	385,852	0 385,852
AH - FH	<u>1</u>	<u>87.30</u>	2,379.92	207,767	<u>207,767</u>	<u>0</u> <u>207,767</u>
Totals	25	2,370.50			7,325,739	0 7,325,739
NET REALISATION				7,325,739		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (0.99 Ha @ 1,3	63,162.79 /He	ct)	1,349,531			
				1,349,531		
Stamp Duty			58,477			
Effective Stamp Duty Rate		4.33%				
Agent Fee		1.50%	20,243			
Legal Fee		0.75%	10,121			
				88,841		
CONSTRUCTION COSTS						
CONSTRUCTION COSTS Construction	m2 [Build Rate m ²	Cost			
Market Housing	1,934.00	1,125.00	2,175,750			
AH - SR	174.60	1,125.00	196,425			
AH - SO	174.60	1,125.00	196,425			
AH - 50 AH - FH	87.30	1,125.00	98,212			
	2,370.50 m ²	1,125.00	2,666,812			
	2,370.30 11-	5.00%				
Contingency Site Works & Infrastructure	0 00 ha 5		184,968			
Biodiversity Net Gain (BNG) PDL	0.99 11a 5	00,000.00 /ha 0.20%	495,000 5,334			
bloarersity feet Gain (birds) i be		0.2070	-	3,352,114		
Other Construction				0,002,111		
Externals		15.00%	400,022			
Sustainability		4.00%	106,672			
Electric Vehicle Charging	25.00 un	500.00 /un	12,500			
M4(2) 30%	25.00 un	734.00 /un	18,350			
				537,544		
PROFESSIONAL FEES						
Professional Fees		10.00%	369,936			
				369,936		
DISPOSAL FEES						
Marketing & Sales Agent Fees		3.00%	219,772			
Sales Legal Fee	25.00 un	750.00 /un	18,750			
				238,522		
MISCELLANEOUS FEES						
AH Profit		6.00%	32,556			
Market Profit		17.50%	1,150,689			
First Homes		12.00%	24,932			
That Homes		12.0070	-	1,208,178		
FINANCE				1,200,170		
Debit Rate 6.500%, Credit Rate 0.0	000% (Nomina	l)				
Total Finance Cost		,		181,073		
TOTAL COSTS				7,325,739		
				•		
PROFIT						
				0		
Derfermence Messures						
Performance Measures		0.000/				
Profit on GDV%		0.00%				

25 Houses (PDL) 30% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE		-			
Sales Valuation	Units		les Rate m ² l		
Market Housing	17	1,643.90	3,399.88		5,589,063
AH - SR	4	349.20	897.78	,	313,504
AH - SO	2	174.60	2,209.92	-	385,852
AH - FH	2	<u>174.60</u>	2,379.92	207,767	<u>415,533</u>
Totals	25	2,342.30			6,703,952
NET REALISATION				6,703,952	
NET REALIXATION				0,100,002	
OUTLAY					
ACQUISITION COSTS					
Residualised Price (0.99 Ha @ 1,00	04 711 76 (Heat)		994,665		
Residualised Flice (0.99 fla @ 1,00	J4,711.70/11ect)		994,005	994,665	
Stamp Duty			40,733	554,005	
Effective Stamp Duty Rate		4.10%	40,700		
Agent Fee		1.50%	14,920		
Legal Fee		0.75%	7,460		
Logario		0.7070	7,400	63,113	
				00,110	
CONSTRUCTION COSTS					
Construction	m² B	uild Rate m ²	Cost		
Market Housing	1,643.90	1,125.00	1,849,387		
AH - SR	349.20	1,125.00	392,850		
AH - SO	174.60	1,125.00	196,425		
AH - FH	174.60	1,125.00	196,425		
Totals	2,342.30 m ²	,	2,635,087		
Contingency	,	5.00%	183,080		
Site Works & Infrastructure	0.99 ha 50	00,000.00 /ha	495,000		
Biodiversity Net Gain (BNG) PDL		0.20%	5,270		
			;	3,318,438	
Other Construction					
Externals		15.00%	395,263		
Sustainability		4.00%	105,403		
Electric Vehicle Charging	25.00 un	500.00 /un	12,500		
M4(2) 30%	25.00 un	734.00 /un	18,350		
				531,517	
PROFESSIONAL FEES					
Professional Fees		10.00%	366,160		
				366,160	
DISPOSAL FEES					
Marketing & Sales Agent Fees	05.00	3.00%	201,119		
Sales Legal Fee	25.00 un	750.00 /un	18,750	040.000	
				219,869	
MISCELLANEOUS FEES					
		6.000/	44.064		
AH Profit Market Profit		6.00% 17.50%	41,961 978,086		
First Homes		12.00%	49,864		
Flist Iomes		12.00 /6		1,069,911	
FINANCE				1,009,911	
Debit Rate 6.500%, Credit Rate 0.0	00% (Nominal)				
Total Finance Cost				140,280	
				110,200	
TOTAL COSTS				6,703,952	
				-,. 00,00 2	
PROFIT					
				0	
				-	
Performance Measures					
Profit on GDV%		0.00%			

25 Houses (GF) 40% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation Market Housing AH - SR AH - SO AH - FH Totals	Units 15 5 2 3 25	m&a 1,450.50 436.50 174.60 <u>261.90</u> 2,323.50	lles Rate m² U 3,399.88 897.78 2,209.92 2,379.92	328,768 78,376 192,926	4,931,526
NET REALISATION			(6,332,558	
OUTLAY					
ACQUISITION COSTS Residualised Price (0.99 Ha @ 81	0,521.73 /Hect)		802,417	802,417	
Agent Fee Legal Fee		1.50% 0.75%	12,036 6,018	18,054	
CONSTRUCTION COSTS					
Construction Market Housing AH - SR AH - SO AH - FH Totals Contingency Site Works & Infrastructure Biodiversity Net Gain (BNG) GF	1,450.50 436.50 174.60 <u>261.90</u> 2,323.50 m ²	Suild Rate m ² 1,125.00 1,125.00 1,125.00 1,125.00 5.00% 00,000.00 /ha 0.90%	Cost 1,631,812 491,062 196,425 294,637 2,613,937 181,822 495,000 23,525		
Other Construction Externals Sustainability Electric Vehicle Charging M4(2) 30%	25.00 un 25.00 un	15.00% 4.00% 500.00 /un 734.00 /un	392,091 104,557 12,500 18,350	3,314,285 527,498	
PROFESSIONAL FEES Professional Fees DISPOSAL FEES		10.00%	363,644	363,644	
Marketing & Sales Agent Fees Sales Legal Fee	25.00 un	3.00% 750.00 /un	189,977 18,750	208,727	
MISCELLANEOUS FEES AH Profit Market Profit First Homes		6.00% 17.50% 12.00%	46,664 863,017 74,796	984,477	
FINANCE Debit Rate 6.500%, Credit Rate 0. Total Finance Cost	000% (Nominal)			113,457	
TOTAL COSTS				6,332,558	
PROFIT				-	
Performance Measures Profit on GDV%		0.00%		0	

50 Mixed (PDL) 20% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation	Units	m Æ	alaa Bata m²		roco Soloc Adi	istment Not Selec
	40					ustment Net Sales
Market Housing	-	3,580.00	3,399.88		12,171,570	0 12,171,570
AH - SR	5	382.50	986.67	75,480		0 377,400
AH - SO	2	153.00	2,209.92	169,059	-	0 338,118
AH - FH	<u>3</u>	<u>229.50</u>	2,379.92	182,064		<u>0</u> <u>546,191</u>
Totals	50	4,345.00			13,433,279	0 13,433,279
NET REALISATION				13,433,279		
OUTLAY						
OUTEAT						
ACQUISITION COSTS						
Residualised Price (1.78 Ha @ 2	,223,599.56 /Hee	ct)	2,178,007			
,		,		2,178,007		
Stamp Duty			99,900			
Effective Stamp Duty Rate		4.59%				
Agent Fee		1.50%	32,670			
Legal Fee		0.75%	16,335			
-				148,905		
CONSTRUCTION COSTS						
Construction	m² B	uild Rate m ²	Cost			
Market Housing	3,680.00	1,140.00	4,195,200			
AH - SR	399.00	1,140.00	454,860			
AH - SO	159.60	1,140.00	181,944			
AH - FH	<u>239.40</u>	1,140.00	<u>272,916</u>			
Totals	4,478.00 m ²		5,104,920			
Contingency		5.00%	351,136			
Site Works & Infrastructure	1.78 ha 50	00,000.00 /ha	890,000			
Biodiversity Net Gain (BNG) PD	L	0.20%	10,210			
				6,356,266		
Other Construction						
Externals		15.00%	765,738			
Sustainability		4.00%	204,197			
Electric Vehicle Charging	50.00 un	500.00 /un	25,000			
M4(2) 30%			32,860			
				1,027,795		
PROFESSIONAL FEES		40.000/	700.074			
Professional Fees		10.00%	702,271	700 074		
				702,271		
DISPOSAL FEES		0.000/	400.000			
Marketing & Sales Agent Fees	50.00	3.00%	402,998			
Sales Legal Fee	50.00 un	750.00 /un	37,500	440 409		
				440,498		
MISCELLANEOUS FEES						
AH Profit		6.00%	42,931			
Market Profit		17.50%	2,130,025			
		12.00%	2,130,025			
First Homes		12.00%	05,545	2,238,499		
FINANCE				2,230,499		
Debit Rate 6.500%, Credit Rate	0.000% (Nomina	n				
Total Finance Cost	0.000 /8 (Normina)		341,037		
				5-1,037		
TOTAL COSTS				13,433,279		
				13,733,213		
PROFIT						
				0		
				Ŭ		
Performance Measures						
Profit on GDV%		0.00%				

50 Mixed (PDL) 30% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation	Units	mSa	lles Rate m ²	Unit PriceGross Sales
Market Housing	35	3,132.50	3,399.88	304,289 10,650,124
AH - SR	8	612.00	986.67	, , ,
AH - SO AH - FH	3 4	229.50 306.00	2,209.92 2,379.92	
Totals	50	4,280.00	2,379.92	12,489,395
NET REALISATION		,		12,489,395
OUTLAY				
ACQUISITION COSTS Residualised Price (1.78 Ha @ 942	2,888.17 /Hect)		1,678,341	
Stown Duty			74.047	1,678,341
Stamp Duty Effective Stamp Duty Rate		4.46%	74,917	
Agent Fee		1.50%	25,175	
Legal Fee		0.75%	12,588	
ç				112,680
CONSTRUCTION COSTS			0	
Construction		Build Rate m ²	Cost 3,670,800	
Market Housing AH - SR	3,220.00 638.40	1,140.00 1,140.00	727,776	
AH - SO	239.40	1,140.00	272,916	
AH - FH	319.20	1,140.00	363,888	
Totals	4,417.00 m ²	.,	5,035,380	
Contingency		5.00%	346,998	
Site Works & Infrastructure	1.78 ha 50	00,000.00 /ha	890,000	
Biodiversity Net Gain (BNG) PDL		0.20%	10,071	
Other Construction				6,282,449
Other Construction Externals		15.00%	755,307	
Sustainability		4.00%	201,415	
Electric Vehicle Charging	50.00 un	500.00 /un	25,000	
M4(2) 30%			32,860	
				1,014,582
PROFESSIONAL FEES		10.000/		
Professional Fees		10.00%	693,996	693,996
DISPOSAL FEES				093,990
Marketing & Sales Agent Fees		3.00%	374,682	
Sales Legal Fee	50.00 un	750.00 /un	37,500	
J.				412,182
MISCELLANEOUS FEES				
AH Profit		6.00%	66,661	
Market Profit First Homes		17.50% 12.00%	1,863,772	
First Homes		12.00%	87,391	2,017,823
FINANCE				2,017,020
Debit Rate 6.500%, Credit Rate 0.0	000% (Nominal)			
Total Finance Cost	. ,			277,342
TOTAL COSTS				12,489,395
PROFIT				0
				U
Performance Measures				
Profit on GDV%		0.00%		

50 Mixed (GF) 40% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE

Sales Valuation Units mm3ales Rater m ² Unit Pricedross Sales Market Housing 30 2,685.00 3,398.304.22,89 32,269 2,379.92 75,480 75,600 1,140,00 3,145,400 34,4540 78,600 1,140,00 3,46,400 78,650 74,876 78,650 74,876 78,650 74,876 74,860 74,876 74,876 74,876 74,876		Unite		las Dete m²		
AH - SR 10 765.00 986.67 75.480 754.80 AH - SO 5 332.50 2.379.92 180.064 910.318 Totals 50 4,215.00 11,639,091 11,639,091 NET REALISATION 1,220.053 11,639,091 11,639,091 OUTLAY ACQUISITION COSTS 1,220.053 1,220.053 Residualed Price (1.78 Ha @ 685,423.18 /Hect) 1,220.053 1,220.053 Stamp Duty 52,003 1,240.059 1,220.053 Effective Stamp Duty Rate 4,26% 18,301 1,220.053 Legal Fee 0.75% 18,301 1,46,00 3,146,400 AH - SR 798.00 1,140.00 3,44,600 3,44,600 AH - SR 399.00 1,140.00 454,860 6,243,381 Other Construction 1.780 ha 500.000.00 /ha 890,000 6,243,381 Other Construction 1.001 fib.34 4,055,440 32,540 Stew Works & Infrastructure 1.78 ha 500.000.00 /ha 890,000 6,243,381 Other Construction 1.001 fib.30 1,001 fib.30 1,001 fib.30	Sales Valuation	Units				
AH - SO 5 382.50 2.209.92 180.064 910.018 Totals 50 4,215.00 2.379.92 182.064 910.018 NET REALISATION 11,639,091 OUTLAY 1,220,053 1,220,053 Stamp Duty 52,003 1,220,053 Stamp Duty 52,003 1,220,053 Effective Stamp Duty Rate 4.26% 4,804 Agent Fee 1.50% 18,301 Legal Fee 0.75% 9,150 79,454 79,800 1,140.00 Market Housing 2,760.00 1,140.00 AH - SR 798.00 1,140.00 AH - SR 798.00 1,140.00 AH - FH 399.00 1,140.00 AH - SR 798.00 1,140.00 AH - SR 798.00 1,140.00 AH - SR 798.00 1,140.00 Stew Works & Infrastructure 1.78 ha 500,000.00 /n 880,000 Biodiversity Net Gain (BNG) GF 6,243,381 Other Construction 6,243,381 Electric Vehicle Charging 50.00 un 500.00 (Jn)	0					
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Construction m² Build Rate m² Cost Market Housing 2,760.00 1,140.00 3,146,400 AH - SR 798.00 1,140.00 454,860 AH - FH 399.00 1,140.00 454,860 AH - FH 399.00 1,140.00 454,860 Contingency 5.00% 342,848 518 Site Works & Infrastructure 1.78 ha 500,000.00 /ha 890,000 6,243,381 Other Construction 6,243,381 6,243,381 6,243,381 Externals 15.00% 744,876 1,001,130 PROFESSIONAL FEES 0.000 1,001,130 PROFESSIONAL FEES 685,697 0.000 Marketing & Sales Agent Fees 3.00% 349,173 Sales Legal Fee 50.00 un 750.00 /un 37,500 Market Profit 17.50% 1,597,519 1,802,762 First Homes 12.00% 109,238 1,802,762 FINANCE 1,802,762 1,802,762 Debit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 109,238 <td></td> <td></td> <td></td> <td></td> <td>10,101</td> <td></td>					10,101	
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AH - FH 339.00 1,140.00 454,860 Totals 4,356.00 m² 4,965,840 Contingency 5.00% 342,848 Site Works & Infrastructure 1.78 ha 500,000.00 /ha 890,000 Biddiversity Net Gain (BNG) GF 0.90% 44,693 Other Construction 6,243,381 Externals 15.00% 744,876 Sustainability 4,00% 198,634 Electric Vehicle Charging 50.00 un 500.00 /un 32,620 M4(2) 30% 10.00% 685,697 PROFESSIONAL FEES 10.00% 685,697 Professional Fees 10.00% 685,697 Marketing & Sales Agent Fees 3.00% 349,173 Sales Legal Fee 50.00 un 750.00 /un 37,500 386,673 386,673 386,673 MISCELLANEOUS FEES 1,802,762 1,802,762 AH Profit 17.50% 1,802,762 FINANCE 219,941 219,941 Total Finance Cost 219,941 219,941 Total Costs 11,639,091 1639,091 PROFIT <td< td=""><td>AH - SR</td><td>798.00</td><td>1,140.00</td><td>909,720</td><td></td><td></td></td<>	AH - SR	798.00	1,140.00	909,720		
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Externals 15.00% 744,876 Sustainability 4.00% 198,634 Electric Vehicle Charging 50.00 un 500.00 /un 25,000 M4(2) 30% 1,001,130 1,001,130 PROFESSIONAL FEES 10.00% 685,697 Professional Fees 10.00% 685,697 DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 50.00 un 750.00 /un 37,500 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 1,507,519 1,597,519 Arret Profit 17.50% 1,597,519 First Homes 12.00% 109,238 FINANCE 219,941 219,941 TOTAL COSTS 11,639,091 PROFIT 0 PROFIT 0 Performance Measures 0	, , , , , , , , , , , , , , , , , , ,			,	6,243,381	
Sustainability 4.00% 199,634 Electric Vehicle Charging 50.00 un 500.00 /un 25,000 M4(2) 30% 1,001,130 PROFESSIONAL FEES 10.00% 685,697 Professional Fees 10.00% 349,173 Sales Legal Fee 50.00 un 750.00 /un 37,500 MiscelLaneous FEES 3.00% 349,173 386,673 MiscelLaneous FEES 6.00% 96,006 1,597,519 First Homes 12.00% 109,238 1,802,762 FINANCE 219,941 219,941 Dotal Finance Cost 219,941 219,941 PROFIT 0 219,941	Other Construction					
Electric Vehicle Charging 50.00 un 500.00 /un 25,000 M4(2) 30% 32,620 1,001,130 PROFESSIONAL FEES 10.00% 685,697 Professional Fees 10.00% 685,697 DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 50.00 un 750.00 /un 37,500 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 6.00% 96,006 1,597,519 AH Profit 17.50% 1,597,519 1802,762 FINANCE 12.00% 109,238 1,802,762 Debit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 219,941 TOTAL COSTS 11,639,091 219,941 PROFIT 0 0 Performance Measures 0 0	Externals		15.00%	744,876		
M4(2) 30% 32,620 PROFESSIONAL FEES 1,001,130 Professional Fees 10.00% 685,697 DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 50.00 un 750.00 /un 37,500 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 386,673 386,673 MHY Profit 17.50% 1,597,519 First Homes 12.00% 109,238 FINANCE 1,802,762 Pobit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 TOTAL COSTS 11,639,091 PROFIT 0 PROFIT 0	Sustainability		4.00%	198,634		
M4(2) 30% 32,620 PROFESSIONAL FEES 1,001,130 Professional Fees 10.00% 685,697 DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 50.00 un 750.00 /un 37,500 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 386,673 386,673 MHY Profit 17.50% 1,597,519 First Homes 12.00% 109,238 FINANCE 1,802,762 Pobit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 TOTAL COSTS 11,639,091 PROFIT 0 PROFIT 0	Electric Vehicle Charging	50.00 un	500.00 /un	25,000		
PROFESSIONAL FEES 1,001,130 Professional Fees 10.00% 685,697 DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 3.00% 349,173 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 386,673 386,673 MH Profit 6.00% 96,006 Market Profit 17.50% 1,597,519 First Homes 12.00% 109,238 FINANCE 219,941 219,941 Debit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 TOTAL COSTS 11,639,091 PROFIT 0 PROFIT 0				32,620		
Professional Fees 10.00% 685,697 DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 50.00 un 750.00 /un 37,500 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 3.00% 96,006 386,673 MISCELLANEOUS FEES 17.50% 1,597,519 109,238 First Homes 12.00% 109,238 1,802,762 FINANCE 219,941 219,941 219,941 TOTAL COSTS 11,639,091 PROFIT 0 PROFIT 0 0 0					1,001,130	
Professional Fees 10.00% 685,697 DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 50.00 un 750.00 /un 37,500 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 3.00% 96,006 386,673 MISCELLANEOUS FEES 17.50% 1,597,519 109,238 First Homes 12.00% 109,238 1,802,762 FINANCE 219,941 219,941 219,941 TOTAL COSTS 11,639,091 PROFIT 0 PROFIT 0 0 0						
DISPOSAL FEES 3.00% 349,173 Marketing & Sales Agent Fees 3.00% 349,173 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 386,673 386,673 AH Profit 6.00% 96,006 Market Profit 17.50% 1,597,519 First Homes 12.00% 109,238 FINANCE 219,941 Debit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 TOTAL COSTS 11,639,091 PROFIT 0 Performance Measures 0						
DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee3.00% 50.00 un349,173 37,500MISCELLANEOUS FEES AH Profit Market Profit First Homes6.00% 17.50% 1,597,519 	Professional Fees		10.00%	685,697		
Marketing & Sales Agent Fees 3.00% 349,173 Sales Legal Fee 50.00 un 750.00 /un 37,500 MISCELLANEOUS FEES 386,673 AH Profit 6.00% 96,006 Market Profit 17,50% 1,597,519 First Homes 12.00% 109,238 FINANCE 219,941 219,941 Debit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 11,639,091 TOTAL COSTS 11,639,091 0 PROFIT 0 0					685,697	
Sales Legal Fee 50.00 un 750.00 /un 37,500 386,673 MISCELLANEOUS FEES 6.00% 96,006 1,597,519 1,597,519 1,802,762 Finance 12.00% 109,238 1,802,762 1,802,762 FINANCE 219,941 219,941 1,639,091 PROFIT 0 0						
386,673 MISCELLANEOUS FEES AH Profit 6.00% 96,006 Market Profit 17.50% 1,597,519 First Homes 12.00% 109,238 Pebit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost 219,941 TOTAL COSTS PROFIT 0 Performance Measures	5 S			-		
MISCELLANEOUS FEES AH Profit 6.00% 96,006 Market Profit 17.50% 1,597,519 First Homes 12.00% 109,238 PROFIT 219,941 PROFIT 0 Performance Measures 0	Sales Legal Fee	50.00 un	750.00 /un	37,500		
AH Profit 6.00% 96,006 Market Profit 17.50% 1,597,519 First Homes 12.00% 109,238 12.00% Jabox 219,941 TOTAL COSTS 11,639,091 PROFIT O Performance Measures					386,673	
AH Profit 6.00% 96,006 Market Profit 17.50% 1,597,519 First Homes 12.00% 109,238 12.00% Jabox 219,941 TOTAL COSTS 11,639,091 PROFIT O Performance Measures						
Market Profit 17.50% 1,597,519 First Homes 12.00% 109,238 1,802,762 1 FINANCE 219,941 TOTAL COSTS 11,639,091 PROFIT 0 Performance Measures 0			6 000/	06.000		
First Homes 12.00% 109,238 FINANCE 1,802,762 Debit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 TOTAL COSTS 11,639,091 PROFIT 0 Performance Measures 0						
FINANCE 1,802,762 Debit Rate 6.500%, Credit Rate 0.000% (Nominal) 219,941 TOTAL COSTS 11,639,091 PROFIT 0 Performance Measures 0						
FINANCE Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost 219,941 TOTAL COSTS 11,639,091 PROFIT 0 Performance Measures 0	First Homes		12.00%	109,238	1 900 760	
Debit Rate 6.500%, Credit Rate 0.000% (Nominal) Total Finance Cost 219,941 TOTAL COSTS 11,639,091 PROFIT 0 Performance Measures	FINANCE				1,002,702	
Total Finance Cost219,941TOTAL COSTS11,639,091PROFIT0Performance Measures	_	000% (Nominal)				
TOTAL COSTS 11,639,091 PROFIT 0 Performance Measures					219 941	
PROFIT 0 Performance Measures					,0.11	
0 Performance Measures	TOTAL COSTS				11,639,091	
0 Performance Measures						
Performance Measures	PROFIT					
					0	
	Performance Measures					
			0 00%			
			0.0078			

100 Mixed (PDL) 20% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

DEVENUE						
REVENUE Sales Valuation	Units	mæ	alos Pato m²	Unit Price	Proce Salos Adi	ustment Net Sales
Market Housing	80	7,160.00	3,399.88		24,343,141	0 24,343,141
AH - SR	10	7,100.00	986.67			0 24,343,141
AH - SO	5	382.50		,		
			2,209.92	-		,
AH - FH Totals	5	<u>382.50</u>	2,379.92	182,064		0 910,318
lotais	100	8,690.00			26,853,554	0 26,853,554
NET REALISATION				26,853,554		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (3.57 Ha @ 1	212.951.92 /He	ect)	4,277,993			
	,2 . 2,00	,	.,,000	4,330,238		
Stamp Duty			207,512	,,		
Effective Stamp Duty Rate		4.79%	,			
Agent Fee		1.50%	64,954			
Legal Fee		0.75%	32,477			
			,	304,942		
				, -		
CONSTRUCTION COSTS						
Construction	m²	Build Rate m ²	Cost			
Market Housing	7,360.00	1,140.00	8,390,400			
AH - SR	798.00	1,140.00	909,720			
AH - SO	399.00	1,140.00	454,860			
AH - FH	399.00	1,140.00	454,860			
Totals	8,956.00 m ²		10,209,840			
Contingency		5.00%	702,497			
Site Works & Infrastructure	3.57 ha 5	500,000.00 /ha	1,785,000			
Biodiversity Net Gain (BNG) PDL	_	0.20%	20,420			
				12,717,757		
Other Construction						
Externals		15.00%	1,531,476			
Sustainability		4.00%	408,394			
Electric Vehicle Charging	100.00 un	500.00 /un	50,000			
M4(2) 30%			65,240			
				2,055,110		
PROFESSIONAL FEES		40.000/	4 404 005			
Professional Fees		10.00%	1,404,995	1 404 005		
				1,404,995		
DISPOSAL FEES		2.000/	905 607			
Marketing & Sales Agent Fees	100.00.00	3.00%	805,607			
Sales Legal Fee	100.00 un	750.00 /un	75,000	880 607		
				880,607		
MISCELLANEOUS FEES						
AH Profit		6.00%	96,006			
Market Profit		17.50%	4,260,050			
First Homes		12.00%	109,238			
T itst homes		12.0078	109,200	4,465,293		
FINANCE				4,400,200		
Debit Rate 6.500%, Credit Rate	0 000% (Nomin	al)				
Total Finance Cost				694,611		
				001,011		
TOTAL COSTS				26,853,554		
				-,,,		
PROFIT						
				0		
Performance Measures						
Profit on GDV%		0.00%				

100 Mixed (PDL) 30% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE						
Sales Valuation	Units	mæ	alos Rato m²		ross Sales Ad	ljustment Net Sales
Market Housing	70	6,265.00	3,399.88		21,300,248	0 21,300,248
8	-	,	,			
AH - SR	15	1,147.50	986.67		1,132,200	0 1,132,200
AH - SO	7	535.50	2,209.92		1,183,413	0 1,183,413
AH - FH	<u>8</u>	<u>612.00</u>	2,379.92		<u>1,456,509</u>	<u>0</u> <u>1,456,509</u>
Totals	100	8,560.00			25,072,370	0 25,072,370
NET REALISATION				25,072,370		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (3.57 Ha @ 9	60 708 78 /Hect)	3,429,730			
		/	0,120,100	3,429,730		
Stamp Duty			162,486	0,120,100		
Effective Stamp Duty Rate		4.74%	102,400			
		1.50%	F1 446			
Agent Fee			51,446			
Legal Fee		0.75%	25,723			
				239,655		
CONSTRUCTION COSTS						
Construction		Build Rate m ²	Cost			
Market Housing	6,440.00	1,140.00	7,341,600			
AH - SR	1,197.00	1,140.00	1,364,580			
AH - SO	558.60	1,140.00	636,804			
AH - FH	638.40	1,140.00	727,776			
Totals	8,834.00 m ²	,	10,070,760			
Contingency	-,	5.00%	694.222			
Site Works & Infrastructure	3 57 ha 5	00,000.00 /ha	1,785,000			
Biodiversity Net Gain (BNG) PDL		0.20%	20,142			
	-	0.2070		12,570,124		
Other Construction				12,010,121		
Externals		15.00%	1,510,614			
Sustainability		4.00%	402,830			
•	100.00 up					
Electric Vehicle Charging	100.00 un	500.00 /un	50,000			
M4(2) 30%			65,240	0.000.004		
				2,028,684		
PROFESSIONAL FEES		40.000/	4 000 444			
Professional Fees		10.00%	1,388,444	4 000 444		
				1,388,444		
DISPOSAL FEES						
Marketing & Sales Agent Fees		3.00%	752,171			
Sales Legal Fee	100.00 un	750.00 /un	75,000			
				827,171		
MISCELLANEOUS FEES						
AH Profit		6.00%	138,937			
Market Profit		17.50%	3,727,543			
First Homes		12.00%	174,781			
				4,041,261		
FINANCE						
Debit Rate 6.500%, Credit Rate	0.000% (Nomina	l)				
Total Finance Cost	,	,		547,299		
				,		
TOTAL COSTS				25,072,370		
PROFIT						
				0		
Performance Measures						
Profit on GDV%		0.00%				

100 Mixed (GF) 40% AH @ VL4 £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation Market Housing AH - SR	Units 60 20	mSa 5,370.00 1,530.00	ales Rate m² 3,399.88 986.67	304,289	Gross Sales Ad 18,257,356 1,509,600	justment Net Sales 0 18,257,356 0 1,509,600
AH - SO AH - FH	10 10	765.00 765.00	2,209.92 2,379.92		1,690,590 <u>1,820,636</u>	0 1,690,590 <u>0 1,820,636</u>
Totals	100	8,430.00	_,010101	,	23,278,182	0 23,278,182
NET REALISATION				23,278,182		
OUTLAY						
ACQUISITION COSTS Residualised Price (3.57 Ha @ 6	691,163.68 /Hect	t)	2,467,454	2,467,454		
Stamp Duty			114,373	2,407,434		
Effective Stamp Duty Rate		4.64%				
Agent Fee		1.50% 0.75%	37,012			
Legal Fee		0.75%	18,506	169,890		
				109,090		
CONSTRUCTION COSTS						
Construction		uild Rate m ²	Cost			
Market Housing	5,520.00	1,140.00	6,292,800			
AH - SR	1,596.00	1,140.00	1,819,440			
AH - SO	798.00	1,140.00	909,720			
AH - FH	<u>798.00</u>	1,140.00	<u>909,720</u>			
Totals	8,712.00 m ²	F 0.00/	9,931,680			
Contingency Site Works & Infrastructure	2 57 ha 50	5.00%	685,947			
Biodiversity Net Gain (BNG) GF	3.57 Ha 50	0,000.00/ha/ 0.90%	1,785,000 89,385			
		0.0070		12,492,012		
Other Construction				,,		
Externals		15.00%	1,489,752			
Sustainability		4.00%	397,267			
Electric Vehicle Charging	100.00 un	500.00 /un	50,000			
M4(2) 30%			65,240			
				2,002,259		
PROFESSIONAL FEES						
PROFESSIONAL FEES Professional Fees		10.00%	1,371,894			
FIDIESSIDIIAITEES		10.00 %	1,371,094	1,371,894		
DISPOSAL FEES				1,011,001		
Marketing & Sales Agent Fees		3.00%	698,345			
Sales Legal Fee	100.00 un	750.00 /un	75,000			
-				773,345		
			400.000			
AH Profit		6.00%	192,011			
Market Profit		17.50%	3,195,037			
First Homes		12.00%	218,476	3,605,525		
FINANCE				3,005,525		
Debit Rate 6.500%, Credit Rate	0.000% (Nomina	al)				
Total Finance Cost		,		395,801		
TOTAL COSTS				23,278,181		
PROFIT						
PROFIT				0		
				U		
Performance Measures						
Profit on GDV%		0.00%				

1000 Mixed (GF) 30% AH @ VL4 (Test 1 - M BCIS) £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

DEVENILE						
REVENUE Sales Valuation	Units	m	ales Rate m ²	Unit Price	Gross Sales Adjustr	nent Net Sales
Market Housing	700	62,650.00	3,400.00		213,010,000	0 213,010,000
AH - SR	150	11,475.00	986.67	,	11,322,000	0 11,322,000
AH - SO	75	5,737.50	2,210.00	169,065	12,679,875	0 12,679,875
AH - FH	<u>75</u>	<u>5,737.50</u>	2,380.00	182,070	13,655,250	<u>0</u> <u>13,655,250</u>
Totals	1,000	85,600.00			250,667,125	0 250,667,125
NET REALISATION			:	250,667,125		
OUTLAY						
ACQUISITION COSTS						
Residualised Price (50.00 Ha @ 516,0	049.17 /Hect)		25,802,459			
				25,802,459		
Agent Fee		1.50%	387,037			
Legal Fee		0.75%	193,518			
				580,555		
CONSTRUCTION COSTS						
Construction	m²E	Build Rate m ²	Cost			
Market Housing	64,400.00	1,140.00	73,416,000			
AH - SR	11,970.00	1,140.00	13,645,800			
AH - SO	5,985.00	1,140.00	6,822,900			
AH - FH	<u>5,985.00</u>	1,140.00	<u>6,822,900</u>			
Totals	88,340.00 m ²	0.000/	100,707,600			
Contingency	4 000 00	3.00%	4,246,333			
Site Works & Infrastructure FRONT		10,000.00 /un	10,000,000			
Site Works & Infrastructure ONGOING Biodiversity Net Gain (BNG) GF	1,000.00 un	10,000.00 /un 0.90%	10,000,000 906,368			
1FE Primary School		0.90 %	6,269,334			
				132,129,636		
Other Construction						
Externals		15.00%	15,106,140			
Sustainability		4.00%	4,028,304			
Electric Vehicle Charging	1,000.00 un	500.00 /un	500,000			
M4(2) 30%			652,398			
Land servicing (1ha)			550,000	20 026 042		
				20,836,842		
PROFESSIONAL FEES						
Professional Fees		8.00%	11,323,555			
				11,323,555		
DISPOSAL FEES						
Marketing & Sales Agent Fees	1 000 00	3.00%	7,520,014			
Sales Legal Fee	1,000.00 un	750.00 /un	750,000	8,270,014		
				0,270,014		
MISCELLANEOUS FEES						
AH Profit		6.00%	1,440,113			
Market Profit		17.50%	37,276,750			
First Homes		12.00%	1,638,630			
FINANCE				40,355,493		
Debit Rate 6.500%, Credit Rate 0.000	% (Nominal)					
Total Finance Cost	/6 (Norminal)			11,368,612		
				11,000,012		
TOTAL COSTS			:	250,667,165		
REALIT						
PROFIT				40		
				-40		
Performance Measures						
Profit on GDV%		0.00%				

1000 Mixed (GF) 40% AH @ VL4 (Test 1 - M BCIS) £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation	Units	mS	ales Rate m²	Unit Price	orss Sales
Market Housing	600	53,700.00	3,400.00		82,580,000
AH - SR	200	15,300.00	986.67	-	15,096,000
AH - SO	100	7,650.00	2,210.00		16,906,500
AH - FH	100	7,650.00	2,380.00		18,207,000
Totals	1,000	84,300.00	2,300.00	,	<u>10,207,000</u> 32,789,500
Totals	1,000	04,300.00			52,769,500
NET REALISATION				232,789,500	
OUTLAY					
ACQUISITION COSTS					
Residualised Price (50.00 Ha @ 369,19	2 04 /Hect)		18,459,602		
	2.0171000		10,100,002	18,459,602	
Agent Fee		1.50%	276,894	,	
Legal Fee		0.75%	138,447		
2090.100		011 0 / 0	,	415,341	
				,	
CONSTRUCTION COSTS					
Construction	m²E	Build Rate m ²	Cost		
Market Housing	55,200.00	1,140.00	62,928,000		
AH - SR	15,960.00	1,140.00	18,194,400		
AH - SO	7,980.00	1,140.00	9,097,200		
AH - FH	7,980.00	1,140.00	9,097,200		
Totals	87,120.00 m ²		99,316,800		
Contingency		3.00%	4,196,682		
Site Works & Infrastructure FRONT	1,000.00 un	10,000.00 /un	10,000,000		
Site Works & Infrastructure ONGOING	1,000.00 un	10,000.00 /un	10,000,000		
Biodiversity Net Gain (BNG) GF		0.90%	893,851		
1FE Primary School			6,269,334		
				130,676,667	
Other Construction					
Externals		15.00%	14,897,520		
Sustainability		4.00%	3,972,672		
Electric Vehicle Charging	1,000.00 un	500.00 /un	500,000		
M4(2) 30%			652,398		
Land servicing (1ha)			550,000	~~ ~~ ~~ ~~	
				20,572,590	
PROFESSIONAL FEES					
Professional Fees		8.00%	11,191,151		
		0.0070	11,101,101	11,191,151	
DISPOSAL FEES				11,101,101	
Marketing & Sales Agent Fees		3.00%	6,983,685		
Sales Legal Fee	1,000.00 un	750.00 /un	750,000		
C C				7,733,685	
MISCELLANEOUS FEES					
AH Profit		6.00%	1,920,150		
Market Profit		17.50%	31,951,500		
First Homes		12.00%	2,184,840		
				36,056,490	
FINANCE					
Debit Rate 6.500%, Credit Rate 0.000%	(Nominal)				
Total Finance Cost				7,683,983	
70741 00070					
TOTAL COSTS				232,789,510	
REALIT					
PROFIT				40	
				10	
Performance Measures					
Profit on GDV%		0.00%			
		0.0076			

2000 Mixed (GF) 30% AH @ VL4 (Test 1 - M BCIS) £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation Market Housing AH - SR AH - SO AH - FH Totals NET REALISATION OUTLAY	Units 1,400 300 150 <u>150</u> 2,000	m * 125,300.00 22,950.00 11,475.00 <u>11,475.00</u> 171,200.00	ales Rate m ² 3,400.00 986.67 2,210.00 2,380.00	304,300 75,480 169,065 182,070	Gross Sales Adjustr 426,020,000 22,644,000 25,359,750 <u>27,310,500</u> 501,334,250	Net Sales 0 426,020,000 0 22,644,000 0 25,359,750 0 27,310,500 0 501,334,250
ACQUISITION COSTS						
Residualised Price (120.00 Ha @ 415	679.88 /Hect)		49,881,586	49,881,586		
Agent Fee Legal Fee		1.50% 0.75%	748,224 374,112	1,122,336		
CONSTRUCTION COSTS						
Construction Market Housing AH - SR AH - SO AH - FH Totals Contingency	128,800.00 23,940.00 11,970.00 <u>11,970.00</u> 176,680.00 m²	Build Rate m ² 1,140.00 1,140.00 1,140.00 1,140.00 3.00%	27,291,600 13,645,800 <u>13,645,800</u> 201,415,200 8,476,167			
Site Works & Infrastructure FRONT Site Works & Infrastructure ONGOING Biodiversity Net Gain (BNG) GF 2FE Primary School		10,000.00 /un 10,000.00 /un 0.90%	20,000,000 20,000,000 1,812,737 9,475,557	261,179,660		
Other Construction Externals Sustainability Electric Vehicle Charging M4(2) 30% Land servicing (1ha)	2,000.00 un	15.00% 4.00% 500.00 /un	30,212,280 8,056,608 1,000,000 1,304,796 550,000	41,123,684		
PROFESSIONAL FEES Professional Fees		8.00%	22,603,111	22,603,111		
DISPOSAL FEES Marketing & Sales Agent Fees Sales Legal Fee	2,000.00 un	3.00% 750.00 /un	15,040,028 1,500,000	16,540,028		
MISCELLANEOUS FEES AH Profit Market Profit First Homes		6.00% 17.50% 12.00%	2,880,225 74,553,500 3,277,260	80,710,985		
FINANCE Debit Rate 6.500%, Credit Rate 0.000 Total Finance Cost	% (Nominal)			28,172,930		
TOTAL COSTS				501,334,319		
PROFIT				69		
Performance Measures Profit on GDV%		0.00%				

2000 Mixed (GF) 40% AH @ VL4 (Test 1 - M BCIS) £0 CIL

Appraisal Summary for Phase 1 All Phases

Currency in £

REVENUE Sales Valuation Market Housing AH - SR AH - SO AH - FH Totals	Units 1,200 400 200 <u>200</u> 2,000	m S 107,400.00 30,600.00 15,300.00 <u>15,300.00</u> 168,600.00	ales Rate m ² 3,400.00 986.67 2,210.00 2,380.00	304,300 75,480 169,065 182,070	Gross Sales 365,160,000 30,192,000 33,813,000 <u>36,414,000</u> 465,579,000
NET REALISATION	,			465,579,000	,,
OUTLAY					
ACQUISITION COSTS Residualised Price (120.00 Ha @ 333,5	86 80 /Hect)		40,030,416		
Agent Fee		1.50%	600,456	40,030,416	
Legal Fee		0.75%	300,228	900,684	
CONSTRUCTION COSTS				900,004	
Construction	m²B	uild Rate m ²	Cost		
Market Housing	110,400.00		125,856,000		
AH - SR	31,920.00	1,140.00	36,388,800		
AH - SO AH - FH	15,960.00 <u>15,960.00</u>	1,140.00 1,140.00	18,194,400 <u>18,194,400</u>		
Totals	174,240.00 m ²	1,140.00	198,633,600		
Contingency		3.00%	8,376,863		
Site Works & Infrastructure FRONT	2,000.00 un 1	10,000.00 /un	20,000,000		
Site Works & Infrastructure ONGOING	2,000.00 un 1	10,000.00 /un	20,000,000		
Biodiversity Net Gain (BNG) GF		0.90%	1,787,702		
2FE Primary School			9,475,557	258,273,723	
Other Construction				200,210,120	
Externals		15.00%	29,795,040		
Sustainability		4.00%	7,945,344		
Electric Vehicle Charging	2,000.00 un	500.00 /un	1,000,000		
M4(2) 30% Land servicing (1ha)			1,304,796 550,000		
Land contining (ma)			000,000	40,595,180	
PROFESSIONAL FEES Professional Fees		0.000/	22 222 202		
FIDIESSIDITAL FEES		8.00%	22,338,302	22,338,302	
DISPOSAL FEES				22,000,002	
Marketing & Sales Agent Fees		3.00%	13,967,370		
Sales Legal Fee	2,000.00 un	750.00 /un	1,500,000	45 407 070	
				15,467,370	
MISCELLANEOUS FEES					
AH Profit		6.00%	3,840,300		
Market Profit		17.50%			
First Homes		12.00%	4,369,680	70 110 000	
FINANCE				72,112,980	
Debit Rate 6.500%, Credit Rate 0.000%	(Nominal)				
Total Finance Cost				15,860,522	
TOTAL COSTS				465,579,177	
PROFIT					
				177	
5 / 1					
Performance Measures Profit on GDV%		0.00%			
		0.00%			