Swindon Borough Council

Local Plan Viability Assessment

August 2025

Planning & Development

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1. Introduction

Scope

1.1 Swindon Brough Council (the Council, SBC) is preparing a new Local Plan. The Council and is now going out to Regulation 18 consultation with a draft version of the Plan and is planning to submit the draft Local Plan for examination in 2026. The draft Plan puts forward a proposed spatial strategy and proposed development allocations to meet the needs of its growing population.

1.2 HDH Planning & Development Ltd undertook the Council's Housing Market Assessment in 2024 and has now been appointed to advise in connection viability to:

a. To consider the cumulative impact of the proposed policies proposed by the Council on development viability. Some policies are yet to be finalised (for example in relation to climate change) so to provide guidance on how such policies may impact viability.

b. To consider the deliverability of development, including the preferred Strategic Sites.

c. SBC adopted Community Infrastructure Levy (CIL) in 2015. This project does not extend to a review of CIL but will briefly consider whether there is scope to review CIL.

1.3 This 2025 Local Plan Viability Assessment (LPVA) sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the most recent iteration of the Local Plan policies. This will allow SBC to further engage with stakeholders, to ensure that the new Plan is effective.

1.4 A technical consultation event was held in April 2025. Representatives of the main developers, development site landowners, 'call for site' landowners, their agents, planning agents and consultants working in the area, and housing providers were invited.

1.5 In December 2024 the Government published a new National Planning Policy Framework (NPPF) which was further updated in February 2025[1]. The associated Planning Policy Guidance (PPG) has also been updated. Whilst the changes have a significant impact on the planning system, the consequences for this LPVA are minor. The methodology used in this report is consistent with the extant 2024 NPPF, the CIL Regulations (as amended) and the PPG.

[1] The December 2024 version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8, and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.

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

Report Structure

1.7 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, NPPF and PPG.

Chapter 3 The methodology used.

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

Chapter 5 An assessment of the non-residential market.

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

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

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

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

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

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

Chapter 12 Conclusions summary and recommendations.

HDH Planning & Development Ltd (HDH)

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

a. Area wide and site-specific viability analysis.

b. Community Infrastructure Levy.

c. Housing Market Assessments.

1.9 The findings contained in this report are based upon information from various sources including that provided by SBC 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

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

1.11 Due to the nature of this assessment, it is important to note the uncertainty in the current market. The global economy continues to be faced with uncertainty around world trade, the ongoing war in Ukraine and unrest in the Middle East. Consequently, this assessment of viability is less certain so a higher degree of caution should be attached to the findings than would normally be the case. This does not mean that the report cannot be relied upon. Rather, this comment has been included to ensure transparency and to provide further insight as to the market context under which the report was prepared. The importance of keeping the findings under review as the plan-making process continues is highlighted.

Compliance

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

1.13 *Financial viability in planning: conduct and reporting. 1st edition, May 2019* includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the relevant Guidance has been followed.

a. In preparing this report HDH has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.

b. HDH is appointed by Swindon Borough Council is following a collaborative approach involving the LPA, developers, landowners and other interested parties. It is acknowledged that within the very tight timetable that the period to comment is limited, however there will be the opportunity to comment of the full version of the report more formally, when the LPVA is published alongside the Draft Local Plan.

c. This project is not being carried out in response to a specification prepared by the Council. SBC asked HDH to suggest a way forward. The methodology agreed with the Council is included in **Appendix 1**. Consideration of the scope to review CIL was subsequently added to the project following the inception meeting.

d. HDH has no conflicts of interest in undertaking this project. No performance-related or contingent fees have been agreed.

e. 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.

f. 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 read in full.

g. HDH acknowledges that limited time is being allowed for engagement with stakeholders, however a consultation event and the opportunity to comment on the draft report has been included. This is beyond HDH's control, being limited by the date for the publication of the draft Local Plan. There will be further opportunities to comment on this LPVA (and the wider evidence base) through the more formal stages of the plan making process.

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

1.14 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 SBC. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

Metric or Imperial

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

1m	=	3.28ft (3' and 3.37")	1ft	=	0.30m
$1m^2$	=	10.76 sqft	1sqft	=	0.0929m²
1ha	=	2.471acres	1acre	=	0.405ha

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

2. Viability Testing

2.1 Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF), and the CIL Regulations. In each case the requirement is slightly different, but they have much in common. Over several years various national consultations and changes have been made to the plan-making process. These have included references to, and sections on, viability and are considered in this chapter.

National Planning Policy Framework

2.2 An updated NPPF was published in December 2024, which was further updated in February 2025[2]. This updated NPPF makes some significant changes to the planning system, particularly to the way the overall requirement for housing is assessed (the Standard Method) however, does not change the place of viability testing in the plan-making process and the detail beyond that is largely unchanged.

2.3 Paragraph 35 of the NPPF says that Plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the Local Plan.

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

2.4 As in the 2012 NPPF (and more recent iterations), viability remains an important part of the plan-making process. The changes made in 2021, do touch on matters where viability will be a factor:

> *Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.*
>
> *NPPF, Paragraph 22*
>
> *To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.*

[2] The December 2024 version of the National Planning Policy Framework was amended on 7th February 2025 to correct cross-references from footnotes 7 and 8, and amend to the end of the first sentence of paragraph 155 to make its intent clear. The amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12th December 2024.

> *Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.*
>
> *NPPF, Paragraph 101*

2.5 The Council will need to continue to engage with the promoters of the potential strategic sites and service and infrastructure providers.

2.6 When the NPPF was updated in 2018 there was shift of viability testing from the development management stage to the plan-making stage.

> *Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.*
>
> *NPPF Paragraph 59*

2.7 Consideration has been made to the updated PPG (see below). This LPVA will become the reference point for any viability assessments submitted through the development management process.

2.8 The 2024 NPPF says:

> *Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless:*
>
> *a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
>
> *b) the agreed approach contributes to the objective of creating mixed and balanced communities.*
>
> *NPPF Paragraph 64*

2.9 Social Rent is given greater emphasis in the updated NPPF than was in the earlier iterations. This is re-iterated in paragraph 71.

> *Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.*
>
> *NPPF Paragraph 71*

2.10 The housing mix tested aligns with the Council's wider evidence.

2.11 Of particular importance to this viability assessment is deliverability. The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the

2021 NPPF. 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.*
>
> *NPPF Paragraph 72*

2.12 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

> *Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.*
>
> *NPPF Paragraph 126*

2.13 The 2024 NPPF includes various sections (Paragraphs 67, 68, 155, 156 and 157) concerning realising land from the Green Belt. Such releases are subject to the 'Golden Rules' which require that the affordable housing contribution on such releases to be 15% above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. The SBC area does not include Green Belt.

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

Planning Practice Guidance

2.15 The PPG was refreshed, when the NPPF was updated in December 2024. For the purpose of this LPVA, the changes are minor. The viability sections of the PPG (Chapter 10) were rewritten in 2018, and subsequently further updated. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the underlying emphasis of viability testing has changed. The 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...*

2.16 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-009-20190509 and 10-009-20190509 change this:

> *... ensure policy compliance and optimal public benefits through economic cycles...*
>
> *PPG10-009-20190509*
>
> *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*

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

2.18 The core requirement to consider viability links to paragraph 59 of the 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*

2.19 This assessment takes a proportionate approach to considering the cumulative impact of policies and planning obligations.

2.20 The PPG includes 4 main sections:

Section 1 - Viability and plan making

2.21 The overall requirement is that:

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

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

> *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*

2.23 Technical consultation has formed part of the preparation of this LPVA (see Chapter 3).

> *Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. ... Policy requirements, particularly for affordable*

> *housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.*
>
> *PPG 10-002-20190509*

2.24 The policies in the emerging Plan are tested individually and cumulatively, to ensure that when taken together, that they are set at a realistic level.

> *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*

2.25 The potential strategic sites are tested individually. The Council will continue to further engage with the promoters of the key sites in the Plan.

> *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*

2.26 This study is based on typologies[3] that have been developed by having regard to the potential sites that are most likely to be identified through the emerging Plan. The delivery of the potential strategic sites is considered individually, so as to inform a decision as to whether or not they are to be included in the Local Plan.

> *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*

2.27 This study draws on a wide range of data sources.

> *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*

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

> *A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.*
>
> *In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.*

> *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*

2.28 The potential strategic sites are tested based on the high-level information from the Council. For the purpose of this Viability Study, strategic sites are those sites, and clusters of sites, which are considered key sites on which the delivery of the Plan relies or may rely.

> *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*

2.29 Consultation has formed part of the preparation of this study. This study specifically considers the total cumulative cost of all relevant policies.

Section 2 - Viability and decision taking

2.30 It is beyond the scope of this study to consider viability in decision making. It is however important to note that this study will form the starting point for future development management consideration of viability.

Section 3 - Standardised inputs to viability assessment

2.31 The general principles of viability testing are set in the PPG.

> *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*

2.32 This LPVA sets out the approach, methodology and assumptions used. These have been subject to consultation and have drawn on a range of data sources. Ultimately, the Council will use this report to judge the appropriateness of the policies in the emerging Local Plan and the deliverability of the allocations.

> *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*

2.33 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.

2.34 The PPG 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*
>
> *PPG 10-012-20180724*

2.35 All these costs are taken into account.

2.36 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*

2.37 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*

2.38 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.

> *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*

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

2.40 The PPG sets out the approach to the developers' return or profit.

> *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*

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

Section 4 - Accountability

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

2.43 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

2.44 The Council has adopted CIL. This 2025 LPVA is not reviewing CIL, but consideration is being given to whether or not there is scope to formally review CIL. In any event, the CIL Regulations[4] are broad, so it is necessary to have regard to them and the CIL Guidance (which

[4] 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. SI 2020 No. 781 The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. Made 21st July 2020, Coming into force 22nd July 2020. SI 2020 No. 1226 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2020. Made 5th November 2020. Coming into force 16th November 2020. . **2021 No. 337** Community Infrastructure Levy, England, The Community Infrastructure Levy (Amendment) (England)

is within the PPG) when undertaking a plan-wide viability assessment and considering the deliverability of development.

2.45 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.

2.46 In October 2023, the *Levelling-up and Regeneration Act* became law. The Act includes reference to a new national Infrastructure Levy to replace CIL and reform the developer contribution system. The Government announced that it will not be taken forward.

Wider Changes Impacting on Viability

2.47 There have been a number of changes at a national level:

Affordable Housing

2.48 Paragraph 65 of the NPPF 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.*

2.49 In this context, major development is as set out in the Glossary to the 2021 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 provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.*

2.50 None of the parishes in Swindon are defined as being a designated rural area. A threshold of 10 units is assumed to apply.

2.51 Two requirements of earlier national policy have been dropped. Under Footnote 31 of the NPPF the requirements for 25% for the affordable housing to be First Home no longer applies. The requirement for 10% of all homes to be Affordable Home Ownership (as per paragraph 66 of the 2023 NPPF[5]) no longer applies. The tenure mix in the base modelling aligns with the

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Regulations 2021, *Made 16th March 2021. Coming into force 17th March 2021.* ***SI 2025 No. 433*** *COMMUNITY INFRASTRUCTURE LEVY, ENGLAND. The Community Infrastructure Levy (Amendment etc.) (England) Regulations 2025. Made 2nd April 2025. Coming into force 1st May 2025.*

[5] [ARCHIVED CONTENT]

Council's housing evidence (see Chapter 8). This also takes into account the greater emphasis for Social Rent as per paragraphs 64 and 71 of the NPPF.

Accessible and Adaptable Standards

2.52 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes[6] saying:

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

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

Environmental Standards

2.54 It is national policy to achieve the 'net zero' greenhouse gas emissions by 2050. The Department of Levelling up, Communities and Housing, published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings. This reduction applies to new homes that submit plans after June 2022 or have not begun construction before June 2023. It is assumed to apply to all new homes in this assessment.

2.55 At the same time the then Housing Minister made a Written Parliamentary Statement[7] which set out the Government's position in this regard as follows:

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

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

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

2.56 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny. This is considered in Chapter 8.

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

Biodiversity Net Gain

2.58 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. The PPG was updated in February 2024[8] in this regard. The requirement is that developers ensure habitats for wildlife are enhanced relative to pre-development. Developers must assess the type of habitat and its condition before submitting plans and then demonstrate how they are improving biodiversity.

2.59 Green improvements on-site are preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. The mandatory BNG requirement was introduced for most major developments from 12th February 2024, and for small sites/minor development from 2nd April 2024.

> *The definition of a minor development for the purposes of BNG is development that is not major development and includes:*
>
> - *residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares.*
> - *commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare.*
> - *development that is not the winning and working of minerals or the use of land for mineral-working deposits.*
> - *development that is not waste development.*

2.60 In May 2025 the Government commenced a consultation[9] on the implementation of BNG. This would introduce a *'new medium development threshold for sites between 10 and 49 homes, up to 1.0 ha in size'*. Alternatively, consideration is being given to exempting all minor developments. The consultation ran to 24th July 2025. Bearing in mind that this is a consultation, the outcome of which is not yet known, it is assumed the BNG requirements remain as per the current (as in June 2025) NPPF and PPG.

[8] Biodiversity net gain - GOV.UK (www.gov.uk)

[9] Improving the implementation of biodiversity net gain for minor, medium and brownfield development - GOV.UK

2.61 The costs of achieving Biodiversity Net Gain are considered in Chapter 8.

Fire Safety Standards

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

2.63 The Government published the outcome in March 2024 in the updated Building Regulations[10]. The guidance makes second staircases mandatory in all new residential buildings over 18m (about 6 storeys) in England from 30 September 2026.

National Model Design Code

2.64 The *National Model Design Code* was published as part of the PPG in 2021, when the NPPF was updated:

> *133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*
>
> *134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.*

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

[10] Amendments to the Approved Documents - Approved Document B: Fire safety volumes 1 and 2 (publishing.service.gov.uk)

Building Safety Levy

2.66 The Building Safety Levy (BSL) was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. The BSL is treated as a cost, as set out in Chapter 8 below.

Levelling-up and Regeneration Act

2.67 The *Levelling-up and Regeneration* Act become law in 2023. Many of the measures in the Act will be implemented, in due course, through secondary legislation and / or regulations. The provisions within the Act will have a significant impact on the overall plan-making process, but they do not alter the place of viability in the current Local Plan process.

2.68 The *Levelling-up and Regeneration Act* includes reference to a new national Infrastructure Levy. The Government has announced that this will not be taken forward.

Viability Guidance

2.69 Neither the NPPF nor the PPG, set out step-by-step technical guidance, although the PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions[11] that support the methodology HDH has developed. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012[12] (known as the Harman Guidance[13]).

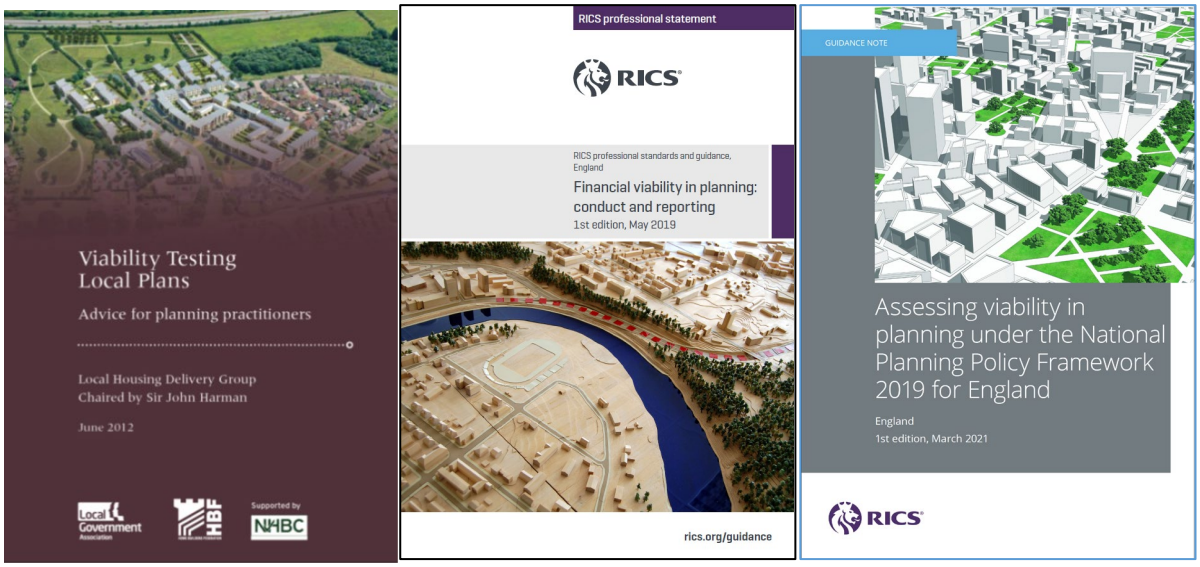
2.70 The planning appeal decisions, and the HCA good practice publication[14] suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. This approach is specified in the PPG.

[11] 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.

[12] 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).

[13] viability-testing-local-p-42b.pdf

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



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

2.72 Neither of these specify a step-by-step approach, rather they make reference to the NPPF and PPG and provide interpretation on implementation. In line with the PPG, this LPVA follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance.

2.73 In September 2019, the HBF published *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). This guidance draws on the Harman Guidance and the 2012 RICS Guidance, (has been updated). The HBF guidance stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. HDH has some concerns around this guidance as it does not reflect '*the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*' as set out in paragraph 10-009-20190509 of the PPG. The HBF Guidance raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.

3. Methodology

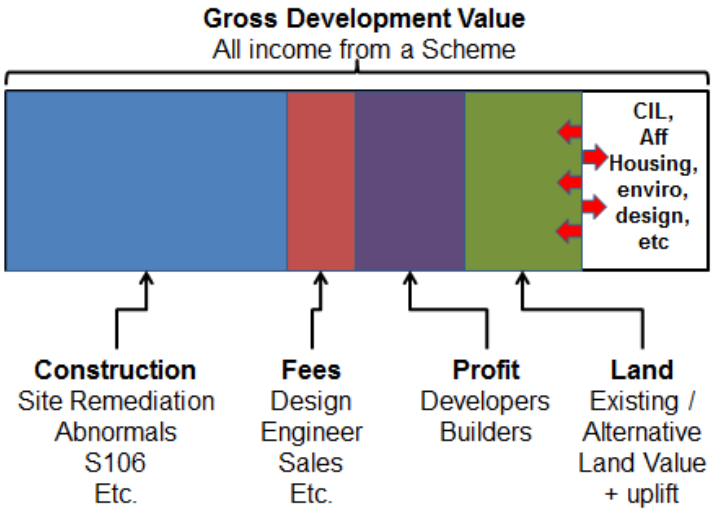
Viability Testing – Outline Methodology

3.1 This report follows the Harman Guidance and was put to a technical consultation in April 2025. The completed report will be published alongside the draft Local Plan for further comment. The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

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

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

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



3.4 The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions a planning authority asks for, the less the developer can afford to pay for the land. The purpose

of this assessment is to quantify the costs of the Council's policies 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 Plan is 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 'EUV' which would make the landowner sell.

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

Limitations of viability testing in the context of the NPPF

3.7 High level viability testing does have limitations. The assessment of viability is a largely quantitative process based on financial appraisals – there are however types of development where viability is not at the forefront of the developer's mind, and they will proceed even if a 'loss' is shown in a conventional appraisal. An individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even though the value of the facility in financial terms is not significantly enhanced, or the end user of an industrial or logistics building may build a new factory or depot that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.

3.8 This is a challenge when considering policy proposals. It is necessary to bear in mind whether or not the impact of a policy requirement on a development type that may appear only to be marginally viable will have any material impact on the delivery of development or whether the developments will proceed anyway. Some development comes forward for operational reasons rather than for property development purposes.

The meaning of Landowner Premium

3.9 The phrase '*landowner premium*' was new in the 2018 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*

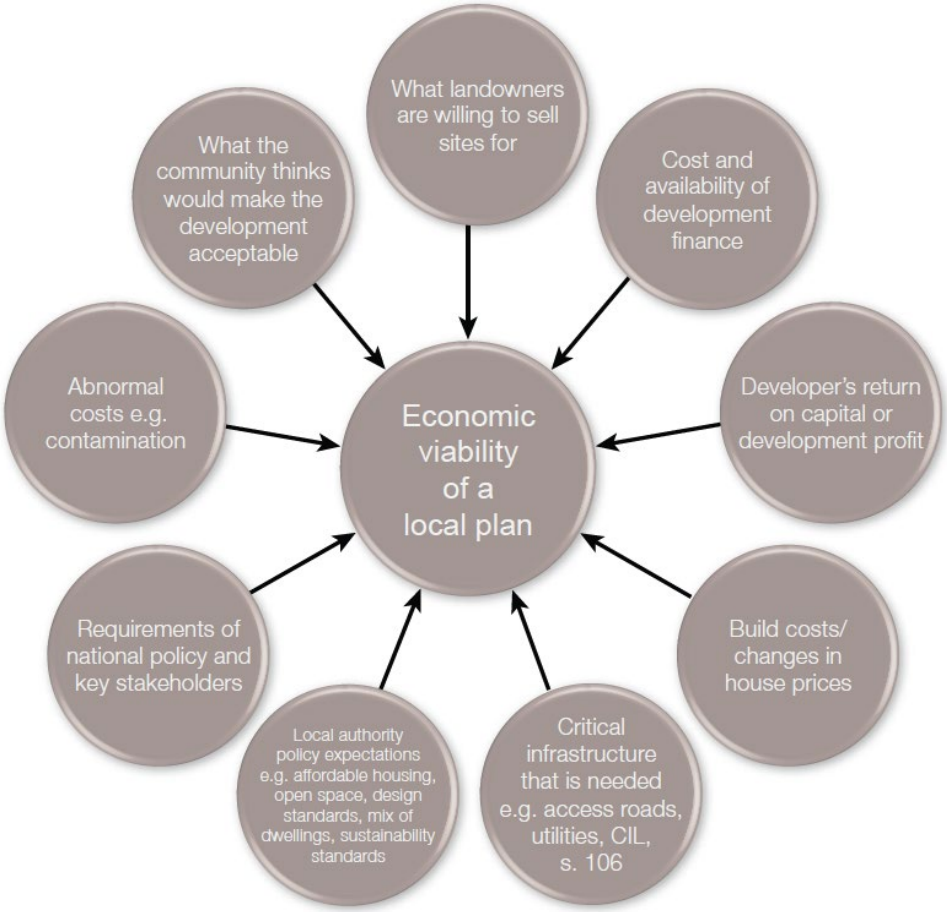
bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.

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

> ***Benchmark land value should:***
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *PPG 10-014-20190509*

3.11 The term *landowner's premium* has not been firmly defined through the appeal, Local Plan examination or legal processes – although various approaches have been accepted by planning inspectors. 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.

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



Existing Available Evidence

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

3.14 Firstly, is that which has been prepared earlier in the plan-making process and to inform the setting of CIL. The most recent of these is *CIL Development Viability Study* (GVA, June 2012)[15] and some associated further analysis that was prepared for the hearings. This is over 10 years old so is given little weight, having been published before the PPG was updated in 2018 and due to the passage of time.

3.15 Secondly, is that which the Council holds, in the form of development appraisals[16] that have been submitted by developers in connection with specific developments – most often to

[15] CIL - Submission documents | Swindon Borough Council

[16] These are not referred to specifically in this report as some were submitted to the Council on a confidential basis.

support negotiations around the provision of affordable housing or s106 contributions. Too few of these are available to be useful.

3.16 Thirdly, SBC also holds evidence of what is being collected from developers under the s106 regime. This is being collected, by the Council, outside this study[17].

Stakeholder Engagement

3.17 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry. A technical consultation event was held in April 2025. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited. **Appendix 2** includes the details of those invited, and **Appendix 3** includes the presentation given, and **Appendix 4** includes a copy of the questionnaire that was circulated.

3.18 The event included a recap of viability testing in the context of the NPPF and the PPG. The main assumptions for the viability assessments were set out including development values, development costs, land prices, developers' and landowners' returns. HDH and consultees talked through the main points and comments were invited.

3.19 Following the event, copies of the presentation and an early iteration of this study was circulated to all those invited, and the attendees were asked to make any further representations by email. Four written responses were received in addition to the comments made at the event. The comments of the consultees are reflected through this report and the assumptions adjusted where appropriate. The main points from the consultation event and subsequent comments received were:

a. That the general approach was appropriate.

b. That Strategic Sites should 'maintain a nil-CIL charge'[18]. Whilst this is noted, and the LPVA does extend to considering the scope for a review of CIL, rates of CIL must be set based on the viability evidence.

c. That there is a need to consider the Building Safety Levy.

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

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

[18] Francesca Parmenter of David Lock Associates for Hallam land, with regard various sites.

3.20 As well as the above comments, a local service provider[19] commented:

> *The local plan pre consultation process as currently configured does not fit neatly for health related uses at Great Western Hospitals. Within the consultation material, there was no mention of health development nor key worker accommodation of any type.*
>
> *In considering this local plan representation, it is imperative the needs of GWH's expansion requirements are enshrined to allow flexibility for a wide range of uses in support of GWH.*
>
> *The viability assessment does reflect the needs for developers to contribute via S106 agreements for Community and Health Infrastructure as well as undertaking Health Impact Assessments for new schemes.*
>
> *The Local Plan must reinforce the need to ensure a flow of S106 and CIL monies from appropriate developments to support healthcare provision in Swindon. Any expansion of the population will impact the NHS through greater demand for services, including GWH.*

3.21 Whilst this is noted, the purpose of this LPVA is to assess the impact of different policy requirements, rather than determine the need for and the cost of providing public services. The draft Plan is not likely to allocate sites specifically for 'key worker accommodation'. A range of s106 costs are tested and the scope to review CIL considered.

3.22 The consultation process has been carried out in accordance with the requirements of the PPG, the Harman Guidance and the RICS Guidance. There will be a further opportunity to comment on this LPVA when it is published alongside the draft Local Plan.

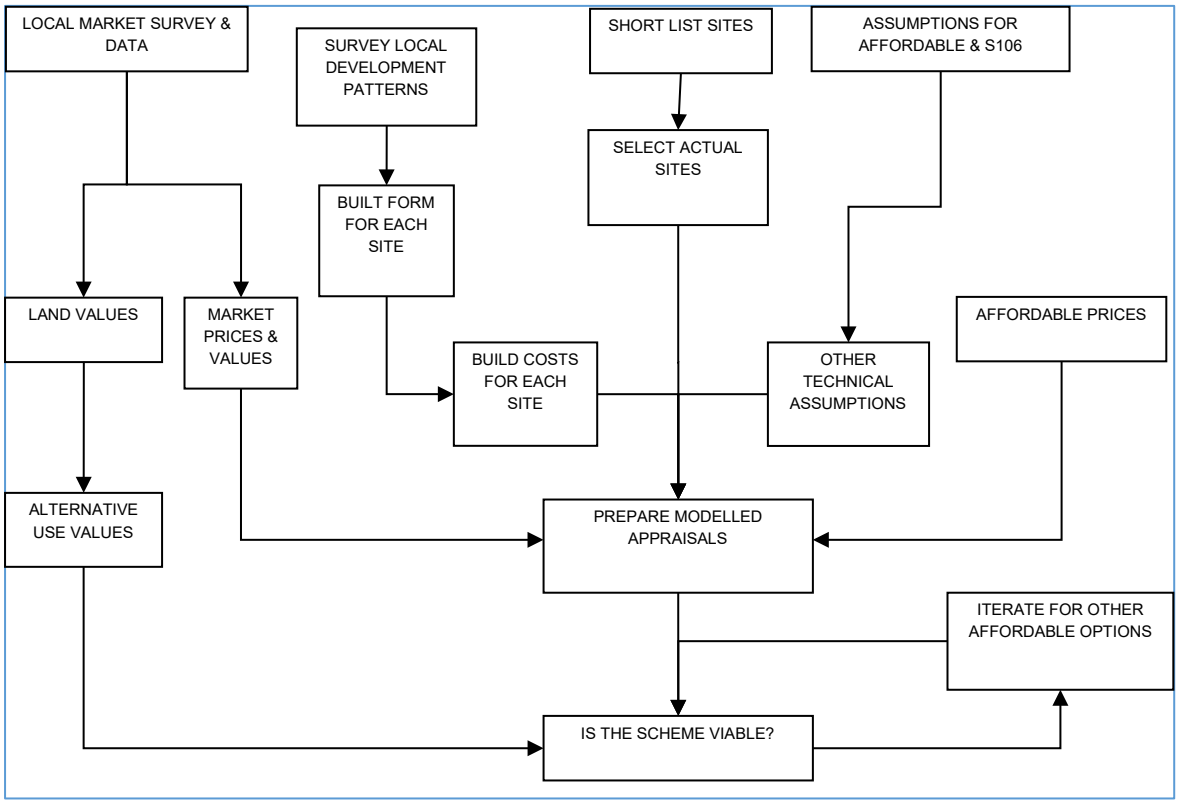
Viability Process

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

3.24 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 HDH by the Council, and on HDH's own experience of development. Details of the modelling are set out in Chapter 9. This process ensures that the appraisals are representative of typical development in the SBC area over the plan-period.

[19] Ewan Forsyth of Prime UK Developments Ltd for Great Weston Hospitals NHS Foundation trust with regard to Expansion Land adjacent Great Western Hospital, Swindon.

Figure 3.1 Viability Methodology



Source: HDH 2025

3.25 In addition to modelling a range of representative sites, a set of Strategic Sites are modelled based on the latest, high-level information available from the Council. It is important to note that the modelling in this assessment is based on total unit numbers and site area and takes a high-level approach. In due course, it may be necessary to revisit the viability and take into account the specifics of the scheme which are not currently available.

Table 3.1 Strategic Sites for testing – Residential

		Gross area (ha)	Net Area (ha)	Indicative yield
Kingsdown Cluster	North East	25.52	17.18	515
Marlowe Avenue Cluster	Central East	52.07	13.02	976
Pipers Way Cluster	Central South	9.08	7.57	568
Tadpole North Cluster	North	39.86	17.10	513
Wrought East Cluster	South	50.35	34.39	1,031
NEV Cluster	North East	116.06	80.63	2,419

Source: SBC (July 2025)

3.26 Whilst the central area of Swindon is treated as a strategic site for plan making purposes, it is made up of numerous sites, in multiple and diverse ownership. These component sites are modelled through the typologies. The Wichelstowe site is largely consented so is not modelled in this LPVA.

3.27 The local housing markets were surveyed to obtain a picture of sales values. Land values were assessed to set EUVs and to inform BLV assumptions. 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 £ per ha 'residual' land values, showing the maximum value a developer could pay for the site and still make an appropriate return. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, 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.

3.28 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. The Plan is still being finalised, and that may be informed, in part, by the findings of this LPVA. For appropriate sensitivity testing a range of options including different levels of affordable housing provision and different levels of developer contribution are tested. If the Council allocates different types of site, or develops significantly different policies to those tested in this study, it may be necessary to revisit viability and consider the impact of those further requirements.

3.29 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing as required by the NPPF (and CIL Regulations) 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 the Council in assessing the deliverability of the Local Plan.

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.

4.2 Swindon is a Unitary Authority in the northeast of Wiltshire. It is a significant place with a population of over 180,000 people, most of who live in the town of Swindon. In the mid 19th Century, the town grew from being a rural, market town into a major industrial town, supporting the growth of the railways. In the 1960s the railway based industries started to decline with most railway linked employment having ceased by the mid 1980s. More recently the employment has diversified significantly with a broad range of employers both in modern manufacturing and office-based roles, and more recently logistics.

Swindon's Residential Market

4.3 The town includes a broad mix of housing markets.

a. Being located between Bristol and London, on the M4 and West Coast Mainline the town is well connected. Fast trains to London take less than an hour.

b. Swindon is relatively close to both Oxford and Reading, and whilst it enjoys good connectivity, it is somewhat less expensive, being further from London.

c. The rural areas around the town are attractive with good amenity value.

d. A potentially important factor for the Swindon non-residential markets is that the Borough is located at the south west end of the Ox-Cam arc, where the Government will be promoting development.

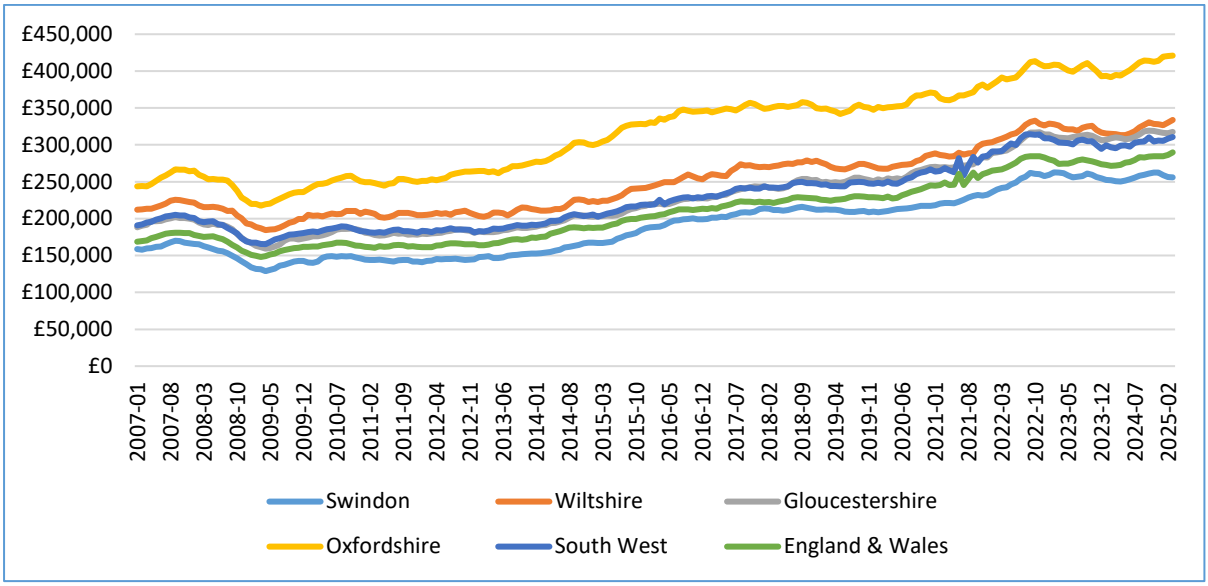
e. In simple terms, the urban area has two parts, the lower value older housing and the higher value newer housing. Much of the existing housing stock is made up of relatively homogenous areas of suburban housing that is either late Victorian or post war. Whilst most of the housing stock is of a good size and with good amenities (gardens and parking), it is not necessarily seen as being aspirational.

4.4 Overall, the market is perceived to be strong, and it is a desirable place to develop housing. Having said this, there is no doubt that some areas, particularly the central area, remain challenging due to lower values.

National Trends and the relationship with the wider area

4.5 The housing market peaked late in 2007 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, this is strongly influenced by London.

Figure 4.1 Average House Prices (£)

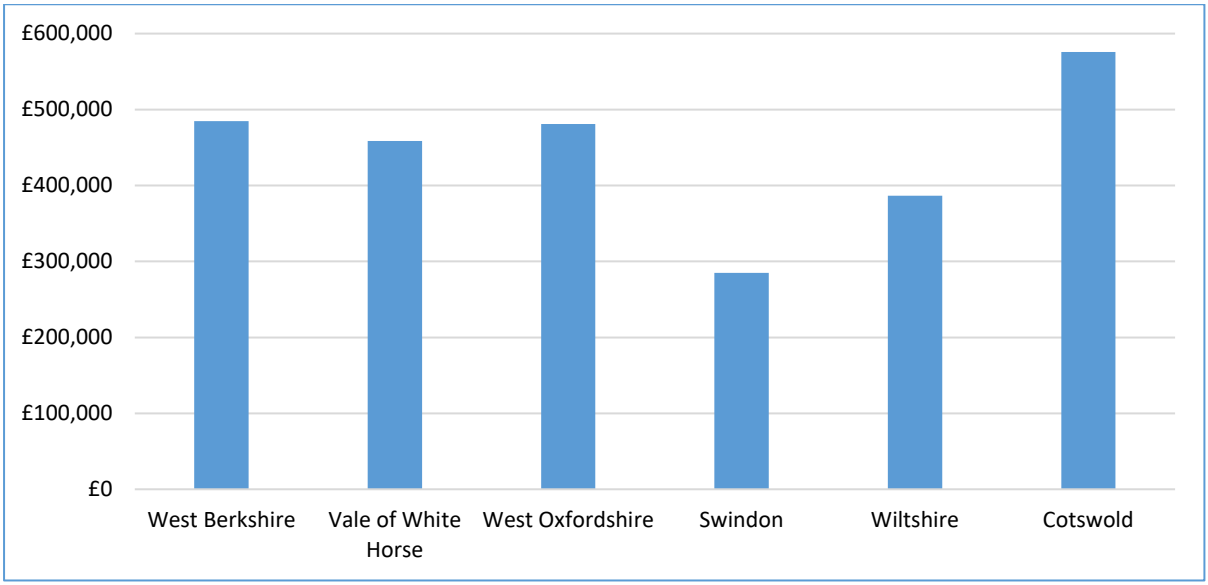


Source: Land Registry (June 2025). Contains public sector information licensed under the Open Government Licence v3.0.

4.6 Prices in Swindon are now about 50% above their September 2007 peak which is less than the increase in England and Wales (about 60%). House prices in the neighbouring council areas have increased a little more than in Swindon (Gloucestershire 57%, Oxfordshire 58%), with the exception of Wiltshire (48%).

4.7 The average prices in Swindon are significantly less than the nearby authority areas.

Figure 4.2 Average House Prices (£)

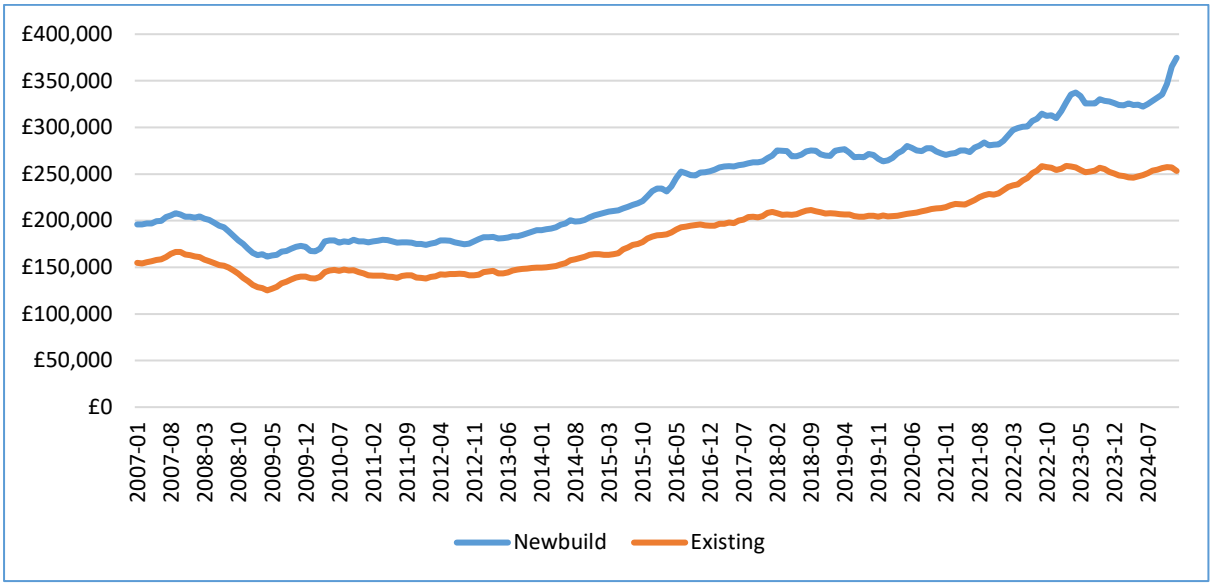


Source: Mean house prices for administrative geographies: HPSSA dataset 12 (Release 20th September 2023). Contains public sector information licensed under the Open Government Licence v3.0

4.8 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for Swindon is 203th (out of 331) at £285,110[20]. To set this in context, the council at the middle of the rank (166th – West Suffolk), has an average price of £337,186. In SBC, the median price is lower than the average, at £265,000[21].

4.9 This study concerns new homes. The figure above shows that prices have steadied over the last year or so but have still seen a significant recovery since the bottom of the market in April 2009. The Land Registry data shows that the price of newbuild homes have increased more quickly than existing homes and have not shown a reduction in values.

Figure 4.3 Change in House Prices. Existing and Newbuild



Source: Land Registry (June 2025). Contains public sector information licensed under the Open Government Licence v3.0.

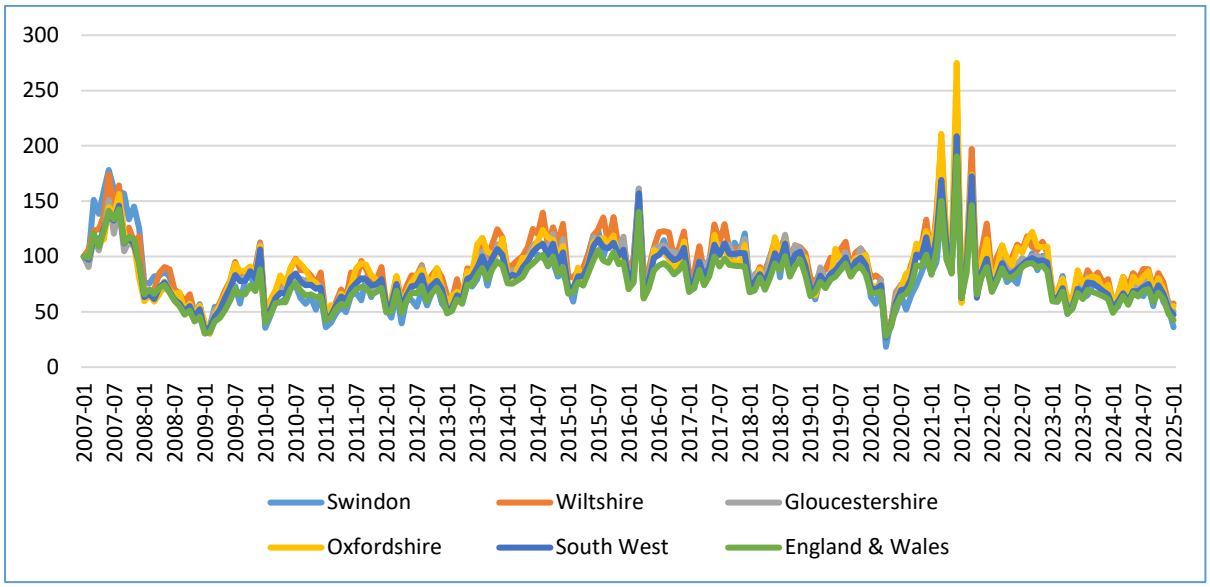
4.10 The Land Registry shows that the average price paid for newbuild homes in SBC (£374,696) is £121,481 (or 48%) more than the average price paid for existing homes (£253,215).

4.11 The rate of sales (i.e. sales per month) is broadly similar to the wider area and nationally.

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

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

Figure 4.4 Sales per Month – Indexed to April 2007



Source: Land Registry (June 2025). Contains public sector information licensed under the Open Government Licence v3.0.

4.12 The rise in house prices over the last 12 or so years has, at least in part, been enabled by the historically low mortgage rates. In addition, the housing market has been actively supported by the Government through products and initiatives such as Help-to-Buy and a Stamp Duty 'holiday' that was introduced to support prices during the COVID-19 pandemic. The housing market and wider economy has been through various uncertainties, including that of the COVID-19 pandemic. A range of views as to the impact on house prices of the pandemic and Brexit were expressed which covered nearly the whole spectrum of possibilities, but the general consensus was that there would be a fall in house prices. As can be seen from the above, prices actually increased substantially. The global economy continues to be faced with uncertainty around world trade and the ongoing war in Ukraine, unrest in the Middle East, with the impact on energy costs and inflationary pressures in the economy, which all add uncertainty.

4.13 There is a degree of uncertainty in the housing market as reported by the RICS. The June 2025 RICS UK Residential Market Survey[22] said:

> ***Sales market activity appears to stabilise, with near-term expectations for sales volumes turning marginally positive***
>
> - *Indicators on buyer enquiries and agreed sales turn from negative to neutral*
> - *House prices still display a flat/marginally negative trend at the aggregate level*
> - *Near-term sales expectations brighten somewhat over the month*
>
> *The June 2025 RICS UK Residential Survey results point to a steadier picture for sales market activity, with measures of buyer demand moving out of negative territory for the first time in*

[22] UK Residential Market Survey

several months. Furthermore, sentiment regarding the near-term outlook for sales volumes has turned marginally positive, albeit momentum is still expected to remain quite subdued over the months ahead.

Starting with buyer demand, the headline net balance for the new buyer enquiries series came in at +3% in June. This is noticeably improved on the reading of -22% seen previously, with the demand gauge moving out of negative territory for the first time since December 2024. Although this signals a potential turning point following the recent stretch of downward pressure on demand, the latest figure is still only consistent with a stabilisation (rather than a genuine upturn) at this stage.

Similarly, when looking at agreed sales, the national net balance of -3% for this month is significantly less downbeat than readings of -25% and -28% returned in each of the two previous iterations of the survey. Even so, while the latest figure suggests the recent decline may now be subsiding, current feedback is not yet signalling a return to outright positive growth in sales activity. Going forward though, the near-term sales expectations series posted a net balance of +6% (up from -2% last time), which hints at a very gentle recovery coming through over the next three months. That said, regarding the twelve- month view, the net balance of +5% (down from +25% beforehand) shows respondents anticipate a broadly flat landscape for sales volumes over the next year as a whole.

Turning to supply, the new instructions to sell metric registered a net balance reading of +3% in June, down from a figure of +7% last time. What's more, this is the least positive return for this indicator looking back over the past twelve months, implying that the recent pick-up in the flow of new listings coming onto the market might now be losing a bit of steam. Nevertheless, a net balance of +16% of respondents continue to note that the number of market appraisals conducted over the month was greater than during the comparable period of last year. This would suggest there is still some positive impetus in the supply pipeline moving forward.

With regards to house prices, the headline indicator produced a net balance reading of -7% this month (unchanged from the May 2025 results). As such, this is indicative of a flat to marginally negative trend in house prices at the aggregate level. Importantly, however, the headline reading masks significant divergence across different parts of the UK. Exhibiting more negative readings than the national averages, respondents based in the South East, East Anglia and London report a more noticeable decline in house prices. By way of contrast, the house price indicator sits in expansionary territory across Northern Ireland, the North West of England, Scotland and the East Midlands.

Looking ahead, near-term price expectations suggest that the marginally negative trend in national house prices may remain in place over the coming three months (with the net balance sitting at -10% vs -11% previously). Nonetheless, when asked about the twelve-month outlook, a net balance of +24% of survey participants foresee house prices rising over this slightly longer timeframe.

In the lettings market, tenant demand was largely steady over the month, posting a net balance of -2% (part of the non-seasonally adjusted monthly rental market dataset). At the same time, landlord instructions remain in decline according to a net balance reading of -21%. With respect to rental prices, a net balance of +24% of contributors expect rents to increase in the three-months ahead, albeit this is slightly more moderate relative to the reading of +43% seen last month.

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

Table 4.1 Consolidated House Price Forecasts

Table 2 - 2025: Growth in prices and monetary indicators (% change)

Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Oil price (Brent, $/bbl)	Nominal GDP	House price inflation (Q4 on Q4 year ago, %)
City forecasters										
Barclays Capital	July	*	3.0	4.2	-	-	3.75	72.0	-	-
Berenberg	May		3.6	-	-	-	4.25	-	-	-
Bloomberg Economics	Jan		2.8	-	-	-	3.75	-	-	-
Capital Economics	July	*	3.2	4.3	1.0	80.3	3.75	60.0	5.0	2.0
Citigroup	Nov		2.3	3.3	-	-	3.96	-	-	-
HSBC	July	*	3.3	4.4	4.5	-	3.75	-	-	-
JP Morgan	July	*	3.2	-	-	-	3.75	-	5.1	-
KPMG	July	*	3.5	-	-	-	3.75	69.6	-	-
Natwest Markets	June		2.8	3.5	5.0	-	3.75	68.0	4.8	1.1
Nomura	July	*	3.3	4.0	3.6	-	3.75	-	-	-
Pantheon	June		3.4	4.0	4.5	-	4.00	-	-	2.4
UBS	July	*	3.1	3.8	3.9	-	3.75	-	4.6	-
Non-City forecasters										
British Chambers of Commerce	July	*	3.2	-	4.2	-	4.00	-	-	-
Beacon Economic Forecasting	July	*	3.2	3.6	4.4	86.5	4.00	67.1	6.2	-
CBI	July	*	3.3	3.3	4.0	-	3.75	68.4	5.6	-
CEBR	July	*	3.0	3.6	4.2	88.0	4.08	-	-	0.6
Experian Economics	July	*	3.6	4.6	3.9	-	4.00	70.0	-	2.9
Heteronomics	July	*	3.5	4.3	3.9	85.6	4.25	65.0	-	4.0
ICAEW	June		3.1	-	-	-	3.75	-	-	-
Liverpool Macro Research	June		2.0	3.0	3.6	82.8	3.75	-	-	-
NIESR	May		3.6	5.0	3.8	-	4.00	-	-	-2.5
Oxford Economics	July	*	3.3	4.3	3.6	85.8	3.75	69.8	4.9	1.5
OECD	June		3.1	-	-	-	-	-	-	-
IMF	Apr		2.8	-	-	-	-	-	-	-
Average of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Independent			3.2	4.0	3.9	84.8	3.88	67.8	5.2	1.5
Received this month (marked *)			3.3	4.0	3.8	85.2	3.86	67.7	5.2	2.2
City			3.2	4.0	3.8	80.3	3.83	67.4	4.9	1.8
Range of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Highest			3.6	5.0	5.0	88.0	4.25	72.0	6.2	4.0
Lowest			2.0	3.0	1.0	80.3	3.75	60.0	4.6	-2.5
Median			3.3	4.0	3.9	85.7	3.75	68.4	5.0	1.7
OBR	Mar		3.1	4.2	3.1	-	4.16	74.0	4.2	2.0

Source: Forecasts for the UK economy: a comparison of independent forecasts No 4564 (HM Treasury, July 2025).

4.15 Property agents Savills are forecasting the following changes in house prices, suggesting a return to growth:

Table 4.2 Savills Property Price Forecasts

	2025	2026	2027	2028	2029	5 Years to September 2029
Mainstream UK	4.0%	5.5%	5.0%	4.0%	3.0%	23.4%
Prime Regional	2.0%	4.0%	5.0%	3.5%	2.5%	18.2%
South West	2.5%	5.5%	5.0%	4.0%	3.0%	21.6%
UK Rental Growth	4.0%	4.0%	3.5%	3.0%	3.0%	17.6%

Source: Savills (November 2024) [23]

4.16 In this context is relevant to note that the Nationwide Building Society reported in June 2025[24]:

Annual house price growth softens in June

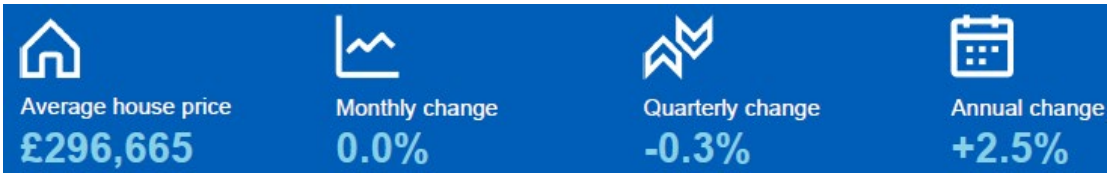
- *Annual rate of house price growth slowed to 2.1% in June, from 3.5% in May*
- *Northern Ireland remained the top performing area, with annual house price growth of 9.7%*
- *East Anglia weakest performing region, with 1.1% year-on-year rise*

Headlines	*Jun-25*	*May-25*
*Monthly Index**	*537.3*	*541.6*
*Monthly Change**	*-0.8%*	*0.4%*
Annual Change	*2.1%*	*3.5%*
Average Price (not seasonally adjusted)	*£271,619*	*£273,427*

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

4.17 Nationwide produces regional figures on a quarterly basis. This data (June 2025) suggests, for the Outer South West, an annual 2.6% change in Q2 2025 and an annual 3.0% change from the previous quarter.

4.18 Halifax Building Society reported a slightly different situation in July 2025[25]:



House prices hold steady as market activity picks up pace

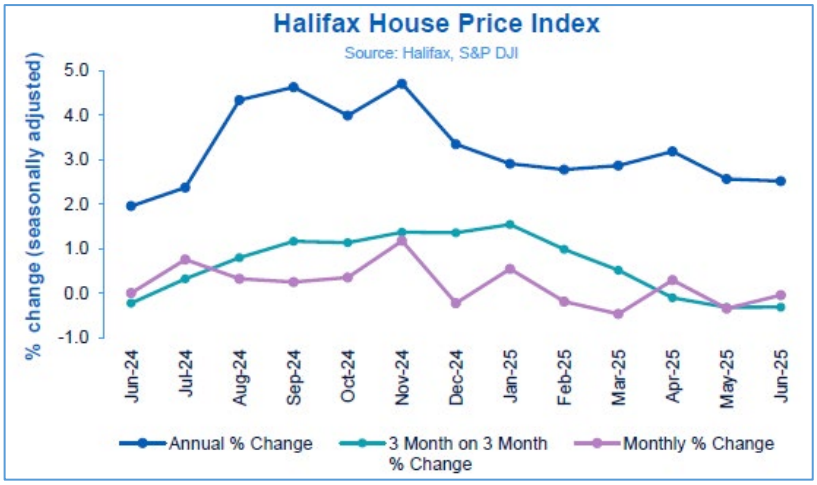
- *House price growth flat in June at 0.0% vs dip of -0.3% in May*

[23] Savills UK | Residential Property Market Forecasts

[24] Nationwide HPI News - Reports

[25] Halifax UK | House Price Index | Media Centre

- *Average property price now £296,665 compared to £296,782 last month*
- *Annual rate of growth edges down to +2.5% from +2.6 in May*
- *First-time buyer numbers have returned to pre-stamp duty change levels*
- *Northern Ireland has by far the strongest annual price growth in the UK*

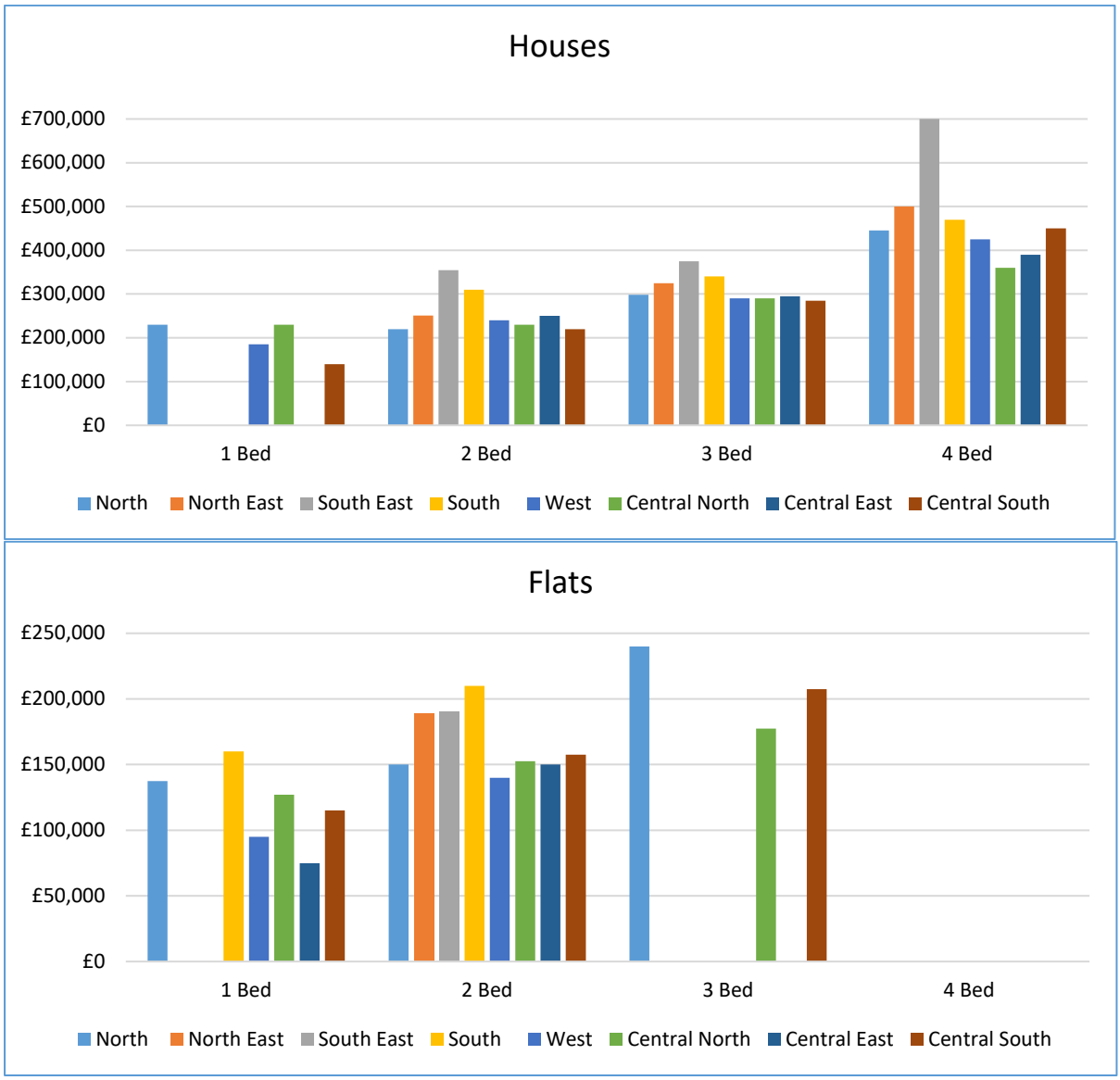


4.19 Whilst there is clearly uncertainty in the market, a degree of house price growth is anticipated.

The Local Market

4.20 A survey of asking prices across the SBC area was carried out in March 2025. Through using online tools such as Rightmove.co.uk, median asking prices were estimated.

Figure 4.5 Median Asking Prices, Newbuild and Existing (£)



Source: Rightmove.co.uk (March 2025)

Price Paid Data

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

Table 4.3 Landmark Data Sources

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

Source: Landmark

4.22 This data includes the records 16,510 sales since the start of 2020. Of these, floor areas are available for 14,610 sales and the number of bedrooms is available for 8,856 sales. There is a significant delay in the Land Registry updating the dataset, with only 79 newbuild sales recorded in since the start of 2024.

Table 4.4 Landmark Data – Sample Size

New Build			
	Count of Sale Value	Count of Floor Area (m)	Count of Bedroom Count
2020	314	314	8
2021	532	532	8
2022	444	444	9
2023	352	352	1
2024	79	79	0
2025			
Sub Total	**1,721**	**1,721**	**26**
Non New Build			
	Count of Sale Value	Count of Floor Area (m)	Count of Bedroom Count
2020	2,460	2,005	1,561
2021	3,974	3,423	2,293
2022	3,240	2,831	1,786
2023	2,682	2,407	1,736
2024	2,387	2,183	1,427
2025	46	40	27
Sub Total	**14,789**	**12,889**	**8,830**
TOTAL	**16,510**	**14,610**	**8,856**

Source: Landmark (March 2025)

4.23 The dataset includes a number of outliers that are out of alignment with wider experience of the Swindon housing market. As well as those homes for sale by auction, those subject to a 60+ age restriction, retirement / sheltered housing, park homes, Shared Ownership properties and those in in need of substantial modernisation currently for sale, the following have been removed from the data:

a. 5 bed and larger houses and flats with a recorded sale price of less than £270,000. The least expensive 5 bed home currently for sale has an asking price of £300,000.

b. 4 bed houses and flats with a recorded sale price of less than £200,000. The least expensive 4 bed home has an asking price of £220,000.

c. 3 bed houses with a recorded sale price of less than £160,000. The least expensive 3 bed house has an asking price of £175,000.

d. 3 bed flats with a recorded sale price of less than £170,000. The least expensive 3 bed flat currently for sale has an asking price of £185,000.

e. 2 bed houses with a recorded sale price of less than £140,000. The least expensive 2 bed house currently for sale currently for sale has an asking price of £155,000.

f. 2 bed flats with a recorded sale price of less than £100,000. The least expensive 2 bed flat currently for sale has an asking price of £110,000.

g. 1 bed houses with a recorded sale price of less than £130,000. The least expensive 1 bed house currently for sale has an asking price of £140,000.

h. 1 bed flats with a recorded sale price of less than £65,000. The least expensive 1 bed flat currently for sale has an asking price of £70,000.

i. Detached houses with a value of less than £210,000. The least expensive detached house currently for sale has an asking price of £235,00.

j. Semi-detached with a value of less than £160,000. The least expensive detached house currently for sale has an asking price of £175,00.

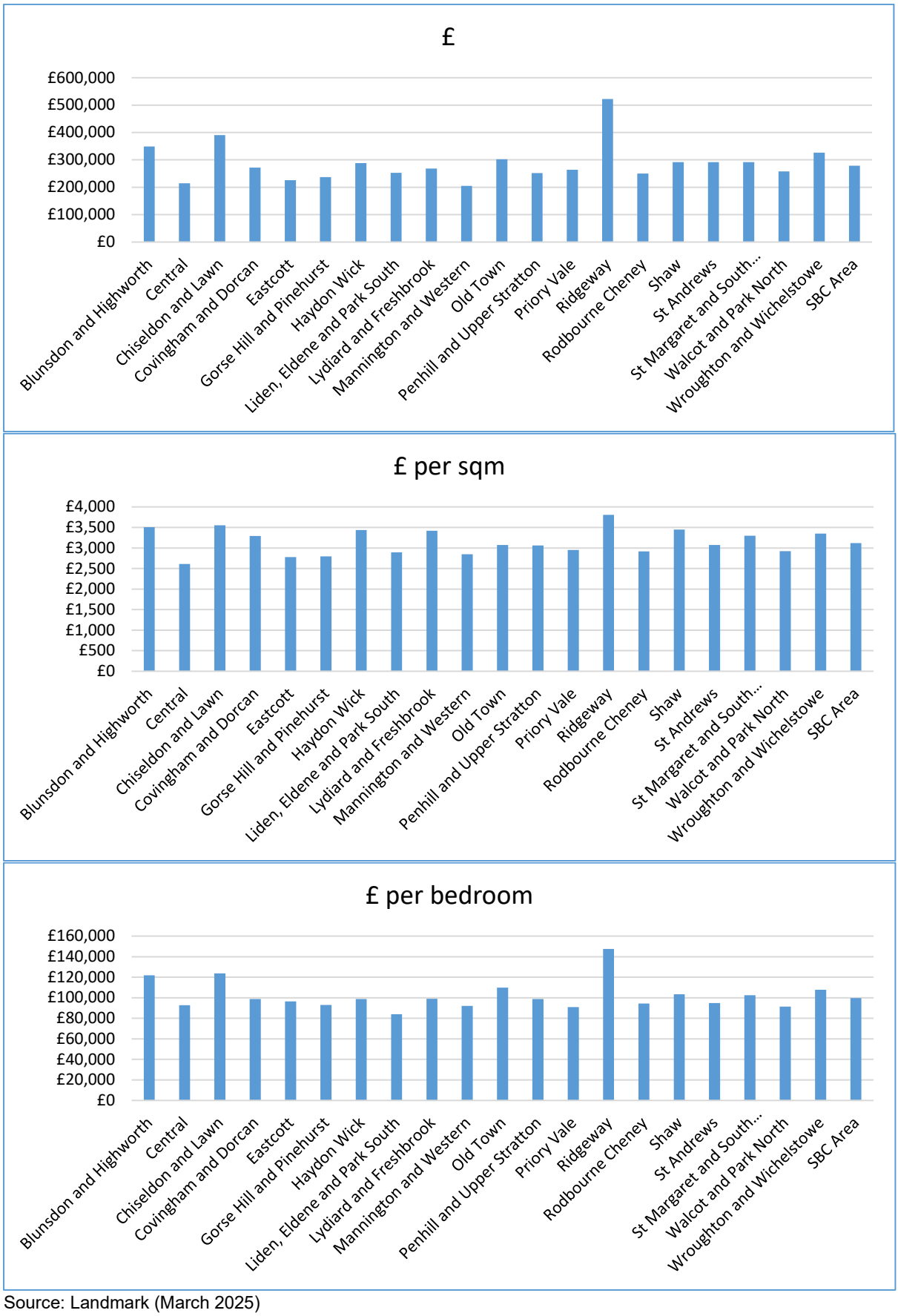
k. Terraced houses with a value of less than £130,000. The least expensive detached house currently for sale has an asking price of £145,00.

l. Flats with a value of less than £65,000. The least expensive flat currently for sale has an asking price of £70,000.

4.24 It is assumed that many of the very inexpensive homes are either in a very poor condition, or wrongly classified as market homes when they are actually affordable homes. Those homes with a value of more than £7,000 per sqm or less than £1,300per sqm are also removed. The average value is £2,640 per sqm.

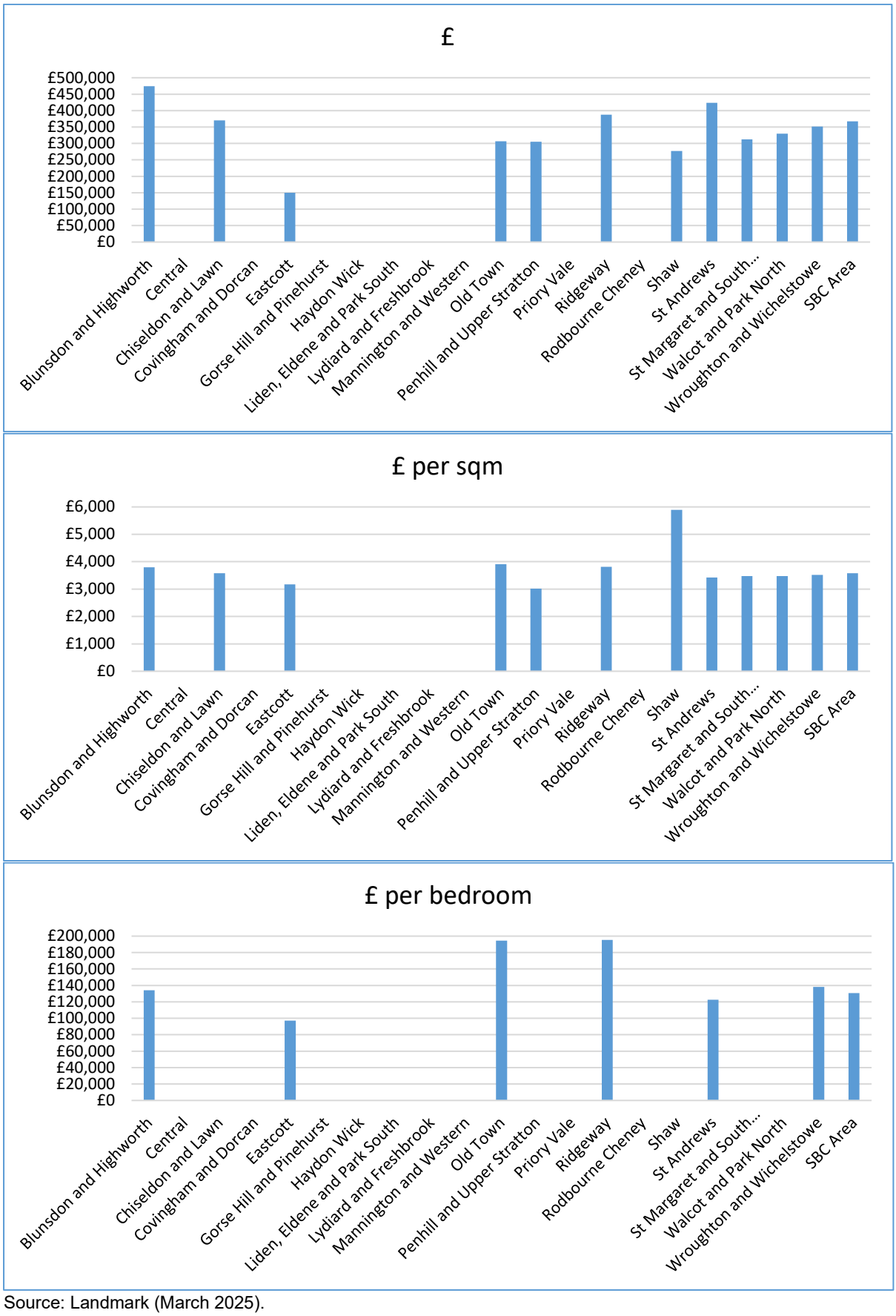
4.25 The full data tables are set out in **Appendix 5** below. This data can be disaggregated by year and between newbuild and existing homes.

Figure 4.6 Average Prices – Non Newbuild from 1st January 2021



Source: Landmark (March 2025)

Figure 4.7 Median Prices – Newbuild Properties from 1st January 2021

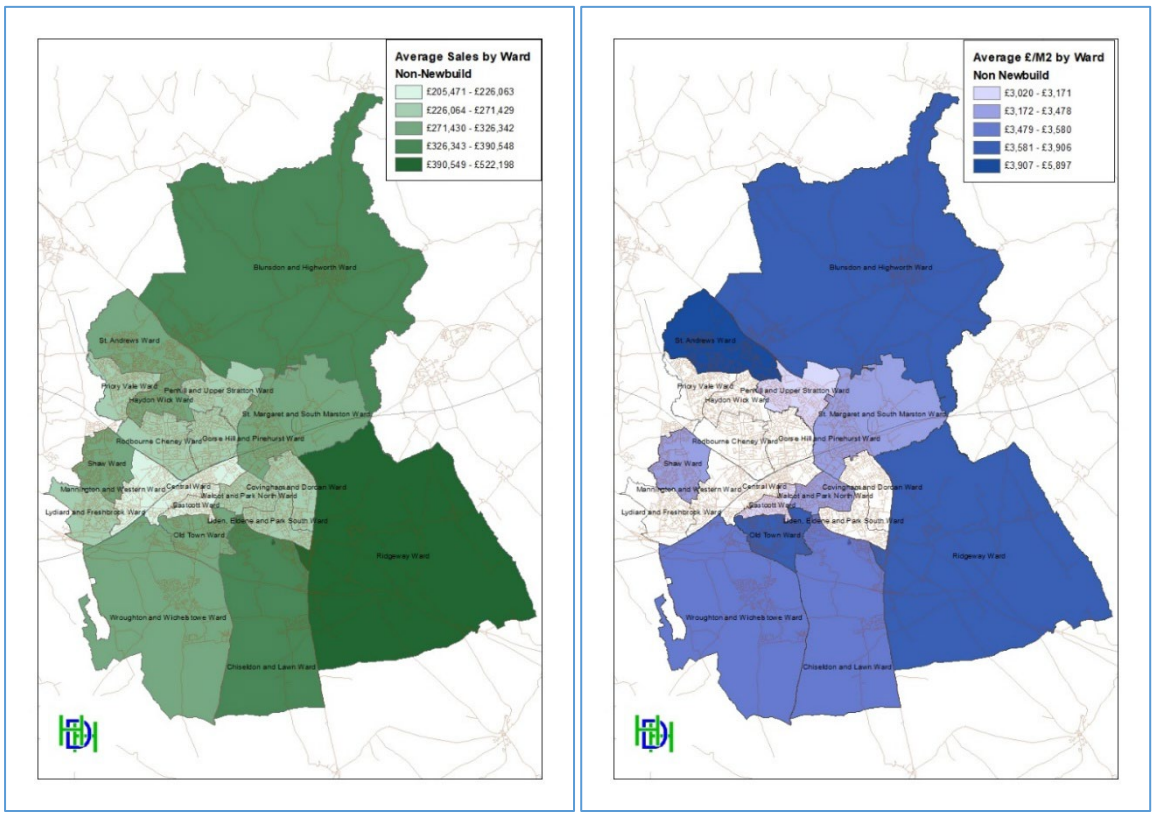


Source: Landmark (March 2025).

4.26 This data shows that, on average, newbuild houses are about 30% more expensive than existing houses, and that newbuild flats are about 32% more expensive than existing flats. When considered on a £ per sqm basis, on average, newbuild houses are about 8% more expensive than existing houses, and that newbuild flats are about 18% more expensive than existing flats.

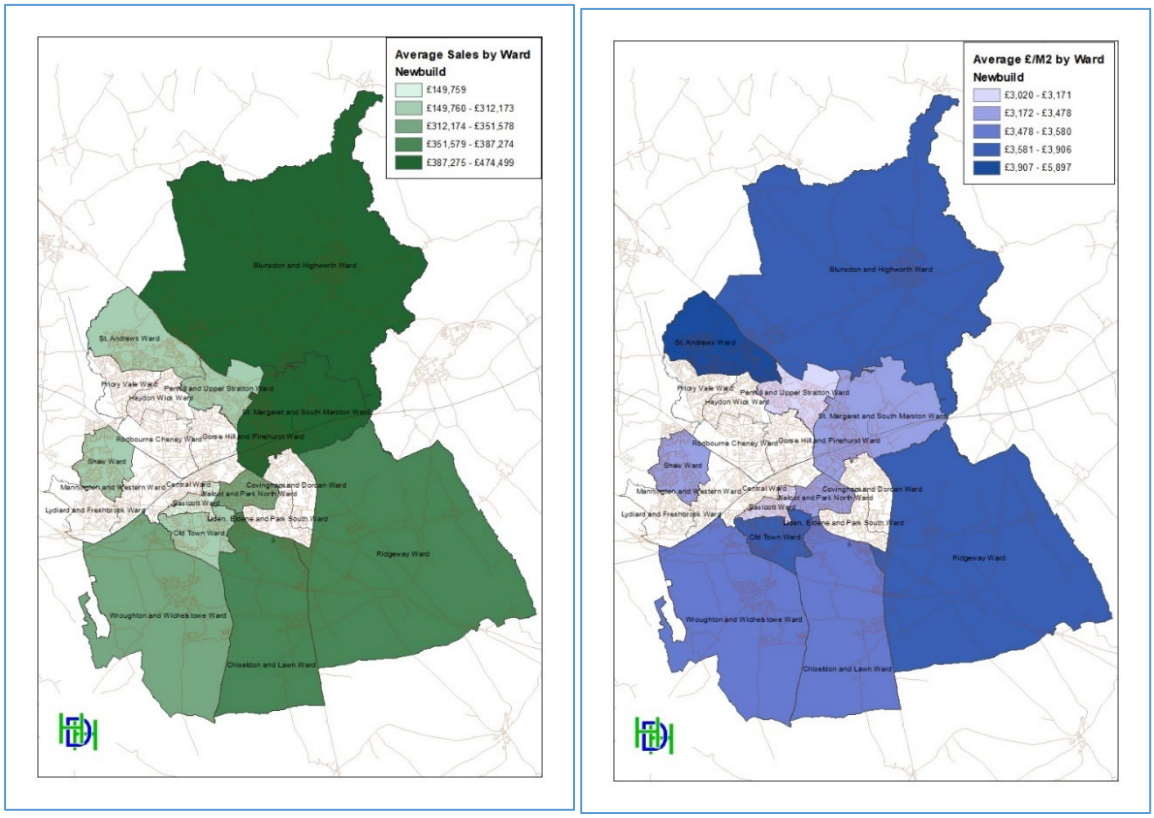
4.27 The geographical differences in prices are illustrated in the following maps showing the median price by ward, the first being for non-newbuild properties and the second just for newbuild.

Figure 4.8 Average price Paid by Ward – Non-newbuild



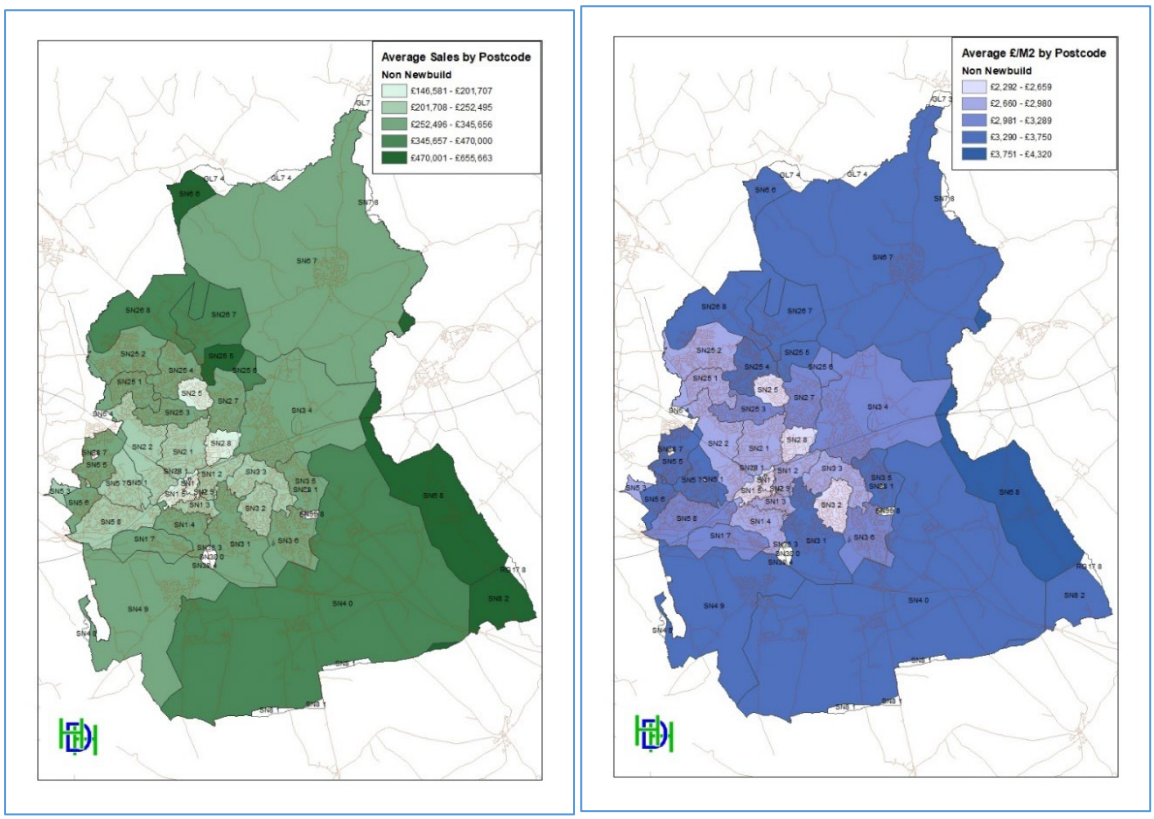
Source: Landmark (March 2025). Includes data under is licensed under the Open Government Licence 3.0.

Figure 4.9 Average price Paid by Ward – Newbuild



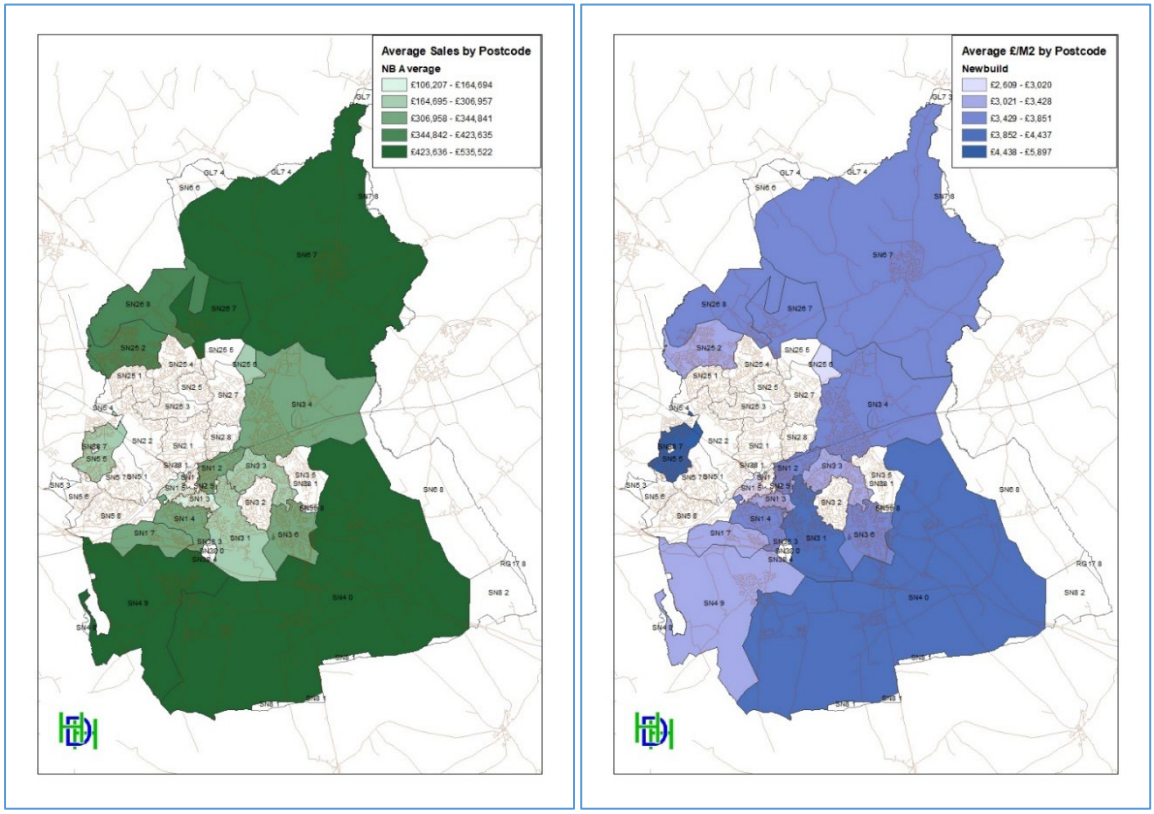
Source: Landmark (March 2025) Includes data under is licensed under the Open Government Licence 3.0.

Figure 4.10 Average price Paid by Postcode – Non-newbuild



Source: Landmark (March 2025) Includes data under is licensed under the Open Government Licence 3.0.

Figure 4.11 Average price Paid by Postcode – Newbuild



Source: Landmark (March 2025) Includes data under is licensed under the Open Government Licence 3.0.

4.28 These maps do not reveal some of the nuances of higher and lower values with wards and postcode areas, but do show the general pattern of prices.

4.29 The above data does show variance across the area, however it necessary to consider the reason for that variance. The principal driver of the differences is the situation rather than the location of a site. Based on the existing data, the value will be more strongly influenced by the specific site characteristics, the immediate neighbours and the environment, rather than in which particular ward or postcode sector the scheme is located.

Newbuild Asking Prices

4.30 In March 2025 there were about 200 new homes for sale in the Council area, of which 15 were flats. The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £218,000 and going up to £1,750,000. These are summarised in the following table and set out in detail in **Appendix 6**.

Table 4.5 Summary of Newbuild Asking Prices

	Detached	Flat	Semi-detached	Terraced	All
	Average Asking Price £				
Central East	£495,000		£387,333	£318,400	£345,227
Central South		£239,950			£239,950
NE	£464,000				£464,000
North	£650,000			£472,500	£599,286
South	£516,333	£225,328	£385,998		£435,356
South East	£783,724		£355,870		£462,834
Swindon North	£425,000		£372,500	£372,500	£390,000
West				£341,667	£341,667
SBC Area	**£578,474**	**£231,177**	**£368,702**	**£340,500**	**£417,545**
	Average Asking Price £ per sqm				
Central East	£3,536		£3,350	£3,799	£3,665
Central South		£3,243			£3,243
NE	£3,879				£3,879
North	£4,210			£4,283	£4,231
South	£3,810	£2,504	£3,745		£3,521
South East	£5,018		£4,161		£4,390
Swindon North	£4,138		£3,871	£3,838	£3,949
West				£2,708	£2,708
SBC Area	**£4,130**	**£2,799**	**£3,862**	**£3,745**	**£3,839**

Source: Market Survey (March 2025).

4.31 The average asking price is £417,545 / £3,839 per sqm.

4.32 During the course of the research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. While there are a number of incentives that are available, there is very little flexibility around the price paid. The feedback is that most of the new homes are contracted for sale before they are completed, so that the buyer then benefits from the increase in value between the sale being agreed and the completion of the home (if any). Across most schemes, (that were willing to comment), it was suggested that almost all house types are more expensive now than they were a year or so ago. The incentives divide into three broad groups.

- Part exchange deals where the value of buyers existing home is offset against the new home and the developer (or an independent firm acting with the developer) sells the house. This has the advantage of there being a pre-agreed price and no delay or chain as in conventional sales and purchases.

- Upgrades to the specification. This typically relates to white goods, carpets, kitchen and bathroom fixtures and fitting, or turf rather than grass seed. David Wilson Homes has a number of such offers at its Orchards Rise scheme.
- Financial incentives. These tend not be any more than a token adjustment to the price, rather they are assistance with legal fees or mortgage payments in the first year of the purchase. David Wilson Homes and Barratts have a number of such offers that are typically up to about 5% of the property in question.

4.33 The earlier that a buyer commits to a purchase, the greater the discount available. All of these incentives have a cost to the developer, although it is also clear that the level of incentives varies across time (i.e. market cycles).

Price Assumptions for Financial Appraisals

4.34 It is necessary to update the appropriate prices for the schemes to be appraised in the study. The preceding analysis does not reveal simple clear patterns with sharp boundaries. It is necessary to relate this to the pattern of development expected to come forward in the future. Bringing together the evidence above (which is varied), the following approach are put to the 2025 consultation.

4.35 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area, the assumptions used by developers in appraisals submitted through the development management process, the prices put to the consultation were as in the table below. It is important to note that this is a broad-brush, high-level study to test the policies in Swindon BC's draft Local Plan, as required by the NPPF. The values between new developments and within new developments will vary considerably.

Table 4.6 2025 Residential Price Assumptions (£/m^2)

	Central	Rural North & South	South & West Swindon	North Swindon
Greenfield Housing		£4,000	£4,200	£3,800
Urban Housing		£4,000	£4,200	£3,800
Flats	£3,500	£4,000	£4,200	£3,800

Source: HDH (July 2025)

4.36 No comments or additional data was submitted. These assumptions are carried into the analysis.

Ground Rents

4.37 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 rents[26].

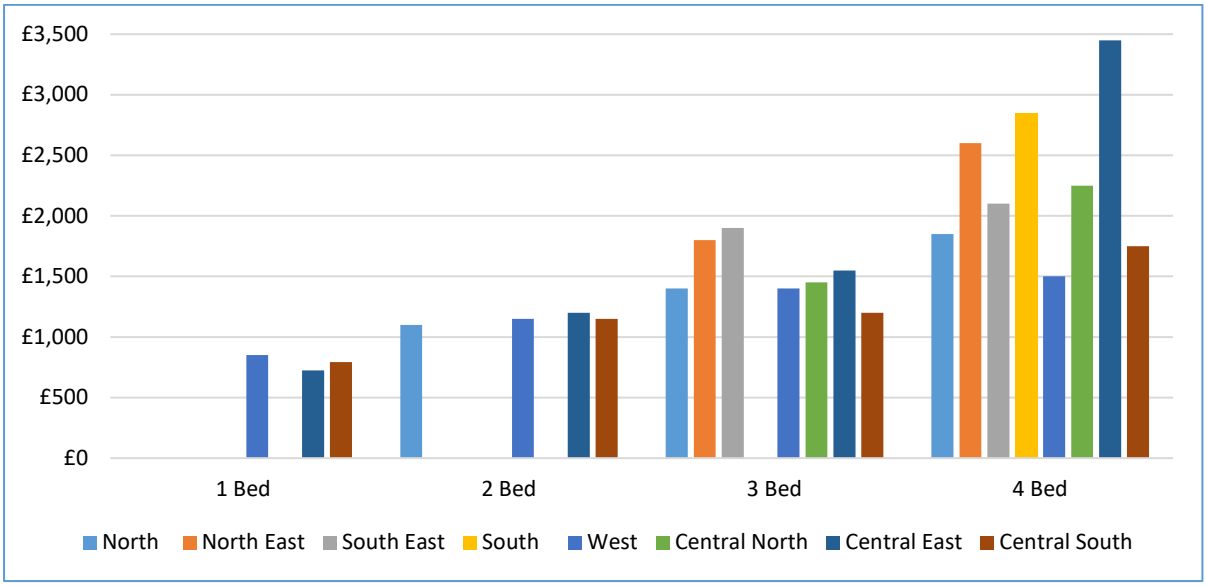
Build to Rent

4.38 The Council has not seen Build to Rent schemes coming forward through the planning system (i.e. where the use of the development is restricted to the Private Rented Sector) however this is a growing development format, and there are some anticipated. The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. This is different to affordable housing where there is evidence and policies to support restricting the use of some housing to affordable housing.

4.39 The value of the units in the PRS (where their use is restricted to PRS), is in large part, the worth of the income that the let unit will produce. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.).

4.40 In estimating the likely level of affordable rent, a survey of market rents across the SBC area has been undertaken for houses and flats:

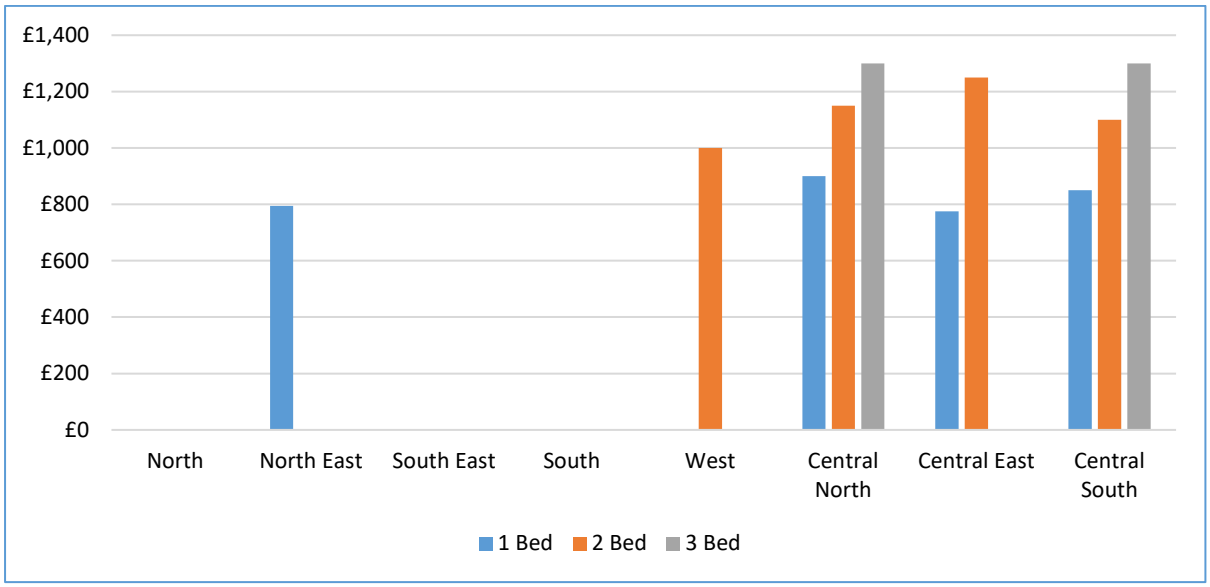
Figure 4.12 Median Asking Rents – Houses (£/month)



Source: Market Survey (March 2025)

[26] 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

Figure 4.13 Median Asking Rents – Flats (£/month)



Source: Market Survey (March 2025)

4.41 Care must be taken when considering the above to recognise the outliers. The Valuation Office Agency (VOA) collects data on rent levels:

Table 4.7 Rents reported by the VOA – Swindon Borough

	Count of rents	Mean	Lower quartile	Median	Upper quartile
Room	130	£557	£500	£550	£595
Studio	30	£621	£575	£615	£650
1 Bedroom	370	£719	£675	£725	£775
2 Bedroom	920	£828	£760	£825	£895
3 Bedroom	480	£1,049	£900	£1,000	£1,200
4+ Bedroom	120	£1,403	£1,225	£1,350	£1,525

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

4.42 The ONS reports[27] more up to date average data for Swindon as of May 2025:

One bedroom: £786

Two bedrooms: £947

Three bedrooms: £1,168

Four or more bedrooms: £1,606

Flats and maisonettes: £873

Terraced properties: £1,023

Semi-detached properties: £1,128

Detached properties: £1,463

[27] Housing prices in your area - Office for National Statistics

4.43 In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed.

a. Savills in its *UK Build to Rent Market Update- Q3 2024* (Savills, October 2024) does not report a yield. The Q4 2022 suggests a Prime Regional Multifamily yield of 4%.

b. Cushman & Wakefield in its *Q2 2023 Build to Rent Report* suggests a net yield of about 3.75%

c. Knight Frank in its *Residential Yield Guide* (October 2024) reported build to rent yields of a 4.00% yield for South East Regional Single Family Housing and a yield of 4.25% for South East prime

d. CBRE is reporting multifamily prime yields of 4.15% to 4.5% its *UK Property Market Snapshot Q1 2024*

4.44 Having considered a range of sources, a net yield of 4.25% has been assumed. An allowance of 20% is made for management, repairs voids and the like.

Table 4.8 Capitalisation of Private Rents

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£775	£895	£1,200	£1,525
Gross Rent (£/annum)	£9,300	£10,740	£14,400	£18,300
Net Rent (£/annum)	£7,440	£8,592	£11,520	£14,640
Value	£175,059	£202,165	£271,059	£344,471
sqm	50	70	84	97
£ per sqm	£3,501	£2,888	£3,227	£3,551
Flats	**1 bed**	**2 bed**	**3 bed**	
Gross Rent (£/month)	£775	£795	£1,100	
Gross Rent (£/annum)	£9,300	£9,540	£13,200	
Net Rent (£/annum)	£7,440	£7,632	£10,560	
Value	£175,059	£179,576	£248,471	
sqm	50	70	84	
£ per sqm	£3,501	£2,565	£2,958	

Source: HDH (March 2025)

4.45 This analysis suggests a value of £3,300 per sqm for houses and £3,000 per sqm for flats.

Affordable Housing

4.46 The adopted Swindon Borough Local Plan 2026 seeks 30% affordable housing. This policy is being updated as part of the emerging Local Plan. A range of policy requirements and mixes are tested. It is assumed that such housing is constructed by the site developer and then sold to a Registered Provider (RP). This is a simplification of reality as there are many ways in

which affordable housing is delivered, including the retention of the units by the scheme's overall developer.

4.47 At the time of this update there are problems in the affordable homes market, with some RPs having withdrawn from seeking to expand their portfolios. The is due to a number of reasons including the need to address a backlog of repairs, particularly in the relation to damp, the need to address fire safety concerns, and the need to improve energy efficiency standards. This is an issue concerning the availability of buyers, rather than values, and one that applies, in particular, to smaller sites. This is considered under the *Developers' return* heading in Chapter 7.

4.48 In this regard, through the 2025 technical consultation, a housebuilder[28] commented:

> *The draft Viability Report recognises that "there are problems in the affordable homes market, with some RPs having withdrawn from seeking to expand their portfolios". Persimmon Homes has experienced this issue though the reasoning extends beyond the reasons presented. It is increasingly difficult to secure RPs for our S106 Affordable Housing as they are focusing attention on 'additionality' or other opportunities where external funding can be more easily sourced. It will be interesting to note the comments you receive from RPs to this consultation.*
>
> *Affordable home values stated in the council's consultation appear to be based on premium developments. Affordable home revenue on more typical development sites is 20% lower. Persimmon can seek to provide further evidence in response to the formal consultation.*
>
> *The draft Viability report makes numerous references to the previous Government's directive for 25% First Homes being deleted from guidance, however this should not be taken to mean that it is not a credible option as an Affordable tenure – particularly in an area where is a demonstratable need for First Homes, there have been recent issues in delivering policy compliant schemes, and there have been issues in traditional RP interest and offer. The £250,000 price cap for First Homes is significantly below average new build asking prices in Swindon (£417,545 according to table 4.5 of the report) so this tenure can still present an affordable opportunity to get on the housing ladder.*

4.49 These comments are picked up below.

Social Rent

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

[28] James Proyer of Persimmon Homes (Wessex)

Table 4.9 Swindon Social Rent (£/week)

General needs (social rent) Average weekly rent (£ per week) and unit counts by size for Swindon – large PRPs					
Unit Size	Net Rent	Social Rent Rate	Service Charge	Gross Rent	Unit Count
Non-self-contained	-	-	-	-	-
Bedsit	£77.96	£77.60	£19.90	£97.86	15
1 Bedroom	£93.63	£94.55	£12.50	£105.71	859
2 Bedroom	£111.62	£111.07	£9.13	£118.97	1,315
3 Bedroom	£127.55	£127.55	£4.08	£129.83	791
4 Bedroom	£147.72	£146.66	£3.42	£149.77	120
5 Bedroom	£157.24	£155.49	£2.80	£158.36	5
6+ Bedroom	£139.91	£151.55	-	£139.91	1
All Self-Contained	£112.02	£111.95	£9.26	£119.23	3,106
All Stock Sizes	**£112.02**	**£111.95**	**£9.26**	**£119.23**	**3,106**
Owned Stock. Large PRPs only- unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with the exception under the Rent Policy Statement. Stock Outside England is excluded.					

Source: Table 9, RSH SDR 2024 – Data Tool[29]

4.51 The value of Social Rents is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4%.

Table 4.10 Capitalisation of Social Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/month)	£406	£484	£553	£640
Gross Rent (£/annum)	£4,869	£5,804	£6,633	£7,681
Net Rent	£3,895	£4,643	£5,306	£6,145
Value	£97,375	£116,085	£132,652	£153,629
m^2	50	70	84	97
£/m^2	£1,948	£1,658	£1,579	£1,584

Source: HDH (March 2025)

4.52 A value of £1,725/m^2 across the study area is assumed, being about 43% of market value.

[29] GEO_PRP_TOOL_2024_FINAL_V1.1_Locked.xlsx

Affordable Rent

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

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

4.55 As part of the reforms to the social security system, Housing Benefit / Local Housing Allowance is capped at the 3rd decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the LHA Cap. All the SBC area is within the Swindon BRMA.

4.56 It is important to note that there is no requirement for the rent to be less than the LHA cap. The Council's preference is that rents are capped at this level[30].

Table 4.11 BRMA LHA Caps (£/week)

	£/week	£/month
Shared Accommodation	£103.87	£450.10
One Bedroom	£155.34	£673.14
Two Bedrooms	£180.66	£782.86
Three Bedrooms	£218.63	£947.40
Four Bedrooms	£299.18	£1,296.45

Source: VOA (March 2025)[31]

4.57 The cap relates to the combined rent and service charge due. These caps are generally less than the Affordable Rents being charged as reported in the most recent HCA data release (although this data covers both newbuild and existing homes).

[30] In this regard the Council said: "*Overall the tenures need to be Social or Affordable Rent Capped at the Local Housing Allowance Rates and Shared Ownership we do not accept any other types of affordable housing provision i.e. Discounted Market Rent or Starter Homes*".

[31] Local Housing Allowance Rates for the Swindon Borough Council Local Authority : DirectGov - LHA Rates

Table 4.12 Swindon Affordable Rent (£/Week)

Affordable Rent general needs Average weekly gross rent (£ per week) and unit counts by unit size for Swindon		
Unit Size	Gross Rent	Unit Count
Non-self-contained	-	-
Bedsit	-	-
1 Bedroom	£124.89	291
2 Bedroom	£151.04	441
3 Bedroom	£184.19	272
4 Bedroom	£230.50	85
5 Bedroom	-	-
6+ Bedroom	-	-
All Self-Contained	£158.53	1,089
All Stock Sizes	**£158.53**	**1,089**
Owned Stock, All PRPs owning Affordable Rent units – unweighted. Stock outside England is excluded.		

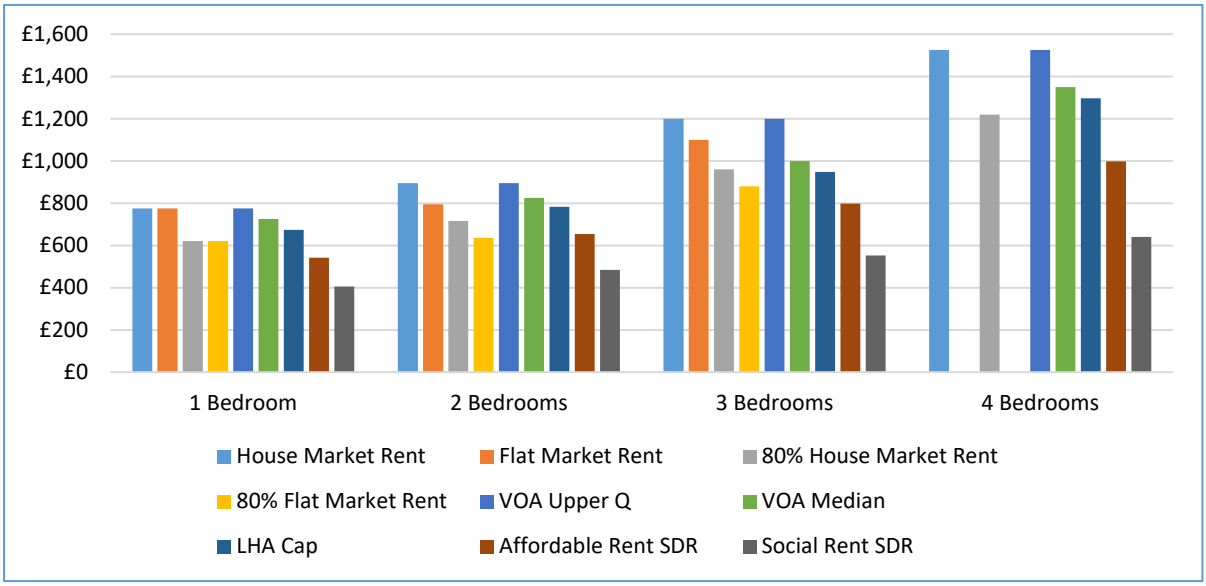
Source: Table11, Source: Table 9, RSH SDR 2024 – Data Tool[32]

4.58 The Gross Rent does not include service charges (the data shown earlier for Social Rent lists service charges separately). As the LHA cap applies to the rent and service charge, an allowance of £11/week is made for this.

4.59 The rents, across the tenures, are summarised as follows.

[32] GEO_PRP_TOOL_2024_FINAL_V1.1_Locked.xlsx

Figure 4.14 Rents by Tenure – £ per Month



Source: Market Survey, HCA Statistical Return and VOA (March 2025)

4.60 As with Social Rent above, the value of Affordable Rent is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4%. Allowance is also made for service charges. It is assumed that the Affordable Rent is no more than the LHA cap.

Table 4.13 Capitalisation of Affordable Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/week)	£143	£156	£212	£282
Less Service Charges	£132	£145	£201	£271
Gross Rent (£/annum)	£6,868	£7,540	£10,468	£14,068
Net Rent (£/annum)	£5,494	£6,032	£8,374	£11,254
Value	£137,360	£150,800	£209,360	£281,360
sqm	50	70	84	97
£ per sqm	£2,747	£2,154	£2,492	£2,901

Source: HDH (March 2025)

4.61 A value of £2,550 per sqm assumed, being about 64% of market value.

Intermediate Products for Sale

4.62 Affordable Home Ownership includes Shared Ownership and shared equity products[33] as well as First Homes, although the Council is not including First Homes in the policy. A value of 70%

[33] For the purpose of this assessment, it is assumed that the 'affordable home ownership' products, as referred to in paragraph 65 of the NPPF, fall into this definition,

of open market value for these units has been assumed. These values were based on purchasers buying an initial 30% share of a property and a 2.5% per annum rent payable on the equity retained. The rental income is capitalised at 4% having made a 5% management allowance.

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

Table 4.14 Value of Shared Ownership Housing at 30% to 80% of Proportion Sold

Market Value			% Sold		Rent			Value		
m2	£/m2	£	%	£	%	£/year	£	£	£/m2	**% OMV**
95	4,000	380,000	10%	38,000	2.50%	8,550	203,063	241,063	2,538	**63.44%**
95	4,000	380,000	20%	76,000	2.50%	7,600	180,500	256,500	2,700	**67.50%**
95	4,000	380,000	30%	114,000	2.50%	6,650	157,938	271,938	2,863	**71.56%**
95	4,000	380,000	40%	152,000	2.50%	5,700	135,375	287,375	3,025	**75.63%**
95	4,000	380,000	50%	190,000	2.50%	4,750	112,813	302,813	3,188	**79.69%**
95	4,000	380,000	60%	228,000	2.50%	3,800	90,250	318,250	3,350	**83.75%**

Source: HDH (March 2025)

4.64 Service charges do not normally apply in the shared equity situation, and normally only apply in the Shared Ownership situation where a transfer is made (so when a buyer sells their interest). Where service charges to apply, for example as an estate management charge, or block management charge, these are in addition to the rent. In this assessment the rent is assumed to be 2.5% of the value of the retained equity. No adjustment is made in this regard.

4.65 The Council does not impose a particular cap on intermediate housing sale prices (although it is understood that initial tranches are typically in the range of 30% to 50%).

Grant Funding

4.66 It is assumed that grant is not available.

Older People's Housing

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

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

4.68 HDH has received general representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and Extracare homes. The RHG representations suggest that the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare housing is 25% more expensive than Sheltered housing.

4.69 A typical price of a 3 bed semi-detached home of £305,000 has been assumed. On this basis it is assumed Sheltered and Extracare housing has the following worth:

Table 4.15 Worth of Sheltered and Extracare

	Area (m^2)	£	£/m^2
3 bed semi-detached		305,000	
1 bed Sheltered	50	228,750	4,575
2 bed Sheltered	75	305,000	4,067
1 bed Extracare	65	285,938	4,399
2 bed Extracare	80	381,250	4,766

Source: HDH (March 2025)

4.70 There are several retirement schemes being marketed in and near to Swindon at the time of this study.

Table 4.16 Specialist Older People's Housing – Average Newbuild Asking Prices

	Average of £	**Average of £ per sqm**
Gilbert Place	£270,000	£5,192
Locks View	£288,722	£4,960
Grand Total	**£286,850**	**£4,983**

Source: Market Survey (March 2025)

4.71 Based on the above, a value of £4,900 per sqm is assumed for Sheltered Housing and for Extracare.

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

Student Housing

4.73 There is a small student population in Swindon, with Oxford Brookes University and the Royal Agricultural University both having sites in the town. There is an overlap in the market with the Build to Rent sector which is also considered as a separate development type. A survey of

student housing was carried out in March 2025. Most students live in mainstream residential housing that is rented in the open market, however some of this is through the institutions' approved landlord / letting schemes.

4.74 There are no purpose built student housing schemes being advertised at the time of this report. Rooms in shared houses have been researched. Rents range from about £500 per month to just under £1,000 per month. The average is about £740 per month

4.75 Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms (en-suite or not) sharing living space and a kitchen. Studio Flats are slightly larger rooms, which include a kitchenette.

4.76 Considering the wider student market, away from the big university towns and cities, with large student populations, is challenging due to the lack of evidence. Typically, rents for Cluster Flats are about 20% less than those studio accommodation. In deriving the values, the following assumptions are used: The rents are be discounted by 3% to reflect voids and bad debts at this stage.

a.	Cluster:	£6,500	less 3%	£6,300/year
b.	Studio:	£8,000	less 3%	£7,760/year

4.77 Using an allowance of 25% for management and repair costs, and capitalised the income at 5%, the following capital values are derived.

Table 4.17 Value of Student Housing

		Cluster Flat	Student Studio
Rent		£6,300	£7,760
Management etc	%	25%	25%
Net Rent		£4,725	£5,820
Yield		5.00%	5.00%
Value per room	£	£94,500	£116,400

Source: HDH (April 2025)

5. Non-Residential Market

5.1 This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the types of development tested in the study.

5.2 There is no need to consider all types of development in all situations, or to test the types of schemes that are unlikely to come forward as planned development. In this study the larger format office and industrial use and retail uses are tested.

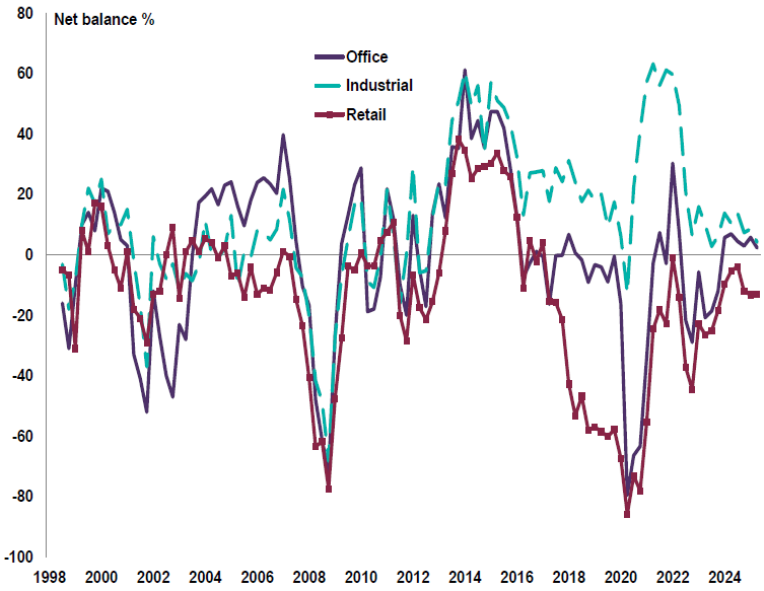
5.3 Across the area, market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors. However, even within the Swindon area, there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

National Overview

5.4 The various non-residential markets in the SBC area reflect national trends. The retail markets are particularly challenging:

> ***Market activity remains stagant at the national level, although trends appear stronger across Central London***
>
> - *Occupier demand metrics largely flat across most mainstream sectors, albeit Central London continues to exhibit relatively stronger momentum*
> - *Investment enquiries show little to no growth at the national level*
> - *Moderate rental and capital value growth anticipated within the prime office and industrial sectors, although secondary markets continue to display negative projections*
>
> *The Q2 2025 RICS UK Commercial Property Monitor results point to a broadly stagnant backdrop, with headline measures of demand sitting in neutral territory on both the occupier and investment sides of the market. Meanwhile, views on the current stage of the property cycle are deeply divided, with 35% of respondents sensing the early stages of an upturn are underway, while an identical share feel the market is still turning down.*
>
> ***Occupier market remains subdued with landlords offering more incentives to tenants***
>
> *As shown in Chart 1, the occupier demand series nudged down across both the office and industrial sectors during Q1, with the latest (respective) net balances of +2% and +4% indicative of a largely flat quarterly trend. Alongside this, the tenant demand gauge remains moderately weaker across the retail sector, posting a net balance reading of -13% (unchanged from the Q1 results).*
>
> *On the supply front, vacant space reportedly rose across all mainstream sectors to a greater or lesser degree during Q2, prompting landlords to increase the value of incentive packages being offered to tenants in each instance. In a further sign of the industrial sector losing some of its shine in recent quarters (having expanded robustly over much of the previous decade), a net balance of +13% for the industrial inducements metric points to the most sizeable pick-up in such incentives since 2012 (excluding the first quarter during the Covid lockdown).*
>
> *Despite the relatively muted demand backdrop, respondents continue to foresee rental prices moving higher across both the office and industrial sectors over the year ahead. That said, this growth is anticipated to be concentrated in prime markets, while the outlook for secondary space is flatter for industrials and still negative for offices. Across the retail sector meanwhile, rents are seen edging up for prime space, but are expected to fall across secondary markets.*

Chart 1 - Occupier demand by sector



When looking at the regional data, Central London stands out as displaying an altogether stronger outlook for the office sector and, to a lesser extent, retail. Indeed, respondents based in central areas of the capital report firmer momentum behind occupier demand compared to the national data. Consequently, this is expected to translate into more robust rental price growth both in the near term and over the year ahead.

Investment market activity holds steady at a relatively soft level over the quarter

From an all-property average perspective, the investment enquiries indicator returned a net balance reading of zero, easing marginally from a figure of +4% beforehand. As such, this signals a flat picture for buyer activity during Q2. At the sector level, industrials continue to attract modest growth in investor demand, albeit the latest net balance of +10% suggests momentum is relatively lacklustre. For office and retail, respective net balances of -3% and -11% were registered in the Q2 results, consistent with a flat to slightly negative trend. On a slightly more encouraging note, a net balance of +9% of contributors saw an improvement in credit conditions in Q2 (the best reading since Q3 of last year). Going forward, a continuation of this trend will likely be pivotal if investment market activity is to gain impetus.

Regarding the outlook for capital values, it is once again the prime industrial and office sectors which exhibit a moderately positive assessment for the year ahead, while other portions of the market, particularly secondary assets, are projected to remain under pressure. Away from the mainstream sectors, alternatives such as data centres, aged care facilities, life sciences and multifamily residential are all expected to deliver a solid uplift in values over the coming twelve months.

UK Commercial Property Monitor (RICS, Q2)

Non-Residential Market

5.5 The *Swindon Employment Needs and Land Supply Study* (Icini, January 2025) includes an assessment of the local employment markets so that will not be repeated here. The *Employment Needs and Land Supply Study* summarises the market as follows:

The Swindon industrial market is large in comparison to other sub-markets although mid-sized in the national context and according to the VOA, the amount of floorspace has decreased since 2001 by approximately 73,000 sq.m. However, this masks an increase of approx. 161,000 sq.m or 8% between 2017 and 2022.

Historically, Swindon has consistently had higher average industrial rents compared to Wiltshire, the South West and the UK as a whole. In recent years, average prices have begun

to converge with rental growth in Swindon slowing since 2020. Average rents across the South West (£8.55) and the UK (£8.80) have risen slightly higher than in Swindon (£8.40). Reported vacancy rates in Swindon are above the regional and national average although this is due in part to the Honda vacancy being included in the list. In reality, the figure is much closer to the national figure (5.6% v 4%). The lowest vacancy is seen in 1-star and 4-star stock at 0%, demonstrating a higher demand in Swindon for high- and low-quality stock. Indeed, it indicates a need for further supply as the vacancy rate is so low.

The majority of leased industrial floorspace falls within the over 2,000 sq.m. band, with 8 million sq.m. (86 million sq. ft.) let since 2012. Leasing activity is concentrated in the mid-size categories with the highest number of leases occurring in the 100-500 sq.m. band (278 leases) and 500-1,000 sq.m. band (78 leases). A similar story is seen in the sales market with 1.2 million sq.m of floorspace purchased in the largest band since 2011. This band also had the highest number of sales (94 since 2011).

Office

According to the VOA the Borough contains 438,000 sq.m (4.7 million sq. ft) of office floorspace. Both the Swindon Central (Town Centre) and Swindon Fringe office sub-markets are considered to be mid-sized with the latter slightly larger than the former.

The loss of stock appears to have accelerated in the most recent 5-year period (2019-2023) with an overall decline of 9.6% equating to 49,000 sqm of floorspace. A similar trend is seen in Wiltshire where 3.6% of stock was lost in the same period.

Over the longer period since 2001 the office market in Swindon has contracted by 17%. This contrasts with Wiltshire, the South West and England where office floorspace has increased.

The office vacancy rate in Swindon decreased significantly from 15.7% in 2021 to just 4.7% in 2019. It has since increased to 14.6% and is now higher than the regional (11.2%) and national figures (8.1%).

Net deliveries have been low in comparison to net absorption, an average of 40,700 sq. ft (3,800 sqm) of space has been delivered per annum since 2011, whereas average net absorption sits at -60,278 sq. ft (-5,600 sqm).

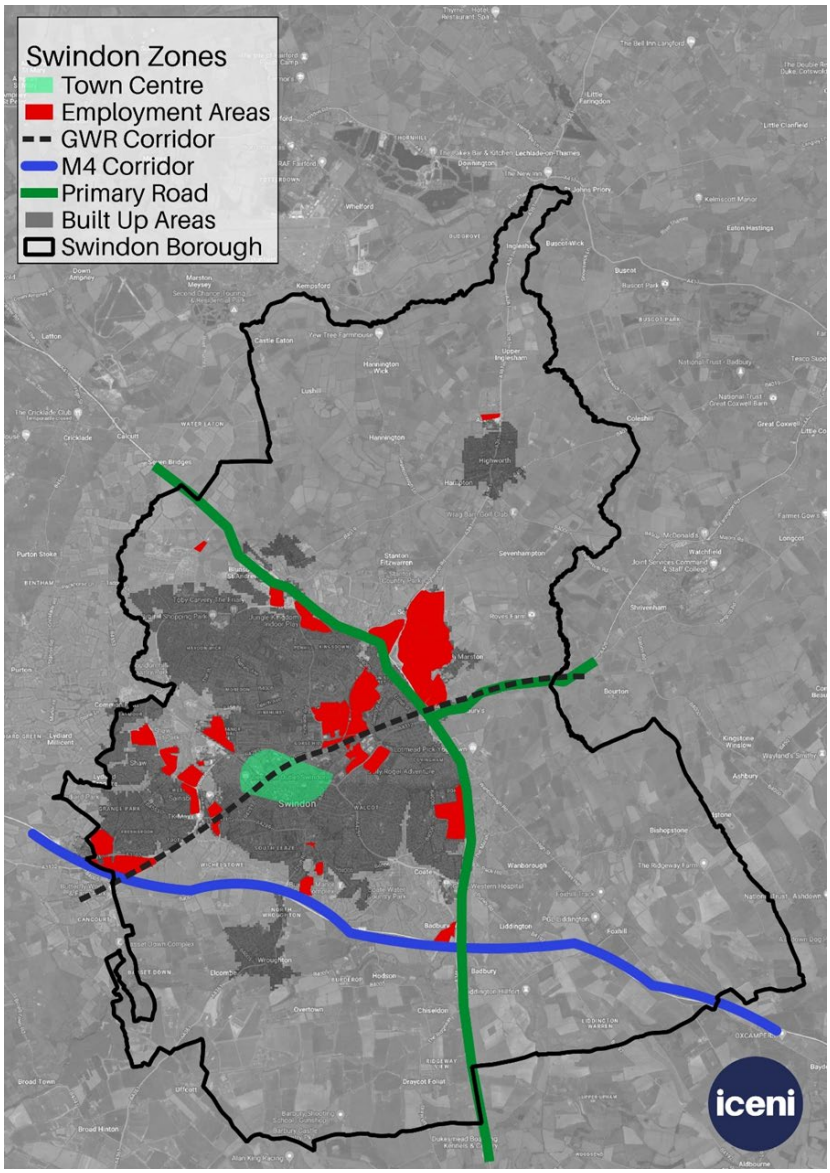
Stock rated 1-star and 2-stars has the highest vacancy indicating that office stock of the poorest quality is in the lowest demand. It is also likely to reflect the need to replace or redevelop some stock.

Most leasing activity takes place in smaller units of 0-100 sq.m, with an average of 14.8 deals made per annum. The most amount of floorspace let is in the +2,000 sq.m. band with a total of 80,789 sq.m. leased since 2012.

This is similar to the owner occupier market where sales in the +2,000 sq.m. band make up the most floorspace sold indicating that Swindon is attractive to medium to large scale office investors as well as large owner occupiers.

5.6 The *Employment Needs and Land Supply Study* includes the following map that shows the distribution of the main employment areas:

Figure 5.1 Swindon Land Use Areas



Source: Figure 5.1, Swindon Employment Needs and Land Supply Study (Icini, January 2025)

5.7 A potentially important factor for the Swindon non-residential markets is that the Borough is located at the south west end of the Ox-Cam arc, where the Government will be promoting development. It is too early to know the impact of this.

5.8 This study is concerned with new property that is likely to be purpose built. There is little evidence of a significant variance in price for newer premises more suited to modern business, although very local factors (such as the access to transport network) are important.

5.9 Various sources of market information have been analysed, the principal sources being the local agents, research published by national agents, and through the Estates Gazette's Property Link website (a commercial equivalent to Rightmove.co.uk). In addition, information from CoStar (a property industry intelligence subscription service) has been used. Much of this commercial space is 'second-hand' and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new

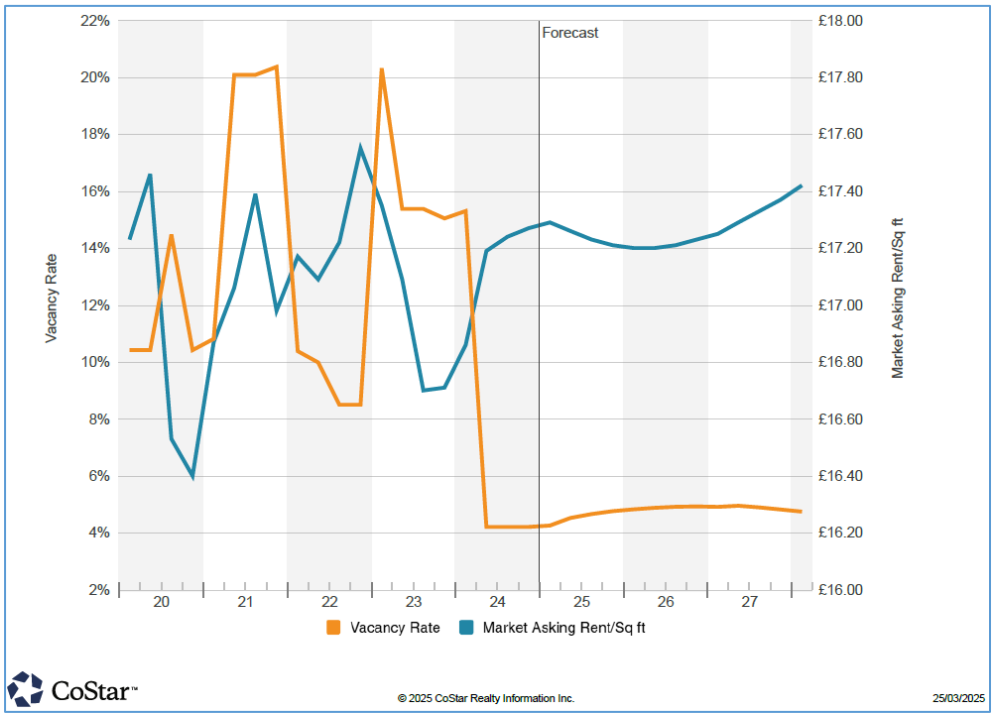
property in a convenient well accessed location with car parking and that is well suited to the modern business environment.

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

Offices

5.11 CoStar data shows an increase in rents and in vacancies in the office sector over the last five years. The graph shows some distinct spikes in the vacancy rate, including at the time of the COVID-19 pandemic. This is due to a few large buildings being available can produce a large percentage change.

Figure 5.2 Offices. Vacancy Rates v Rent (£/sqft)



Source: CoStar (March 2025)

5.12 CoStar is currently reporting average rents (for all types of office) of about £170 per sqm per year. The range is significant, from about £80, per sqm per year to over £350 per sqm per year. On the whole, these buildings are not modern offices that are best suited to current work practices. Newer, better quality offices tend to have rents in the region of £20 per sqm per year to £25 per sqm per year (e.g. Delta 1200 on Welton Road, Papermakers House on Rivendell Road, or White Hill House on Whitehill Way).

5.13 More widely, modern offices are being advertised at up to about £235 per sqm per year. Newer office rents are generally around £210 per sqm per year.

5.14 The data with regard to yields is very limited, with CoStar reporting 8.6%, based on a very small sample. Several of the national agents report data in this regard:

a. Knight Frank, in *Prime Yield Guide – March 2025*[34] reports:

- South East Towns (10 years) 7.25%
- Secondary, South East Towns 7.25%
- South East Business Parks (10 years) 8%

b. Savills, in *Market in Minutes – February 2025*[35] reports:

- Provincial Offices 7.00%

c. Cushman & Wakefield in *The DNA of Real Estate, Fourth Quarter -2024*[36] reports:

- Prime UK office yields of 6.41%.

Cushman & Wakefield in UK Marketbeat Offices Q4 2024[37] reports prime yields of 6.75%.

5.15 Bearing in mind the nature of the Swindon, and that whilst it is a strong market it is somewhat behind Reading (to the east), a yield of 7.5% is assumed for larger offices and 8.5% for smaller offices. Rents of £210 per sqm per year are assumed. On this basis new larger office development would have a value of £2,700 per sqm (having allowed for a rent free / void period of 6 months) and smaller units about £2,370 per sqm.

Industrial and Distribution

5.16 CoStar data shows relatively high vacancy rates, although feedback from local agents suggests that this is overstated. A steady, if modest increase in rents over the last five years in the industrial sector:

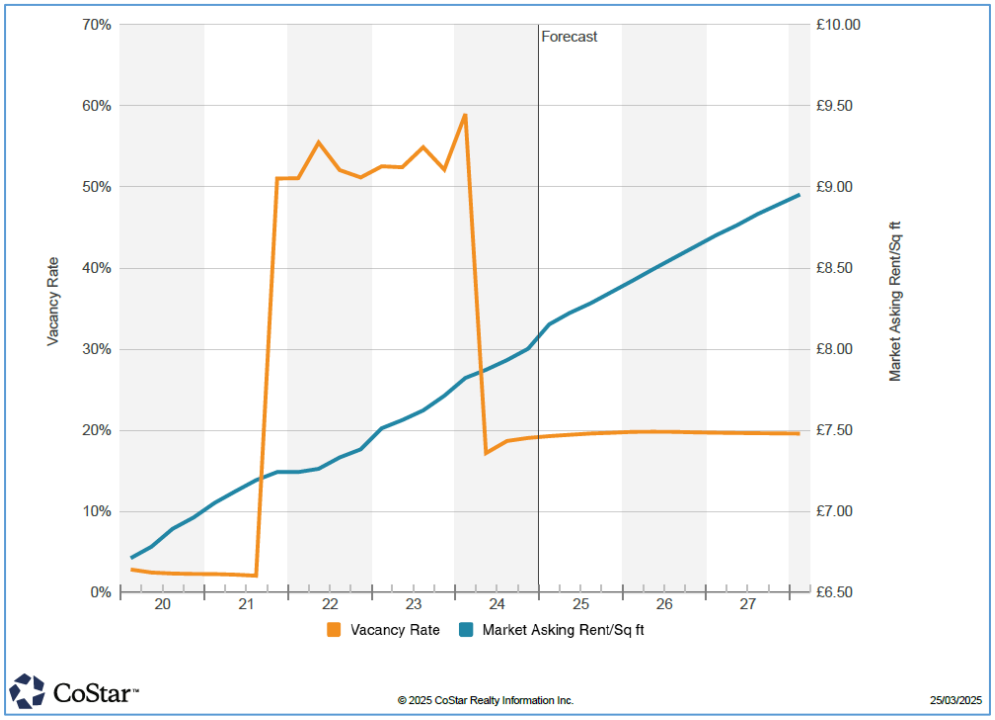
[34] Investment Yield Guide - March 2025 | Knight Frank Research

[35] Savills UK | Market in Minutes: UK Commercial – January 2025

[36] dna-real-estate_q4-2024.pdf

[37] Marketbeat Template - Local Markets

Figure 5.3 Industrial. Vacancy Rates v Rent (£/sqft)



Source: CoStar (March 2025)

5.17 CoStar is currently reporting average rents (for all types of industrial space) of just under £100 per sqm per year. As with offices, on the whole, these buildings are not modern facilities that are suited to modern industry, also several of the units include significant areas of office space.

5.18 Industrial units are generally being advertised at around £110 per sqm per year for relatively modern buildings.

5.19 Several of the national agents report data on yields in relation to this sector:

a. Knight Frank, in Prime Yield Guide – March 2025 reports:

- Prime Distribution / Warehousing 5.00%
- Secondary Distribution (10 years, OMRs) 6.00%
- Good Modern Rest of UK Estates £5.00% - 5.25%
- Good Secondary Estates £6.50% - 7.00%
- Good Secondary Estates 6.50% - 7.00%

b. Savills, in Market in Minutes – February 2025 reports:

- Ind/ Distribution (OMR) 5%
- Industrial Multi-lets 5%

c. Cushman & Wakefield in The DNA of Real Estate Fourth Quarter - 2024 reports:

- UK logistics yields 5.22%.

5.20 There is little, publicly available, local evidence in relation to logistics uses:

a. Savills, in *Big Shed Briefing* (Savills, July 2024), reports rents of £9.50 per sqft to £37.50 per sqft in London and the South East and £8.75 per sqft in the South West. A prime investment yield, on a national basis, of about 5% is given. It is notable that rents have increased, and yields have fallen in the last few years.

b. CBRE, in *UK Logistics Market Summary Q4 2024* (CBRE, January 2024) reports the following for prime 'Big Box' rent in the South East submarket of £27.50 per sqft pa) (5% NIY) and in the South West submarket of £9 per sqft pa (5.75% NIY.

5.21 More modern buildings that are well located and with adequate parking, and good access to the transport network, are securing rents over £100 per sqm per year. A yield of 5.5% is assumed for logistics uses, with 6% for larger industrial uses and 7% for smaller industrial uses.

5.22 On this basis new larger format industrial development would have a value of £1,730 per sqm and smaller format industrial development a value of £1,470 per sqm, and distribution units £2,585 per sqm.

Retail

5.23 Central Swindon is not a major shopping destination in its own right, although it does make an important local contribution to the sector. The McArthur Glen Designer Outlet is a retail destination in its own right, with 100 or so stores and 14 restaurants.

5.24 The Brunel Shopping Centre is centrally placed, 50,000 sqm traditional town centre shopping centre with an adjacent 750 space carpark. The smaller Parade Shopping Centre is slightly less centrally placed. The wider town centre is typical post war development.

5.25 There several out-of-town retail parks around the town:

a. St Margaret's Retail Park is by the A420 / Thornhill Road roundabout to the west of the town and includes Bargain Buys, Pets at Home, Dunelm and Hobbycraft.

b. The Orbital Shopping Park is to the north of the town and is includes about 20 outlets, including several supermarkets and larger format shops.

c. The Greenbridge Retail Park (by the Greenbridge Roundabout), includes a large cinema, bowling alley, gym, and bingo hall, as well as various food outlets and a range of large format shops, with associated parking.

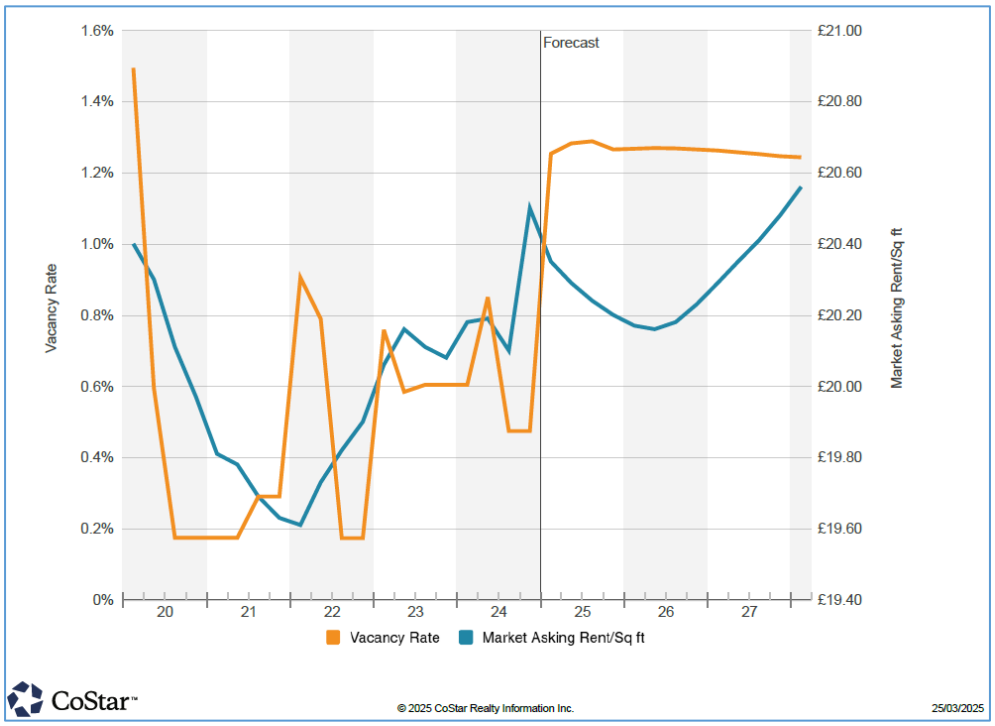
d. The Mannington Retail Park is to the west of the town centre and includes a supermarket, TK Max and various smaller shops.

5.26 All the main supermarkets are represented in Swindon, some having multiple outlets.

5.27 Having said this, the town centre is generally busy with a broad range of local shops and services. Even before the COVID-19 pandemic, the retail market was in a period of change and uncertainty. The rise in the online retailer sector has put pressure on the high street and shopping centres. Numerous national chains have been put into administration or have entered a Company Voluntary Arrangements (CVA)[38]. Various restaurant and dining chains have announced closures or restructuring, and the banking sector has also closed branches on high streets nationwide.

5.28 The generally gloomy picture is reflected in the CoStar data that shows average rents are broadly at the level that they were 5 years ago. Having said that levels of vacancies are low.

Figure 5.4 Retail. Vacancy Rates v Rent (£/sqft)



Source: CoStar (March 2024)

5.29 The retail market is segmented, with the core high street areas doing better than the remaining areas, being of largely secondary retailing areas. Retailing in secondary locations is challenging – although the data does reveal some surprisingly high rents, and there are some neighbourhood shopping areas that are thriving.

5.30 Overall average rents are around £165 per sqm per year, however rents for units in the central locations are currently over £300 per sqm per year although some are significantly higher than this. An average yield of 10.4% / median rent 5.6% is reported. A value (based on a £300 per

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

sqm per year / 8% yield / 12month incentive) of £3,475 per sqm is derived for town centre, shop-based retail.

5.31 The rents for shops vary greatly, particularly as one moves away from the best locations into the secondary situations where rents are normally in the range of £150 per sqm per year to £200 per sqm per year, although yields are rather higher at around 10% to derive a value of £1,500 per sqm.

5.32 Consideration has been given to supermarkets and retail warehouses. It is anticipated that future development in this sector is most likely to be the smaller size outlet. In this case a rent of £375 per sqm per year and a 6.5% yield to give a value of £5,400 per sqm is assumed.

5.33 In the case of retail warehouses, there has been a change within the market over the last 5 or so years with a move towards more smaller stores on the out-of-town retail parks. Whilst little or no development is planned, it may be that some of the existing out-of-town / retail warehouse space may be reconfigured. A rent of £200 per sqm per year and a yield of 6.5% deriving a value of £2,890 per sqm is assumed.

Appraisal Assumptions

5.34 The following assumptions have been used:

Table 5.1 Commercial Values £/m^2 2025

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£210	7.50%	0.5	£2,701	£2,700
Offices - Park	£210	7.50%	0.5	£2,701	£2,700
Office Small	£210	8.50%	0.5	£2,372	£2,370
Industrial - Large	£110	6.00%	1.0	£1,730	£1,730
Industrial - Small	£110	7.00%	1.0	£1,469	£1,470
Logistics	£150	5.50%	1.0	£2,585	£2,585
Retail (Centre)	£300	8.00%	1.0	£3,472	£3,475
Retail (elsewhere)	£175	10.00%	1.5	£1,517	£1,500
Supermarket	£375	6.50%	1.0	£5,417	£5,400
Retail warehouse	£200	6.50%	1.0	£2,889	£2,890

Source: HDH (March 2025)

5.35 Through the April 2025 technical consultation a developer[39] commented:

[39] FI Real Estate Management

> *As commercial landlords we can advise that for high specification, well located offices, Grade A that quoting rents are at £25/per sq ft rents at this level have been achieved. The report's opinion on the industrial market appears to be in line with our own experience of the market.*
>
> *We believe that the assumptions used in table 5.1 are approximately 10-20% over actual rents across the board if they are assumed to represent an average.*

5.36 This is noted, however no change is made. The rents presented earlier and forming the basis of the analysis are representative on new development, rather than the average of all rents – including older and less suitable properties.

6. Land Values

6.1 Chapters 2 and 3 set out the methodology used in this LPVA. An important element is the value of the land. Under the method set out in the updated PPG, 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). The EUV 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 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 land, 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 The PPG says (at 10-016-20180724) that the '*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments…*'. It is necessary to consider the EUV as a starting point.

Existing Use Values

6.4 The EUV is the value of the land in its current use before planning consent is granted, for example, as agricultural land. AUV refers to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.

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

> *How should land value be defined for the purpose of viability assessment?*
>
> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).*
>
> *In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.*
>
> *PPG: 10-013-20190509*
>
> *What is meant by existing use value in viability assessment?*
>
> *Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published*

> *sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*
>
> *Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*
>
> *PPG: 10-015-20190509*

6.6 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.

6.7 The value of the land for a particular typology (or in due course a particular scheme) needs to be compared with the EUV, to determine if there were another use which would derive more revenue for the landowner. If the Residual Value does not exceed the EUV (or AUV), then the development is not viable. 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.

6.8 The 'model' approach is outlined below:

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

b. For paddock and garden land on the edge of or in a smaller settlement a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5ha.

c. Where the development is on brownfield land an industrial value has been assumed. In the town centre, a higher value is considered.

Residential Land

6.9 In August 2020, DCLG published *Land value estimates for policy appraisal 2019*[40]. The SBC figure is £2,000,000/ha. It is important to note this figure assumes nil affordable housing[41]. As

[40] Land value estimates for policy appraisal 2019 - GOV.UK (www.gov.uk)

[41] The VOA assumed as follows:

- *Any liability for the Community Infrastructure Levy (CIL), even where it was planning policy as at 1 April 2019, has been excluded.*
- *It has been assumed that full planning consent is already in place; that no grants are available and that no major allowances need to be made for other s106/s278 costs.*
- *The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.*
- *In a small number of cases schemes do not produce a positive land value in the Model. A 'floor value' of £370,000 (outside London) has been adopted to represent a figure at less than which* it is unlikely (although possible in some cases) that 1 hectare of land would be released for residential development.

stressed in the paper, this is a hypothetical situation and '*the figures on this basis, therefore, may be significantly higher than could be reasonably obtained in the actual market*'.

6.10 There are no larger development sites being publicly marketed in the area however there are a few small development sites being marketed in the area, so, to gain a better understanding of the market, sites within 10 miles of Swindon have been considered:

- *This has been taken on a national basis and clearly there will be instances where the figure in a particular locality will differ based on supply and demand, values in the area, potential alternative uses etc. and other factors in that area.*
- *Each site is 1 hectare in area, of regular shape, with services provided up to the boundary, without contamination or abnormal development costs, not in an underground mining area, with road frontage, without risk of flooding, with planning permission granted and that no grant funding is available.*
- *The site will have a net developable area equal to 80% of the gross area (excluding London).*
- *For those local authorities outside London, the hypothetical scheme is for a development of 35, two storey, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.*
- *For those local authorities in London, the hypothetical scheme varies by local authority area and reflects the type/scale of development expected in that locality. The attached schedules provide details of gross/net floor areas together with number of units and habitable rooms.*

These densities are taken as reasonable in the context of this exercise and with a view to a consistent national assumption. However, individual schemes in many localities are likely to differ from this and different densities will impact on values achievable.

Table 6.1 Building Sites for Sale – March 2025

			Area ha	Units	Asking Price £	Asking Price £ per ha	Asking Price £ per unit	
The Paddock	Lower Mill Estate	GL7	0.48	1	£1,295,000	£2,680,050	£1,295,000	Previously had planning permission for a 6 bedroom, 410sqm house.
St Leonards Farm	Lower Blunsdon	SN26 7BJ	1.87	1	£1,250,000	£668,449	£1,250,000	6/7 bed farm house with barns for conversion.
London Road	Fairford	GL7 4AS	0.15	5	£800,000	£5,442,177	£160,000	5 dwellings, including conversion of existing building & 4 new builds.
Broughton Poggs	Lechlade	GL7 3JH	3.37	1	£700,000	£207,900	£700,000	General Purpose Farm Building for conversion.
Stanford In The Vale	Faringdon		2.02	1	£600,000	£296,589	£600,000	Prior approval - Single dwelling barn & 5 acres.
Stanford In The Vale	Faringdon		2.83	1	£660,000	£232,969	£660,000	Prior approval - Single dwelling barn & 7 acres.
Stanford In The Vale	Faringdon		0.41	3	£425,000	£1,049,383	£141,667	Prior approval - 3 Dwellings barn & 1 acre.
The Street	Liddington	SN4	0.16	1	£625,000	£3,865,182	£625,000	3 bed cottage for updating and plot for 4 bed detached.
Brinkworth	Chippenham	SN15	0.35	3	£450,000	£1,293,103	£150,000	3 x 4 bed detached.
Upper Lambourn	Berkshire		1.17	2	£375,000	£319,530	£187,500	Consent for 4 bed house, 2 bed and 4 bed staff accommodation and extensive equestrian
The Hyde	Purton	SN5	0.17	1	£325,000	£1,967,312	£325,000	Single plot.
Great Coxwell	Faringdon	SN7	0.13	1	£300,000	£2,316,602	£300,000	Single plot.
Abbey Grounds	Cirencester	GL7	0.04	3	£299,950	£8,331,944	£99,983	Consent for 3 flats
Swindon Road	Highworth		0.03	1	£240,000	£7,407,407	£240,000	1 of 3 selfbuild plots.
Swindon Road	Highworth		0.02	1	£220,000	£9,079,653	£220,000	1 of 3 selfbuild plots.
Swindon Road	Highworth		0.03	1	£220,000	£7,801,418	£220,000	1 of 3 selfbuild plots.
Trenchard Avenue	Calne		0.06	1	£150,000	£2,475,248	£150,000	Single 4 bed plot.
Turnpike Road	Blunsdon			1	£150,000		£150,000	Single 3 bed plot.

Source: Market Survey (March 2025)

6.11 It is important to note that 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.

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

Table 6.2 Sales of Development Land - 2025

Planning Ref	Site	ha	All Units	Aff %	s106/ unit	£/ha	£/unit
S/24/0170	Land at Moredon Recreation Ground, Cheyney Manor Industrial Estate Road, Swindon.	1.67	66	100%	£3,314	No PPD	
S/21/0925	Land at Marlborough Park Pipers Way Old Town Swindon	2.04	82	0%	£581	£15,971,594	£397,342
S/19/0495	George Gay Gardens Kelham Close Park South Swindon SN3 2JP	2.49	149	100%	£0	No PPD	
S/OUT/13/1555	Land at South Marston and Rowborough, Swindon New Eastern Villages	162	2380	23%	£8,751	£349,510	£23,790

Source: SBC and Land Registry (June 2025)

6.13 The sample is small so must be treated with caution. In considering the above it is important to note that the PPG 10-014-20190509 says:

> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*

6.14 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).

6.15 Almost all the above sites are smaller sites, with just one of the sites being over 1 ha. In relation to larger sites, and in particular larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open space requirements which result in lower values. In the case of non-residential uses a similar approach has been taken with residential land except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, a BLV of the value of industrial land is assumed.

Industrial Land

6.16 *Land value estimates for policy appraisal* provides a value figure for commercial land:

Table 6.3 Industrial Land Values (£/ha)

Industrial Land	£850,000 (£344,000/acre)
Commercial Land: Office Edge of City Centre Swindon	£865,000 (£350,000/acre)
Commercial Land: Office Out-of-Town Business Park Swindon	£850,000 (£344,000/acre)

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

6.17 CoStar (a property market data service) includes details of industrial land for the Swindon BC area and neighbouring authorities. These are summarised in **Appendix 9**. The averages are summarised as follows:

Table 6.4 CoStar Industrial Land Values (£/ha)

	Average of £ per ha
Commercial	£2,612,545
Industrial	£2,528,064
Office/Residential	£4,978,244
Residential	£1,709,086
Service	£1,529,327
Showroom	£22,296,186
Storefront	£18,886,523
Warehouse	£4,954,534
All	**£3,332,130**

Source: CoStar (March 2025)

6.18 The CoStar data suggested that *Land value estimates for policy appraisal* may understate the value of industrial land. An assumption of £2,500,000 per ha is used.

Agricultural and Paddocks

6.19 *Land value estimates for policy appraisal* (MHCLG, August 2020) provides a value figure for agricultural land in the area of £25,000/ha. This has been explored further and wider information on land prices has been researched:

a. Savills' *The Farmland Market*[42] (January 2025) reports a value of £9,900 per acre (£24,460 per ha) for prime arable land and an overall average value of about £8,500 per acre (£21,000 per ha).

b. Strutt and Parker's *English Estates & Farmland Market Review Winter 2024/ 2025*[43] suggests a value of £11,100 per acre (£27,428 per ha) for arable land and £9,000 per acre (£22,239 per ha) for pasture.

c. Knight Frank's *Farmland Index Q4 2024*[44] suggests average values of £9,351 per acre (£23,106 per ha).

d. Carter Jonas' *Farmland Market Update Q4 2024*[45] reports, for the South East, average values £10,750 per acre (£26,560 per ha) for arable land, £9,000 per acre (£22.240 per ha) for pasture land, and £22,500 per acre (£55,560 per ha) for lifestyle land.

6.20 There are several areas of farmland, woodland and conservation sites for sale in the vicinity:

[42] cs2412-1347-rural-spotlight---gb-farmland.pdf

[43] English Estates & Farmland Market Review | Winter 2024/25

[44] english-farmland-index-q3-2024-11581.pdf

[45] Farmland Market Update Q4 2024 | Carter Jonas

Table 6.5 Farm Land For Sale

		Area ha	Asking Price £	Asking Price £ per ha	
Hackpen Hill	Broad Hinton	48.56	£1,500,000	£30,890	120 acres of grassland.
Land at Hackpen Hill	Broad Hinton	38.45	£1,000,000	£26,008	95 acres of grassland.
Chaddington Lane	Wootton Bassett	15.82	£475,000	£30,018	39.1 acres of largely arable land.
Southrop	Lechlade	12.18	£400,000	£32,838	Permanent pasture.
Pye Lane	Broad Town	3.52	£200,000	£56,805	8.7 acres permanent pasture.
Hackpen Hill	Broad Hinton	2.59	£150,000	£57,915	6.4 acres of grassland.

Source: Market Survey (March 2025)

6.21 An agricultural land value of £25,000/ha is assumed.

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

Existing Use Value Assumptions

6.23 In this assessment the Existing Use Value (EUV) assumptions, based in 2019 are used.

Table 6.6 Existing Use Value Land Prices £/ha

PDL	
Generally	£2,500,000
Town Centre	£3,500,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (July 2025)

Benchmark Land Values

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

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

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

6.25 It is accepted that the normal abnormal costs associated with development in an area (normal abnormals) should be reflected in the viability assessment and for this reason an adjustment has been made on brownfield sites.

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 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 In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions were used:

a. Brownfield Sites: EUV Plus 20%.

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

Strategic Sites EUV x 10

6.28 In this regard, through the 2025 technical consultation, a housebuilder[46] commented:

> *The BLV proposed for strategic sites in this draft Report equates to £102,000 per acre. This is significantly below the company's experience of landowner expectations and recent agreements. The draft Viability Report does not provide any analysis of recent transactions including those of strategic sites in Swindon, which would be relevant to review and comment upon. It is unclear why this exercise has not been carried out – in the neighbouring authority Wiltshire Council's viability report to support its Local Plan Review an exercise of this type is carried out and concludes that a BLV of £150,000 be per acre be applied.*

6.29 A range of transactions are researched, as set out in Appendix 8. There is very little comparable data available. The assumptions are carried into this iteration of the LPVA.

[46] James Proyer of Persimmon Homes (Wessex)

7. Development Costs

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

Development Costs

Construction costs: baseline costs

7.2 The construction cost assumptions are derived from the Building Cost Information Service (BCIS)[47] data – using the figures re-based for Wiltshire. The cost figure for 'Estate Housing – Generally' is £1,493 per sqm (at June 2025) (see **Appendix 10**). The use of the BCIS data is suggested in the PPG (paragraph 10-012-20180724) however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.

7.3 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of over 200 units where economies of scale can be achieved, and the median cost is used for smaller schemes.

7.4 As set out in Chapter 2 above, the Government has announced and consulted on various changes to construction standards (Future Homes Standard, Accessible and Adaptable Standards, etc). The costs of these are not fully reflected in the BCIS costs so are considered in Chapter 8.

Other normal development costs

7.5 In addition to the BCIS £ per sqm 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.

7.6 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

[47] BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

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.

7.7 A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for the smaller sites and flatted schemes, to 15% for the larger greenfield schemes. It is important to note that this is the base assumption and that allowances for off-site works and the like that are required are in addition to these costs.

Abnormal development costs and brownfield sites

7.8 With regard to abnormal costs, 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*

7.9 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 ...*

7.10 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.

7.11 This approach is consistent with the treatment of abnormal costs 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 abnormal costs 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.*

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

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

abnormal costs. It is not the purpose of an assessment of this type to standardise land prices across an area.

Fees

7.14 For residential and non-residential development, professional fees are assumed to amount to 8% of build costs. Separate allowances are made for planning fees, acquisition, sales and finance costs.

Contingencies

7.15 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. The 5% figure is applied to the brownfield sites, and the 2.5% figure the remainder.

S106 Contributions and the costs of infrastructure

7.16 For many years, SBC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure through the s106 / s287 regime. The main source of funding is CIL, however the Council also seeks developer contributions under the s106 regime.

7.17 In this regard, through the 2025 technical consultation, a housebuilder[48] commented:

> *Paragraph 7.16 related to S106 contributions and the costs of infrastructure is to be completed and it appears that an average cost per unit of the contributions will be set out here. It is important that this report recognises that S106 obligations frequently extend beyond simple financial contributions that can be presented as a per unit figure. At the major development at Kingsdown for example, the resolution to grant includes obligations on the developer to provide a site for and directly deliver a 3 Form Entry Primary School, open space and Suitable Alternative Natural Greenspace, play areas, off-site highway works improvements, a local centre, sports hub and spine road and bridge over the A419. The per unit figure can also be misleading for major Outline schemes where the maximum number of dwellings set out in the permission may not be achievable, but the infrastructure will still need to be delivered.*

7.18 This is acknowledged. The approach to developer contributions is set out in Chapter 8.

Financial and Other Appraisal Assumptions

VAT

7.19 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full[49].

[48] James Proyer of Persimmon Homes (Wessex)

[49] 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

Interest rates

7.20 A 7% p.a. interest rate is assumed for total debit balances, no allowance is made for equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.

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

Developers' return

7.22 An allowance needs to be made for developers' return and to reflect the risk of development.

7.23 Paragraph 10-018-20190509 of the updated PPG says:

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

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

7.25 Broadly there are four different approaches that could be taken:

a. To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.

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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.

b. To set a rate for the different types of unit produced – say 20% for market housing and 6% for affordable housing, as suggested by the HCA.

c. To set the rate relative to costs – and thus reflect the risks of development.

d. To set the rate relative to the gross development value.

7.26 In deciding which option to adopt, it is important to note that the intention is not to re-create any particular developer's business model. Different developers will always adopt different models and have different approaches to risk.

7.27 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require a developer to demonstrate a sufficient margin, to protect the lender in the case of changes in prices or development costs. They will also consider a wide range of other factors, including the amount of equity the developer is contributing (both on a loan-to-value and loan-to-cost basis), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.

7.28 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 and as set out above the updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in consideration of delivery of affordable housing'*.

7.29 As set out in Chapter 4, at the time of this update there are problems in the affordable homes market, with some RPs having withdrawn from seeking to expand their portfolios. This is due to a number of reasons including the need to address a backlog of repairs, particularly in the relation to damp, the need to address fire safety concerns, and the need to improve energy efficiency standards. This is an issue concerning the availability of buyers, rather than values, and one that applies, in particular, to smaller sites.

7.30 In this iteration of this assessment a 17.5% assumption is used across the tenures, rather than applying a reduced rate to affordable housing.

Phasing and timetable

7.31 The phasing and delivery rates are consistent with the Council's wider evidence base. A pre-construction period of six months is assumed for all of 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. The rate

of delivery will be an important factor when considering the allocation of sites so as to manage the delivery of housing and infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.

7.32 On the whole, it is assumed a maximum, per outlet, delivery rate of 50 units per year. On a site with 30% affordable housing this equates to 35 market units per year. 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. The higher density flatted schemes are assumed to come forward more quickly. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and the Harman Guidance.

7.33 For the older people's housing schemes, a slower rate of sales has been assumed, with an allowance being made for block management over the sales period (£4,500/unit), in line with a comment made through the consultation.

Site Acquisition and Disposal Costs

Site holding costs and receipts

7.34 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

7.35 An allowance of 1% for acquisition agents' and 0.5% legal fees is assumed.

7.36 Stamp duty is calculated at the prevailing rates.

Disposal costs

7.37 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced depending on the category, so the marketing and disposal assumption may be less expensive than this.

8. Local Plan Policy Requirements

8.1 The purpose of this study is to consider inform the development of the emerging Local Plan and then, to assess the cumulative impact of the policies in the new Local Plan. At the time of the initial iteration (April 2025) of this report, the development of the policies was at an early stage and the options were still being explored, so a set of policy topics were explored.

8.2 The Council has progressed the drafting of policies and supplied an emerging draft, although it is important to note that there is still further refinement to be done, some of which may be informed by this LPVA.

8.3 The emerging policy areas are set out below. Many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability. Only those policies that add to the costs of development over and above the normal costs of development are mentioned. The new Local Plan will be divided into chapters that are likely to cover the associated policy areas.

Strategic Policy: SS1: Swindon's Spatial Approach to Growth and Strategic Policy: SS2: Settlement Hierarchy

8.4 These are high level policies that seek to direct growth. In themselves, they do not impact directly on viability.

Strategic Policy: SGL 01 - Swindon's Central Area, Strategic Policy: SGL 02 – New Eastern Villages (NEV), Strategic Policy: SGL 03 – Kingsdown and Strategic Policy: SGL 04 – Wichelstowe

8.5 These policies concern the Strategic Sites. These are identified in the existing adopted Plan and are largely consented.

8.6 In relation to the central Swindon area, a range of typologies are modelled that are representative of the types of development likely to come forward. These include higher density flatted development, as well as lower format schemes.

SP1: Sustainable Development, SD1: Effective Use of Land and SD2: Mixed Use Developments

8.7 These are broad design policies. They do not specify particular standards that impact directly on viability.

SD3: High-Quality Design

8.8 This is a design policy that sets out a range of standards. It does not add to the cost of development, nor impose specific standards, except in relation to space standards.

8.9 The *Swindon residential design guide* was last updated in June 2016. It provides high level advice on good practice in the Swindon context. On the whole the advice is guidance rather than specific requirements.

Density

8.10 The Design Guide includes the following densities that are reflected in the modelling, although close regard is also had to the Council's site by site capacity assessments for the allocations:

Table 8.1 Swindon Residential Design Guide – Density Guidance

Type	**Compact Mixed Use Core**	**Urban**	**Sub-Urban**	**Urban Fringe**
Density (units/ha)	50 +	45 - 55	30 - 45	25 - 40
Typology	Mixed Uses, Apartments, Terraces, Mews	Apartments, Terraces, Mews, Semi-detached	Detached, Semi-detached, Terraces, some Mews	Varied
Type	**Village/Small Town Core**	**Village Envelope**	**Village Fringe**	**Scattered Dwellings**
Density (units/ha)	30 - 45	25 - 40	20 - 35	not applicable
Typology	Apartments, Mixed uses, Terraces, Semi-detached, Mews.	Terraces, Semi-detached & Detached	Semi-detached and Detached	Mostly detached

Source: *Swindon residential design guide* (June 2016)

Nationally Described Space Standards (NDSS)

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

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

8.12 The following unit sizes are set out[50]:

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

Table 8.2 National Space Standards. Minimum Gross Internal Floor Areas and Storage (sqm)

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

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

8.13 In this study the units are assumed to be in line with the NDSS or larger.

SD4: Inclusive Design

8.14 This is a general design policy that seeks a high degree of accessibility across development types. The specific requires in relation to housing are covered under policy *HC3 - Accessible Housing* and policy *HC4 - Specialist Accommodation* below.

SD5: Tall Buildings

8.15 This policy concerns the design of tall buildings. It does not seek technical standards that are above national standards. The modelling in this report takes the requirements for second staircases (see Chapter 2 above) into account.

SD6: Villages and Development in the Countryside

8.16 This is a general design policy that does not impact on viability, beyond the requirements set out elsewhere.

SD7: Residential Extensions and Alterations

8.17 This is a general design policy that does not impact on viability.

SD8: Historic Environment

8.18 This is a general design policy that, seeks that new development must enhance and, where applicable, promote the Borough's heritage assets. It does not impact on viability

SD9: Heritage Transport

8.19 This is a general design policy that does not impact on viability.

SP2 – Homes for the Community

8.20 This the main housing policy. It does introduce some standards, however these are expanded on under the specific policies elsewhere.

HC 1 - Housing Tenures and Sizes

8.21 This policy sets out that new development is *'required to provide balanced mixed-communities with tenures and house sizes that reflect local housing need in accordance with the latest Local Housing Needs Assessment*'. It goes on to specify that major residential developments within Swindon urban area should deliver a balanced approach to housing delivery and include 1 and 2 bedroom properties within schemes where this is practical to support mixed communities;

i. facilitate choice in the marketplace and

ii. increase the range of urban housing.

iii. increase the range of urban housing

8.22 The Council's recent *Local Housing Needs Assessment* (HDH, October 2024) set out a housing mix. This has been updated following the confirmation of the Standard Method in December 2025.

Table 8.3 Housing Mix

New housing required 2023 to 2043	**TOTAL**	*1 bed*	*2 bed*	*3 bed*	*4 bed*
Market Housing*	**16,749**	3,419	4,504	4,007	4,819
	70.02%	20.41%	26.89%	23.92%	28.77%
Shared Ownership (SO)	**2,825**	518	674	824	809
	11.81%	18.34%	23.86%	29.17%	28.64%
Affordable Rent (AR)/ Social Rent (SR)	**4,346**	1,109	997	1,204	1,036
	18.17%	25.52%	22.94%	27.70%	23.84%
Total	**23,920**	5,047	6,175	6,035	6,663
	100.00%	21.10%	25.82%	25.23%	27.86%

Source: HDH (2025)

8.23 These mixes are not sought rigidly across all sites, rather are used to inform the overall housing mix. The higher density city-centre schemes are assumed to have more smaller units,

likewise the larger sites in the suburban and fringe areas are assumed to include more family housing. Generally, the modelling includes limited numbers of 1 bedroom units for sale.

HC2 - Affordable Housing

8.24 Under the Council's adopted *Swindon Borough Local Plan 2026* Policy HA2: Affordable Housing seeks that sites of 15 homes or more (or larger than 0.5ha) provide 30% affordable housing. No specific tenure mix is specified. The *Developer Contributions 2010 Update Development Control Guidance Note Swindon Borough Local Plan 2011* (November 2010) suggests a 70% Social Rent / 30% Affordable Home Ownership tenure split. The draft Local Plan seeks 30% affordable housing.

8.25 A core output of this LPVA is to establish the affordable housing requirements. The initial analysis in this iteration of this report is based on 30% affordable housing as 40% Social Rent, 40% Affordable Rent and 20% Shared Ownership. A range of requirements and affordable housing mixes are tested.

8.26 In this regard, through the 2025 technical consultation, a housebuilder[51] commented:

> *… An analysis of recent strategic site planning consents in Swindon will demonstrate that there have been several schemes that have been unable to reach 30%, including Persimmon's application at Kingsdown. It is difficult to understand therefore why, if the Council intends to retain the 30% target, it would be seeking to establish a tenure split that would in profit terms be detrimental to the currently negotiated position. The Council should review RP comments to this consultation, however in the company's recent experience the offer for Social Rent has seen a significant decline and so Persimmon Homes would warn against seeking to establish a minimum requirement for this tenure. The draft Viability report makes numerous references to the previous Government's directive for 25% First Homes being deleted from guidance; however, this should not be taken to mean that it is not a credible option as an Affordable tenure – particularly in an area where is a demonstratable need for First Homes. Alternatively, if there is a political desire to secure Social Rent specifically, this could be offset by increasing the proportion of Shared Ownership (rather than Affordable Rent).*

8.27 A range of amounts of affordable housing and tenure mixes have been tested.

HC3 - Accessible Housing

8.28 This policy seeks:

> *1. New homes should be designed to be adaptable to the changing needs of households during their lifetime, including ageing and meet the needs of groups with specific housing requirements. The following proportion of accessible homes applies:*
>
> *a. All new C3 dwellings should meet Building Regulation requirement M4(2) 'adaptable' dwellings' standard; and*

[51] James Proyer of Persimmon Homes (Wessex)

> *b. On major development sites over 0.5 hectare or 50 units or more, a minimum 2% of all dwellings should meet Building Regulation requirement M4(3) - designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users;*

8.29 As set out in Chapter 2 above, the Government has announced that building to '*the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard*' is to be mandated. The Government will now consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard. No timescale has been announced, however this is assumed to apply.

8.30 The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4[52]) 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)[53], reflect accessibility as follows:

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

8.31 The cost a wheelchair adaptable (M4(3)a) dwelling is taken to be £10,111 per dwelling[54], the cost of a wheelchair accessible (M4(3)b) dwelling is taken to be £25,136 per dwelling[55], and the cost of Category 2 is taken to be £521[56] (this compares with the £1,097 cost for the Lifetime Homes Standard).

8.32 The Council's recent *Local Housing Needs Assessment* (HDH, October 2024) sets out:

> *In addition, it is calculated that adapted housing M4(2) Category 2 will be required for 7,803 households by 2043 in Swindon, of which around 1,457 dwellings should be M4(3b) Category 3 homes - wheelchair adaptable dwellings.*

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

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

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

[55] Paragraph 152 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

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

8.33 The modelling assumes all new homes are built to the M4(2) standard at an indexed cost of £780 per unit. In addition, the initial analysis is based on 2% M4(3)a housing, at an indexed cost of £15,170 per dwelling. A range of requirements are also tested, including M4(3)b wheelchair accessible at an indexed cost of £37,700 per dwelling.

8.34 Paragraph 56-009-20150327 of the *Housing: optional technical standards* restricts the application of the wheelchair standards:

> *What issues should local planning authorities consider in determining whether dwellings should be fully wheelchair accessible or adaptable?*
>
> *Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.*
>
> *Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.*
>
> *56-009-20150327*

8.35 It is assumed that any wheelchair accessible homes will be affordable homes.

HC4 - Specialist Accommodation

8.36 This policy requires that 50% of the homes are built to M4(3) standard and the balance are to M4(2) standard. These are reflected in the modelling as per the costs under policy HC3 above. The policy also notes that the '*Market-led C2 retirement community schemes should provide 30% affordable housing units on-site'*.

8.37 These requirements are incorporated into the base modelling, however the affordable housing element is subject to sensitivity testing.

HC5 - Houses in Multiple Occupation and Sub Division and HC6 - Rural Exception Sites and Rural Workers' Dwellings

8.38 These are enabling policies that do not impact directly on viability.

HC7 - Custom and Self Build Housing

8.39 The policy seeks to encourage and enable self and custom build housing.

8.40 Some councils seek, on larger schemes, that a proportion of the homes will be provided as self and custom build homes. SBC is not following such an approach.

HC8 - Gypsy, Traveller and Travelling Showpersons' Accommodation

8.41 This is an enabling policy that does not impact directly on viability.

SP3: Fairer, Economic Growth, FE1: Office (scale and location), FE2: Industrial Land (Scale and location)

8.42 These policies seek to enable employment development, and to direct it to allocated sites. The Council is anticipating that some office development will come forward in the town centre and within the built up area (rather than just on the business parks). Appropriate typologies have been modelled.

FE3: Network and Hierarchy of Centres , FE4: Development in Town Centres, District/Rural Centres and Local Shopping Parades, FE5: Concentration of Uses and FE6: Evening, Night-time and Cultural Economy

8.43 In essence these policies seek to enhance (and protect) the existing retail town centre uses. There are several requirements to be considered.

8.44 Proposals for development outside of the '*centres must demonstrate that there would be no adverse impact upon the vitality and viability of*' the 'Hierarchy of Centres' and sets out a sequential approach. This is a normal requirement for retail and leisure development, and covered in the normal allowance for fees.

8.45 Health Impact Assessments are sought in connection to applications for betting shops, adult gaming centres, amusement arcades, pawnbrokers, fast food outlets, hot foot vending vehicles and pay day loan shops. See policy HL1 below.

FE7: Employment, Skills and Training

8.46 The policy seeks *'Local Employment and Skills Plans (LESP) on all major housing developments above 100 units and commercial developments above 1,000 sqm metres as part of development proposals*'. The approach to fees is set out in Chapter 7 above and is sufficient to cover this requirement.

SP5 – Better-connected, active neighbourhoods, ST1: Promoting Sustainable Transport, ST2: Improving Public Transport, ST3: Freight and Logistics, ST4: Transport Assessments, Transport Statements and Travel Plans

8.47 These policies will impact on the level of developer contributions sought through the development management process. As set under policy *D1: Developer Contributions and Viability*, below, a range of levels of contribution have been tested.

ST5 - Parking and Electric Vehicle Infrastructure

8.48 EV Chargers are a requirement of Building Regulations and are included in the cost assumptions for FHS Option 1 that forms the base assumption in this LPVA.

SP6 – Climate Stability and the Environment, CSE1: Carbon Reduction and Sustainable Design in new development and CSE2: Whole Life Carbon Assessments (WLCA)

8.49 These policies are considered together. The Council has ambitions to move towards Zero Carbon ahead of the national requirements. Several options are tested in the LPVA. As set out in Chapter 2 above, this is an area of changing national policy.

8.50 In the spring of 2024, the Government carried out a consultation on how national standards in this regard may be implemented. The Department of Levelling up, Communities and Housing published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes that sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings. This reduction applies now and is assumed to apply to all new homes in this assessment.

8.51 The costs will depend on the specific changes made and were considered in Chapter 3 of the 2019 Government Consultation[57]. This suggests that the costs, having been indexed, would add about 3%[58] to the base cost of construction, however these have now been in place for a while, and are not fully reflected in the BCIS costs (the BCIS costs are based on past schemes). In this assessment the base cost of construction has been lifted by 2% to reflect these higher costs of construction.

8.52 Paragraph 6.10 of *The Future Homes Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting new and existing dwellings. Consultation-Stage Impact Assessment* sets out the following costs:

> *6.6 A summary of the impacts considered under this Impact assessment (IA) is provided below in Table 3, relative to the counterfactual – the counterfactual is the 2021 notional building specification, which has a gas boiler, lower efficiency solar panels and wastewater heat recovery, or a heat -pump (see Routes to Compliance (para 5.23 - 5.25) section). This is with the exception of mid-high rise, which is an ASHP and gas boiler hybrid communal heat network. Broadly, Option 1 is a home with a heat pump and more efficient solar panels. Option 2 meets our public commitments through the use of heat pumps only. All figures are Net Present Values (NPV) over 10 years of policy and a subsequent 60-year life of the buildings. Negative NPVs are given in parenthesis and represent costs. The figures represent the aggregate impact across the building mix…*
>
> *6.10. … In 2022 prices, on a per-home basis (3-bed semi-detached), Option 1 leads to a ~£6,200 (4%) increase in upfront capital costs, whereas Option 2 only leads to a ~£1,000 (1%) increase….*
>
> *Additional Capital Costs*

[57] 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).

[58] BCIS April 2024 459.0 BCIS Oct 2018 354.2 = 30%. £3,134+30%=£4,075. £4,075/90 sqm = £45/sqm. £45/sqm / BCIS Estate Housing £1,517 = 2.9%

6.16. The increase in capital costs from the proposed 2025 standards, compared with the continuation of existing 2021 standards (gas boiler and solar pv home), are shown in Table 5. Further breakdown of the costs of the different elements is provided in Appendix C.

Table 5: Additional Capital Costs relative to 2021 Gas Boiler and Solar PV Counterfactual (£)*

	Option 1	***Option 2***
Detached house	*£6,390*	*£-200***
Semi-detached house	*£6,170*	*£950*
Mid-Terraced house	*£5,960*	*£740*
Low Rise Flats (<11m)	*£4,460*	*£2,760*
Mid Rise Flats (>11m) (same for both option)	*£190*	*£190*
Weighted Average (based on assumed build mix)	*£4,360*	*£640*
**Gross Undiscounted Costs in 2022 prices, excluding gas asset value cost in counterfactual. If included this would lead to the costs presented in table 5 falling. ** a minus equals a cost saving.*		

6.17. Over the longer-term, Currie & Brown estimate that the costs associated with both heat pumps and solar PV will fall, as supply chains mature and become more integrated, and learning rates take effect. By the end of the policy appraisal period (10 years), it is assumed that the cost of a heat pump will be around 70% of the initial cost, whilst for Solar PV they will be around 60% of the initial cost.

8.53 Separately, the *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023) was published before the Government consultation, so is testing a wider sets of options than are being considered at a national level. The following costs are estimated:

Table 8.4 Additional Costs for Options Towards Zero Carbon

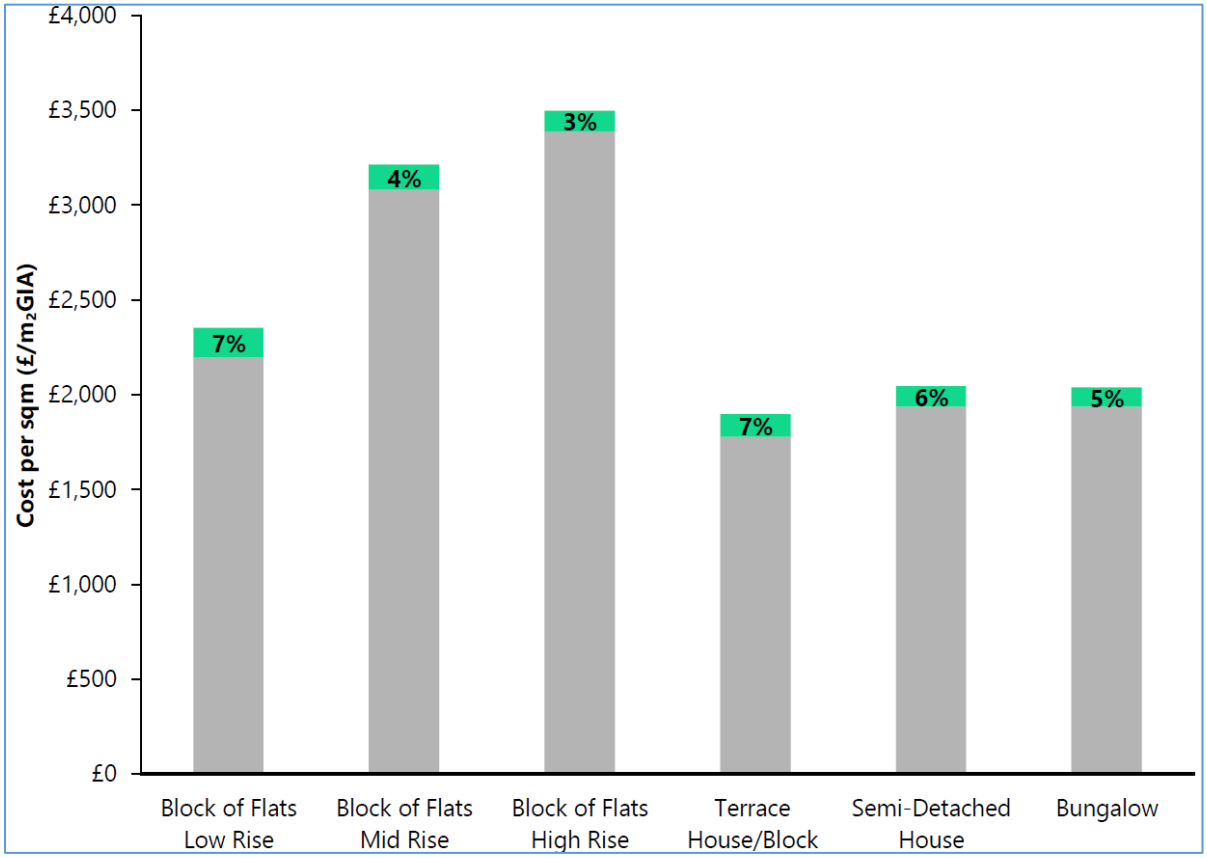
		Arcadis Cost uplift compared with Ref 2021	Arcadis Cost uplift compared with Ref 2025	Energy bills variance from Ref 2021 (£700/yr)*
CS1	to be consistent with the expectation that the FHS home should reduce carbon emissions by a minimum of 75% from 2013	2%	-3%	Circa 190/yr more
CS2	to align closely with the current Part L 2021 but electrify the heating	7%	2%	Circa £260/yr less
CS2a	As for CS2a but with Batteries on PV and Infra-red heating	10%	5%	Circa £50/yr less (Significant under-estimate)**
CS3	to be mainstream recognised low energy techniques and technologies for a very low energy specification, whilst allowing design flexibility	15%	9%	Circa £360/yr less
CS4	to minimise space and water heating, drawing on UK and European low energy building best practice	19%	13%	Circa £450/yr less
CS5	to improve the fabric efficiency to the level that a comfortable temperature is maintained without a heating system	17%	11%	Circa £410/yr less

Source: Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report (February 2023)

8.54 These costs are somewhat greater than those in the more recent Government consultation, however they do predate the Government announcement and are not directly comparable.

8.55 At the time of the technical consultation SBC has not undertaken any locally specific work in relation to Climate Change Study and to investigate the practicalities of moving beyond Building Regulations. Several other councils have done so. By way of an example, in July 2023 Introba Consulting Ltd produced *Essex Net Zero Policy –Technical Evidence Base*, with Currie & Brown and Etude for Essex County Council. This includes a model Zero Carbon policy wordings. This further step would be beyond the requirements of the adopted Local Plan so is not strictly relevant when it comes to setting a CIL. The report also includes a section headed *Cost evidence base to inform viability testing*. This suggests the following additional costs:

Figure 8.1 Cost Uplifts of Net Zero policy energy use intensity and space heating demand limits, the total capital cost uplift over Part L 2021 Building Regulations



Graph 11.1: Domestic typologies capital cost per square meter and cost uplift % of Net Zero policy over Building Regulations Part l 2021 Notional Building.

8.56 It is important to note that the above costs are the costs over the 2021 Part L, and not the costs over the current BCIS Cost. As set out above, it would now be appropriate to assume the additional costs of the increase in standards set out in 2021 Part L add 2% to the current BCIS costs.

8.57 The costs of the changing policy situation are summarised as follows.

a. The 2021 changes to Part L of Building Regulations (31% CO_2 saving) to add 2% to the BCIS base costs.

b. The Future Home Standard Option 2 is expected to add 3% (i.e. 2%+1%) to the current BCIS base costs.

c. The Future Home Standard Option 1 is expected to add 6% (i.e. 2%+4%) to the current BCIS base costs. This is taken as the base option

d. The cost of Zero Carbon would add 8% to the costs of construction of houses and would add 6% to the costs of construction of flats.

8.58 As set out earlier, the Government has not announced its intentions with regard to the Future Homes Standard, rather at this stage it has concentrated in reforms to the NPPF concerning the quantum of housing to be planned for. If the Government were to proceed with Option 1

the additional cost over the current BCIS cost would be about 6%. In this assessment it is assumed that the Future Homes Standard Option 1 is mandated, and the costs of construction is increased by 6% to reflect this. In addition to the above, an enhanced Zero Carbon option, costing BCIS plus 10% is tested.

8.59 Building to higher standards that result in lower running costs results in higher values [59] [60] [61] [62], although no specific premium is allowed for as it is difficult to robustly quantify.

8.60 The performance of non-residential development has normally been assessed using the BREEAM system[63], however, in parallel to the consultation on the Future Homes Standard, a similar process is being undertaken in relation the Future Buildings Standard. Within the supporting documentation the following additional costs are set out.

Table 8.5 Estimates of Additional Capital Costs

	Increase in capital costs			
Building type	**Option 1**		**Option 2**	
	(£/m² GIFA, 2022 prices)		(£/m² GIFA, 2022 prices)	
Deep-plan, air-conditioned office	74	2.1%	67	1.9%
Shallow-plan, naturally ventilated office	96	3.9%	84	3.4%
Hospital	63	1.4%	58	1.3%
Hotel	111	3.7%	99	3.3%
Secondary school	93	3.1%	72	2.4%
Retail Warehouse	113	6.3%	53	3.0%
Distribution Warehouse	109	6.0%	49	2.7%
Average (based on build mix)	**99**	**4.1%**	**61**	**2.5%**

Sources: Table 7, The Future Buildings Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting New Non-Domestic Buildings. Consultation-Stage Impact Assessment Currie & Brown provided cost estimates; Adroit Economics provided new build estimates.

[59] 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.)

[60] A Green Premium: House buyers willing to pay almost 10 per cent more for energy efficient properties | Santander UK

[61] Legal & General research shows buyers will pay up to 20% premium for low carbon homes | Legal & General (legalandgeneral.com)

[62] Savills UK | The cost and premium for new eco-homes

[63] Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

8.61 The additional cost of building to BREEAM Very Good standard is negligible as outlined in research[64] by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme, with offices being a little under 2%. If it is assumed that new non-residential development will be to BREEAM Excellent, and this increases the construction costs by 2% or so.

8.62 In this iteration of this report, drawing on the information above (not all of which is consistent), the additional costs, over and above the current BCIS costs, are summarised as follows:

a. The Future Building Standard Option 2 is expected to add 3.5% to the cost of offices and 3% to the cost of industrial and distribution uses.

b. The Future Building Standard Option 1 is expected to add 4% to the cost of offices and 6% to the cost of industrial and distribution uses.

c. The cost of 'BREAM Outstanding' would add 10% to the cost of offices and 5% to the cost of industrial and distribution uses.

8.63 Shops are treated as for offices, and large format retail are treated as for the other large format uses.

District Heating

8.64 Currently there are no existing significant heat sources within Swindon that are useful sources of renewable energy, particularly from the incineration of waste and from bio-sources. New District Heating schemes, within the towns, would therefore require the construction of a central heat plant as well as the distribution network infrastructure.

8.65 There are few published costs of District Heating schemes in modern estate housing. There are savings to be made from not installing gas and boilers in each unit, but these are more than offset by the costs of laying the heat pipes through the site, heat metering etc. Informal discussions with suppliers suggest that the additional costs may be in the range of £3,000 to £7,000 per unit, which is supported by the limited published data[65], depending on the size and shape of the project. This has not been included in the base appraisals, but this additional cost is tested.

CSE3: Green Infrastructure in New Developments, CSE4: The Green Infrastructure Network

8.66 This is a broad policy that should be read with *HL3: Open Space* in New Developments. In terms of development viability, the main impact of these policies, when taken together, is in

[64] *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

[65] *Assessment of the Costs, Performance, and Characteristics of UK Heat Networks* (DoE&CC, 2015) provides some guidance for infrastructure to distribute heat, but not generation.

relation to the provision of open space. The Council has provided a working draft of the Open Space Calculator which includes the following provisions.

Table 8.6 SBC Open Space Requirements

Category of Open Space	Requirement hectares per 1,000 population
Children's & Teenage Play	0.3
Outdoor Sports Facilities	1.6
playing pitches	1.2
Other Outdoor Sports	0.4
General Recreational Areas	1
Childrens Informal Play	0.5
Allotments	0.3
TOTAL	3.2

Source: SBC

8.67 The requirements are calculated on the following occupancy rates.

Table 8.7 Average Household Occupancy by Unit Size

No. Bedrooms	Average occupancy
1-Bed	1.43
2-bed	1.92
3-Bed	2.71
4-Bed+	3.4

Source: SBC

8.68 In addition to the above the requirement for Locally Equipped Area of Play (LEAP) and (Neighbourhood Equipped Area of Play) NEAP are calculated based on the site's proximity to existing provision. A typical LEAP is 1,521 sqm and an average NEAP is 1,500 sqm, and 1 NEAP is required for each 3 LEAPs.

8.69 Where open space is not provided on-site the following off-site contributions apply:

Table 8.8 SBC Open Space Off-Site Contributions

Contribution	Unit types	Index Linked Values at Nov 2024 for 2025
Off-site Formal Play Facilities (e.g. LEAP/NEAP)	1 bed	N/A
	2 bed	£443.21
	3 bed	£704.45
	4+ bed	£1,100.81
Off-site Local Open Space	1 bed	£428.79
	2 bed	£673.82
	3 bed	£971.09
	4+ bed	£1,257.55
Off-site Major Open Space	1 bed	£160.35
	2 bed	£214.40
	3 bed	£302.68
	4+ bed	£380.15
Off-site Outdoor Sports Facilities	1 bed	£345.92
	2 bed	£463.03
	3 bed	£652.20
	4+ bed	£895.42

Source :SBC

8.70 For both on-site and off-site provision the following maintenance payments are sought:

Table 8.9 Open Space Maintenance Payments

Open Space Type	No. Bedrooms	Maintenance Sum Nov 2024 for 2025
Off-site Formal Play Facilities (e.g. LEAP/NEAP)	1-Bed	
	2-bed	£203.65
	3-Bed	£325.85
	4-Bed+	£529.50
LOS	1-Bed	£266.58
	2-bed	£427.72
	3-Bed	£618.87
	4-Bed+	£804.95
Off-site Outdoor Sports Facilities	1-Bed	£91.93
	2-bed	£123.42
	3-Bed	£174.20
	4-Bed+	£290.68

Source : SBC

8.71 The requirement for open space is included in the modelling of the greenfield sites and in the lower density brownfield sites, with the amount for off-site provision being assumed for the other brownfield sites. The maintenance payments are assumed to apply for both greenfield and brownfield sites. No additional allowance is made for LEAP and NEAP provision, this is assumed to be within the s106 assumptions set out at the end of this chapter.

CSE5: Great Western Community Forest and CSE6: Trees

8.72 When taken together these policies seek that:

> *Proposals for major development should achieve a future canopy cover of 25% of the site through retention of existing trees/hedges, new planting and other green infrastructure (e.g. green roofs/living walls). Every effort should be made to meet the canopy cover requirement through retained and new trees on site but, where the provision of the requisite proportion of future canopy cover is determined by the Local Planning Authority not to be possible or desirable, contributions to off-site provision will be in line with Policy E3 Great Western Community Forest.*

8.73 It is understood that the Council has taken this policy into account when assessing site capacity. The cost of meeting this requirement is within the provision for wider site costs.

CSE7: Landscape and Areas of Coalescence

8.74 This is a broad design policy. It does not specify particular standards that impact directly on viability.

CSE8: Biodiversity, Geodiversity and Nature Recovery

8.75 The national requirement for 10% Biodiversity Net Gain, as required by the Environment Act, is assumed to apply in the base appraisals. 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.

8.76 Improvements on-site are be preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.

8.77 As set out in Chapter 2 above, in May 2025 the Government commenced a consultation on the implementation of BNG. This would introduce a 'new medium development threshold for sites between 10 and 49 homes, up to 1.0 ha in size'. Alternatively, consideration is being given to exempting all minor developments. The consultation ran to 24th July 2025. Bearing in mind that this is a consultation, the outcome of which is not yet known, it is assumed the BNG requirements remain as per the current (as in June 2025) NPPF and PPG.

8.78 The costs of this type of intervention are modest and will be achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent, the costs of grass seeds and plantings will be unchanged. More thought and care will however go into the planning of the landscaping. There will be an additional cost of establishing the baseline 'pre-development' situation, as a survey will need to be carried out.

8.79 The Government's impact assessment[66] suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

[66] Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf

Table 8.10 Cost of Biodiversity Net Gain – South West - 2017 Based Costs

	Scenario A 100% on-site	**Scenario C** 100% off-site
Cost per ha of residential development	£3,424/ha	£63,610/ha
Cost per ha of non-residential development	£3,150/ha	£47,885/ha
Cost per greenfield housing unit	£170/unit	£3,481/unit
Cost per brownfield housing unit	£70/unit	£869/unit
Residential greenfield delivery costs as proportion of build costs	0.1%	2.9%
Residential brownfield delivery costs as proportion of build costs	<0.1%	0.7%
% of industrial land values	0.4%	6.8%
% of commercial land values (office edge of city centre)	0.2%	3.8%
% of commercial land values (office out of town - business park)	0.4%	6.1%

Source: Tables 14 to 23, Biodiversity net gain and local nature recovery strategies – Impact Assessment

8.80 It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites. The percentage uplift costs are used as the costs per ha/unit are historic.

8.81 The Council is not planning to move beyond the national requirements, however the impact of seeking a higher standard of 20% BNG will be tested. There are few other published studies in this regard, however Kent County Council recently published *Viability Assessment of Biodiversity Net Gain in Kent* (SQW, June 2022)[67]. This used a different methodology to that in the Government's impact assessment set out above, however suggests the following costs, in addition to achieving 10% BNG:

[67] Viability-Assessment-of-Biodiversity-Net-Gain-in-Kent-June-2022.pdf (kentnature.org.uk)

Table 8.11 KCC Comparison of BNG Costs £ per Dwelling

Typology	15% onsite per dwelling	20% onsite per dwelling	15% offsite per dwelling	20% offsite per dwelling
5,000 unit greenfield - houses	+£55.79	+£92.29	+£631.85	+£778.69
500 unit greenfield - houses	+£85.56 Additional land	+£216.31 Additional land	+£1,062.85	+£1,167.95
100 unit greenfield - houses	+£943.00 Additional land	+£1,071.57 Additional land	+£394.70	+£458.54
25 unit greenfield - houses	+£5,549.96 Additional land	+£5,913.31 Additional land	+£874.76	+£1,077.59
500 unit brownfield - houses	+£12.00	+£27.00	+£100.37	+£124.22
100 unit brownfield – houses flats	+£4.50	+£9.00	+£10.17	+£13.59
25 unit brownfield - flats	+£0.00	+£42.00	+£506.30	+£508.58

Source: Table 1: *Viability Assessment of Biodiversity Net Gain in Kent* (SQW, June 2022)

8.82 The above suggests that that, on the whole, on-site provision of additional BNG, over and above the national requirement of 10%, is modest. The report also considered non-residential development:

> *We tested three commercial scenarios as part of our modelling. Using the baseline inputs we found industrial development to be viable in some cases and marginally unviable in others. For smaller industrial typology depending on the build cost development becomes viable when rents are between £11 - £13 psf (at the baseline yield) or if yields are between 5.25 – 6.5% (at the baseline rent). For the larger industrial typology depending on the build cost development becomes viable when rents are between £7.50 - £9.50 psf (at the baseline yield) or if yields are between 4.75 – 6.00% (at the baseline rent).*
>
> *Office development is unviable in our baseline scenario. Sensitivity testing shows that there would have to be substantial decreases to build costs and increases to capital values (most importantly yield compression) to render development viable.*

8.83 The more recent *Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024) sets out the following costs:

Table 8.6: Essex Delivery Costs for 10% and 20% Net Gain

Typology	Site size (Ha)	Total Costs 10% BNG			Total Costs 20% BNG onsite (where possible)			Total Costs 20% BNG offsite		
		Site	Per ha	Per Unit	Site	Per ha	Per Unit	Site	Per ha	Per Unit
5000 Unit Greenfield	285.71	£2,470,000	£8,645	£494	£2,856,500	£9,998	£571	£3,627,403	£12,696	£725
500 Unit Greenfield	20.41	£478,873	£23,463	£958	£614,376	£30,102	£1,229	£614,378	£30,102	£1,229
100 Unit Greenfield	2.94	£74,150	£25,221	£742	£90,050	£30,629	£901	£90,050	£30,629	£901
25 Unit Greenfield	1.39	£44,835	£32,255	£1,793	£52,535	£37,795	£2,101	£52,535	£37,795	£2,101
500 Unit Brownfield	13.89	£38,256	£2,754	£77	£51,756	£3,726	£104	£66,640	£4,798	£133
100 Unit Brownfield	1.91	£675	£353	£7	£1,575	£825	£16	£1,225	£641	£12
25 Unit Brownfield	0.26	£11,545	£44,404	£462	£24,145	£92,865	£966	£11,595	£44,596	£464
Large Industrial	2.85	£18,810	£6,600		£19,800	£6,947		£32,310	£11,337	
Small Industrial	0.125	£248	£1,984		£248	£1,984		£448	£3,584	
Offices	0.25	£150	£600		£1,095	£4,380		£250	£1,000	

Source: Table 6-2: Delivery costs for 10% and 20% net gain. *Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024). Where BNG targets cannot be delivered onsite within the baseline site parameters (highlighted with an asterisk in the table), the costs were estimated through purchase of required additional biodiversity units at £25,000 per unit.

8.84 The report concludes:

> *The key headline findings for BNG policy in Essex are as follows:*
>
> - *A shift from 10% to 20% BNG will not materially affect viability in the majority of instances when delivered onsite or offsite.*
> - *The biggest cost in most cases is to get to the mandatory, minimum 10% BNG. The cost increase to 20% BNG is, in most cases, much less and is generally small or negligible. Based on our scenario testing we estimate that:*
>   - *the additional cost of achieving 20% BNG ranges from £2 -£27 per residential unit on brownfield sites1 and from £77 to £308 per residential unit on greenfield sites.*
>   - *this additional cost would impact residual land values by <0.1% for brownfield development land and <1.4% for greenfield development land.*
> - *Because BNG costs are low when compared to other policy and development costs, in very few cases are they likely to be what renders development unviable for BNG policy of up to 20%.*

8.85 10% provision has formed the base assumption. Providing 20% BNG is also tested, assuming the cost of providing 20% BNG is 150% of the cost of 10% BNG. It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites.

CSE9: Managing Flood Risk

8.86 This policy seeks to minimise the risk of flooding.

8.87 It is assumed that Sustainable Urban Drainage Systems (SUDS) are a policy requirement as and when needed. SUDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this study, it is anticipated that new major development (10 units or more) will be required to incorporate SUDS. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be

incorporated into the green spaces (subject to local ground conditions), and will be delivered through soft landscaping within the wider site costs.

CSE10: Unstable Land, CSE11: Contaminated Land, Healthy Living

8.88 These are general development management policies that do not impact directly on viability.

SP7 – Healthy Living

8.89 This is a general design policy that does not impact on viability, beyond the requirements set out elsewhere.

HL1: Health Impact Assessments

8.90 This is a general design policy. Applications for major development over 100 units will be required to be supported by a Health Impact Assessment (HIA).

8.91 HIAs are a process that considers the wider effects of projects and developments and how they, in turn, may affect people's health and wellbeing. Some of these may be positive, while others could be detrimental and require mitigation. The idea is to ensure that a proposed project or development can be adjusted to maximise benefits to local health and minimise any harm by addressing existing health inequalities as well as avoiding the creation of new ones. An HIA is a tool for integrating the promotion of health and wellbeing into a wide range of policies, projects and services.

8.92 In themselves HIAs do not add to the cost of development, however it is important that consideration is given the process from the start of the design process to ensure that subsequent changes (that can be costly) are not required. The cost of preparing an HIA is reflected in the allowance for fees set out in Chapter 7.

HL2: Protecting Open Spaces

8.93 This is a general development management policy that does not impact directly on viability.

HL3: Open Space in New Developments HL4: Child Friendly Places and Play

8.94 See policy *E1: Green Infrastructure in New Developments* above.

HL5: Community, Education and Health Infrastructure

8.95 This policy concerns the provision of Community, Education and Health Infrastructure. This is considered under D1: Developer Contributions and Viability

U1: Wastewater and Sewage Infrastructure and Water Supply

8.96 This policy concerns the provision of water and sewage infrastructure. This is considered under D1: Developer Contributions and Viability. The policy extends to water usage.

Water Standards

8.97 The policy seeks that measures to reduce the use of water will be introduced, in line with the optional requirements of Part G of the Building Regulations. The costs are modest, likely to be less than £5/dwelling[68]. This cost was based in 2014 so has been indexed[69] to £7/dwelling. This is taken to be the base assumption.

8.98 Additionally, the policy seeks the provision of water butts. These are assumed on houses, but not flats, at a cost of £50 per unit.

8.99 Water usage is an emerging area of policy and there are numerous alternatives that could be pursued. The draft policy sets out:

> *On major residential developments, and commercial developments over 4000m^3, water re-use technologies for rainwater harvesting and greywater recycling, or other water use technology are required unless unviable or unfeasible on the site. Rainwater harvesting systems should be designed to meet a minimum drought frequency standard*

8.100 Informed by *Water Ready – A report to inform HM Government's roadmap for water efficient new homes* (Future Homes Hub, April 2024)[70], the following options are tested:

a. 110 LPPPD £7 per dwelling – being the Optional Building Regulations.

b. 100 LPPPD £350 per dwelling

c. 90 LPPPD £2,000 per dwelling (being the midpoint of the range).

8.101 (a) 110 LPPPD is taken to be the base assumption.

U2: Digital Connectivity and Telecommunications

8.102 The policy sets out that '*new development should ensure that appropriate telecommunications infrastructure is provided during the construction phase to enable the development to be connected to full fibre broadband*'.

U3: Energy Networks

8.103 There are two aspects to this policy. Firstly, that the developer must demonstrate that the scheme can be connected to the National Grid and that the Grid has capacity to serve the

[68] Paragraph 285 Housing Standards Review, Final Implementation Impact Assessment, March 2015. Department for Communities and Local Government.

[69] BCIS Index March 2014 316.3, December 2023 452.0.

[70] Water Ready_A report to inform HM Government-s roadmap for water efficient new homes.pdf (cdn-website.com)

development. Whilst this not a feature of many Local Plans, it is a normal development requirement. No additional cost is applied to this requirement.

8.104 The second part of the policy requires that '*in the case of major development, that renewable and/or sustainable on-site solutions have been considered and, where appropriate, incorporated into the scheme*'.

D1: Developer Contributions and Viability

8.105 Development is required to provide strategic infrastructure to mitigate the impact of development. The Council has a long track record of seeking and securing developer contributions towards strategic infrastructure and to mitigate the impact of development. The primary sources of funding are through Community Infrastructure Levy (CIL) and the S106 regime.

Community Infrastructure Levy

8.106 The Council adopted CIL in March 2015. The CIL Charging Schedule sets out the following Rates, these have been indexed as shown below.

Table 8.13 SBC Rates of CIL - £ per sqm

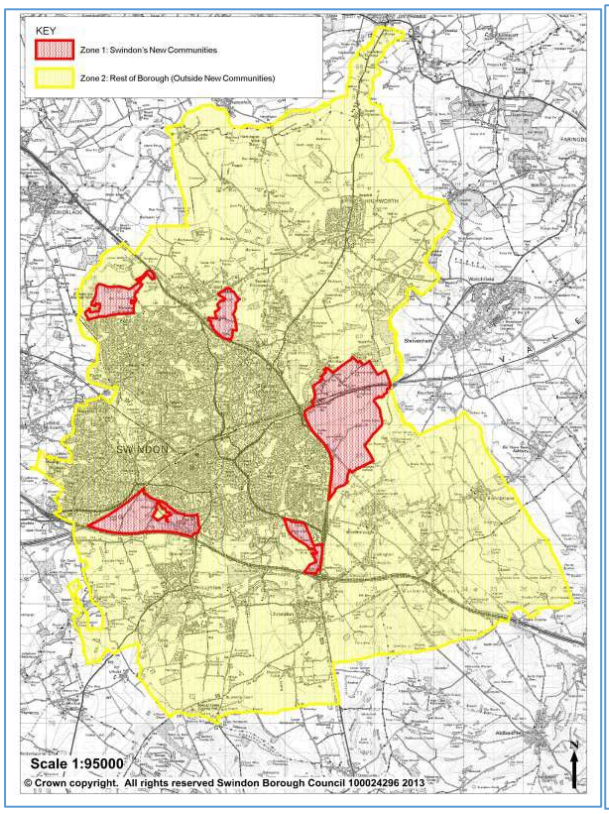
Development type	Adopted CIL Rate	Indexed CIL Rate
Residential Zone 1: Swindon's New Communities	£0.00	£0.00
Residential Zone 2: Rest of Borough (excluding Swindon's New Communities)	£55.00	£84.33
Retail Zone 1: Town Centre and Swindon's New Communities	£0.00	£0.00
Retail Zone 2: Rest of Borough (excluding Town Centre and Swindon's New Communities)	£100.00	£153.33
All other uses	£0.00	£0.00

Source: SBC CIL Charging Schedule -Adopted v1 - 6th April 2015 and SBC CIL – Annual CIL Rate Summary for 2025 FINAL v.11 02-Dec-2024

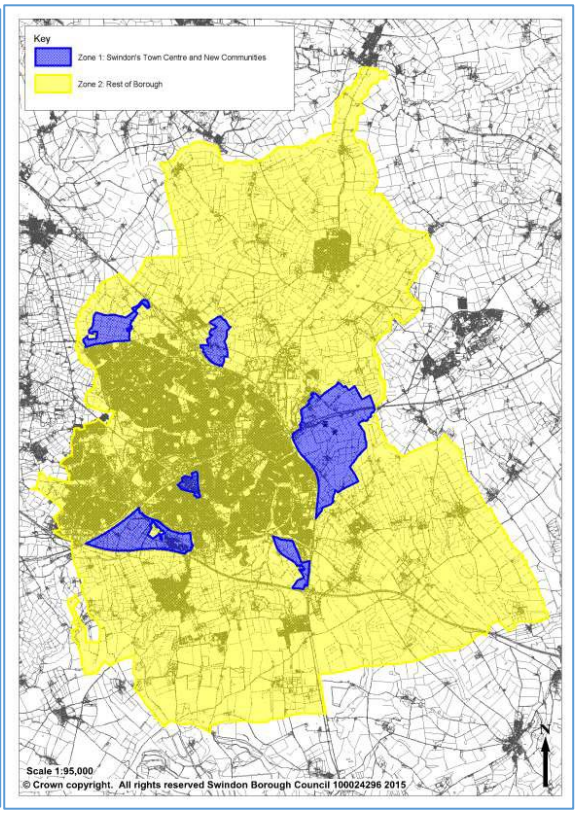
8.107 The CIL Zones are as follows:

Figure 8.2 Swindon Community Infrastructure Levy Charging Schedule

Residential Zoning



Retail Zoning



Source: SBC CIL Charging Schedule -Adopted v1 - 6th April 2015

8.108 The following Instalment Policy has been adopted:

Table 8.14 CIL Charging Instalment Policy

Level of CIL Payable	Number of Instalments	Potential Instalment Policy
Under £20,000	1	No instalments - full amount payable within 60 days of commencement
£20,000 or greater but less than £75,000	1	No instalments - full amount payable within 180 days of commencement
£75,000 or greater but less than £250,000	2	25% within 120 days of commencement, and 75% within 210 days of commencement
£250,000 or greater but less than £500,000	3	25% within 120 days of commencement, 35% within 360 days of commencement, and 40% within 540 days of commencement
£500,000 or more	4	10% within 120 days of commencement, 30% within 360 days of commencement, 40% within 720 days of commencement, and 20% within 900 days of commencement

Source: SBC Community Infrastructure Levy Instalment Policy Adopted v1 6th April 2015

8.109 The above rates of CIL are applied to the development appraisal, subject to the Instalment Policy

Wider Developer Contributions

8.110 The Council's most recent guidance in this regard is set out in the *Developer Contributions 2010 Update Development Control Guidance Note Swindon Borough Local Plan 2011* (November 2010). The requirements are summarised as follows:

Table 8.15 2010 Based Developer Contributions

	1 bed	2 bed	3 bed	4 bed +
Affordable Housing	Considered elsewhere			
Design	Considered elsewhere			
Open Space				
On-site	£577	£1,105	£1,622	£2,233
Off-Site	£519	£996	£1,459	£2,017
Education				
	None	£4,350	£7,769	£7,769
Adult & Child Social Care				
	£469	£758	£1,074	£1,342
Community Safety				
	£246	£330	£467	£584
Culture and Leisure				
	£724	£972	£1,378	£1,722
Public Realm in the Central Area	Assumed through CIL / Site Specific			
Public Art				
	£476	£640	£906	£1,133
Community Forest				
	£95	£127	£180	£226
Local Health Provision				
	£120	£161	£227	£284
Waste Management				
	£67	£90	£127	£158
TOTAL	**£3,293**	**£9,529**	**£15,209**	**£17,468**
Indexed to February 2025	**£5,972**	**£17,282**	**£27,584**	**£31,681**

Source: Developer Contributions 2010 Update Development Control Guidance Note Swindon Borough Local Plan 2011 (November 2010)

8.111 The contributions are sought from sites of 25 or larger. The figures quoted are from 2010 and have been indexed (plus 81.36%) to current costs.

8.112 The requirements are calculated based in an average household size of 2.38 persons and the following Average Household Occupancy Rates

Table 8.16 Average Household Occupancy Rates

Dwelling Size	Average persons per household
1 Bed	1.43
2 bed	1.92
3 bed	2.72
4 bed	+ 3.4

Source: Appendix 1, Developer Contributions 2010 Update Development Control Guidance Note Swindon Borough Local Plan 2011 (November 2010)

8.113 It is important to note that the above costs pre-date the introduction of CIL in Swindon, and are substantially greater than those sought currently by the Council.

8.114 In this iteration of this assessment, the following developer contributions, following discussion with the Council, are applied to the appraisals.

Table 8.17 2025 Developer Contribution Assumptions (in addition to CIL)

Dwelling Size	£ per Unit
Typologies	
1 Bed	£2,500
2 bed	£5,000
3 bed	£7,500
4 bed	£10,000
Strategic Sites (Greenfield)	£25,000

Source: SBC / HDH (April 2025)

8.115 At this stage, the Council has not identified the specific Strategic Sites for allocation, however the larger sites are modelled as Strategic Sites. These figures are high-level estimates[71]. In this regard, much of the NEV Cluster Strategic Site is zero rated for CIL (as it is allocated under the adopted Local Plan). In this LPVA ,CIL is only applied to the new elements (6% of the site) beyond the original (existing) site area. The infrastructure an mitigation costs may be updated, by the Council as the plan-making process moves forward. Sensitivity testing has been carried out.

[71] £25,000 per unit was informed by the Council's recent experience and from a review aof payments sought from larger sites.

Other Costs

Building Safety Levy

8.116 The Building Safety Levy was announced in February 2021 as a mechanism to ensure the taxpayer and leaseholders do not pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In early 2024 a consultation was launched in the design and implementation of such a levy.

8.117 In March 2025, the Government announced that the Levy will be introduced in Autumn 2026. In Swindon the Levy, if introduced as per the consultation, would be £13.53 per sqm for brownfield land and £27.06 per sqm for greenfield land[72] and would apply to major development.

8.118 The BSL is included in the base appraisals at the above rates in the assessment. This was not included in the pre-consultation iteration of this report.

[72] Building Safety Levy: Technical consultation response - GOV.UK

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 SBC's policies on development viability.

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

Residential Development

9.3 In this assessment the modelling is based on the Council's draft list of allocations and reserve sites (see **Appendix 11**). At the time of this report this is a work in progress and subject to change as the plan-making process continues. The list includes 25 sites with a total capacity of about 6,500 units.

9.4 The Council has assessed the capacity of the sites based on some high-level assumptions. The net developable area has been informed by the site's characteristics, and site densities of between 30 units per ha and 250 units per ha have been assumed. The range of assumptions are reflected in the modelling.

9.5 The distribution of the sites is summarised as follows:

Table 9.1 Distributions of Anticipated Allocations and Reserve Sites

	Count of sites		Site Area		Indicative Capacity	
			ha	%	Units	%
Central	15	44%	33.90	21%	4,334	66%
Central East	1	3%	0.26	0%	6	0%
North	3	9%	39.86	25%	513	8%
North East	10	29%	33.16	21%	659	10%
South	4	12%	50.36	32%	1,031	16%
West	1	3%	0.20	0%	6	0%
ALL	**34**		**157.74**		**6,549**	

Source: (March 2025)

Residential Modelling and Typologies

9.6 To inform the modelling, the characteristics of the planned development is considered in terms of location, size and suggested use, representative of sites in the Borough.

Development assumptions

9.7 In arriving at appropriate assumptions for residential development on each site, the built forms used in the appraisals are appropriate to current development practices. In addition, the policy

requirements, as set out in Chapter 8 above, in terms of density, mix and open space, are reflected in the modelling.

9.8 A set of typologies are modelled in line with the anticipated allocations and reserve sites which have been developed to respond to the variety of development situations and densities typical in the area, and this is used to inform development assumptions for sites. This approach enables consistency with the assumptions used in the Council's wider evidence base and form a view about floorspace density to be accommodated on the site, based on the amount of development, measured in net floorspace per hectare. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value.

9.9 The greenfield sites are modelled at a density of 30 units per ha, and in line with the net developable area assumptions set out in **Appendix 11**. The net area has been adjusted to ensure that the open space requirement, as set out in Chapter 8, can be accommodated on-site. In line with the Council's wider assumptions, it is assumed that 10% BNG can be accommodated on-site.

9.10 The brownfield sites are modelled based on the density assumptions used by the Council, with an assumption that the open space will be provided off-site. The Council is refining the capacity assumptions in the central area, and exploring the possibility of intensifying the densities. The modelling includes high, medium and lower density flatted development to inform this process. The BCIS based construction costs used in this assessment, suggest that for buildings of 6 storeys and more, costs are about 18% more expensive to build that less tall buildings.

9.11 It is assumed that to achieve densities of 150units/ha and greater, it is necessary use a form that includes six or more storeys.

9.12 In this context it is important to note that, when determining the capacity of the sites, the Council has had regard to a wide range of local factors.

9.13 A typical current estate housing built form would provide development at between 3,000m^2/ha to 3,550m^2/ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be 30/net ha to 35/net ha. This has become a common development format. It provides for a majority of houses but with a small element of flats, in a mixture of two storey and two and a half to three storey form, with some rectangular emphasis to the layout.

9.14 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher, with development densities of 6,900m^2/ha and dwelling densities of 100units/ha upwards; and other schemes are of lower density, on the edge of built-up areas.

9.15 The main characteristics of the modelled sites are set out in the tables below. A proportion of the housing to come forward over the plan-period will be on smaller sites, therefore several smaller sites have been included. This modelling has been updated to reflect the comments

of a land promoter[73] who suggested the inclusion of further large scale typologies (500+ homes and 800-1,000 homes). These have been added as greenfield sites.

9.16 Allowance is made for circulation space within flatted schemes. An efficient floor plan of a multi-apartment building will have a circulation area of 10% to 15% of floor plan area (when measured on a gross internal area basis). A greater allowance has been used on the taller buildings.

Table 9.2 Residential Typologies

Flats 1000 HD	Units	1,000	High density flatted scheme, tall building. Assumes 75% net developable. Limited parking. Open space (6.938ha) off-site.
	Gross	5.333	
	Net	4.000	
1	Density	250.0	
Flats 750 HD	Units	750	High density flatted scheme, tall building. Assumes 50% net developable. Limited parking. Open space (5.207ha) off-site.
	Gross	6.000	
	Net	3.000	
2	Density	250.0	
Flats 500 HD	Units	500	High density flatted scheme, tall building. Assumes 75% net developable. Limited parking. Open space (3.469ha) off-site.
	Gross	2.667	
	Net	2.000	
3	Density	250.0	
Flats 250 HD	Units	250	High density flatted scheme, tall building. Assumes 50% net developable. Limited parking. Open space (1.737ha) off-site.
	Gross	2.000	
	Net	1.000	
4	Density	250.0	
Flats 125 HD	Units	125	High density flatted scheme, tall building. Assumes 90% net developable. Limited parking. Open space (0.862ha) off-site.
	Gross	0.556	
	Net	0.500	
5	Density	250.0	
Flats 60 HD	Units	60	High density flatted scheme, tall building. Assumes 100% net developable. Limited parking. Open space (0.4192ha) off-site.
	Gross	0.240	
	Net	0.240	
6	Density	250.0	
Flats 250	Units	250	Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (1.737ha) off-site.
	Gross	2.667	
	Net	2.000	
7	Density	125.0	
Flats 100	Units	100	Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.688ha) off-site.
	Gross	1.333	
	Net	1.000	
8	Density	100.0	

[73] Francesca Parmenter of David Lock Associates for Hallam land, with regard various sites.

Flats 50	Units	50	Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.347ha) off-site.
	Gross	0.556	
	Net	0.417	
9	Density	120.0	
Flats 25	Units	25	Flatted scheme, up to 5 stories. Assumes 90% net developable. Limited parking. Open space 174ha) off-site.
	Gross	0.278	
	Net	0.250	
10	Density	100.0	
Flats 9	Units	9	Flatted scheme, up to 5 stories. Assumes 90% net developable. Below affordable threshold.
	Gross	0.100	
	Net	0.090	
11	Density	100.0	
Flats 250 LD	Units	250	Low density flatted scheme. Assumes 66% net developable. Open space (1.732ha) on-site.
	Gross	5.066	
	Net	3.333	
12	Density	75.0	
Flats 100 LD	Units	100	Low density flatted scheme. Assumes 66% net developable. Open space (0.685ha) on-site.
	Gross	2.019	
	Net	1.333	
13	Density	75.0	
Flats 60 LD	Units	60	Low density flatted scheme. Assumes 75% net developable. Open space (0.419ha) off-site.
	Gross	1.067	
	Net	0.800	
14	Density	75.0	
Flats 25 LD	Units	25	Low density flatted scheme. Assumes 75% net developable. Open space (0.174ha) off-site.
	Gross	0.417	
	Net	0.333	
15	Density	75.0	
Flats 9 LD	Units	9	Low density flatted scheme. 100% net developable. Below affordable and POS thresholds.
	Gross	0.160	
	Net	0.120	
16	Density	75.0	
Mixed 950	Units	950	Mix of houses and flats. POS (6.586 ha) on-site. 66% net developable.
	Gross	19.253	
	Net	12.667	
17	Density	75.0	
Mixed 250	Units	250	Mix of houses and flats. POS (1.736 ha) on-site. 66% net developable.
	Gross	5.070	
	Net	3.333	
18	Density	75.0	
Mixed 100	Units	100	Mix of houses and flats. POS (0.685ha) off-site. 70% net developable.
	Gross	1.905	
	Net	1.333	
19	Density	75.0	
Mixed 60	Units	60	Mix of houses and flats. POS (0.419ha) off-site. 70% net developable.
	Gross	1.143	
	Net	0.800	
20	Density	75.0	

Mixed 24	Units	24	Mix of houses and flats. POS (0.164ha) off-site. 70% net developable.
	Gross	0.457	
	Net	0.320	
21	Density	75.0	
Mixed 9	Units	9	Mix of houses and flats. Below affordable and POS thresholds.
	Gross	0.171	
	Net	0.120	
22	Density	75.0	
Housing 350	Units	350	Brownfield housing scheme. 60% net developable. POS (2.949ha) on-site.
	Gross	19.444	
	Net	11.667	
23	Density	30.0	
Housing 200	Units	200	Brownfield housing scheme. 65% net developable. POS (1.686ha) ha on-site.
	Gross	10.256	
	Net	6.667	
24	Density	30.0	
Housing 100	Units	100	Brownfield housing scheme. 70% net developable. POS (0.843ha) ha on-site.
	Gross	4.762	
	Net	3.333	
25	Density	30.0	
Housing 40	Units	40	Brownfield housing scheme. 75% net developable. POS (0.335ha) ha on-site.
	Gross	1.778	
	Net	1.333	
26	Density	30.0	
Housing 24	Units	24	Brownfield housing scheme. 75% net developable. POS (0.190ha) ha on-site.
	Gross	1.067	
	Net	0.800	
27	Density	30.0	
Housing 9	Units	9	Brownfield housing site, below affordable and POS thresholds.
	Gross	0.400	
	Net	0.300	
28	Density	30.0	
Housing 350	Units	350	Greenfield housing scheme. 50% net developable. POS (2.949ha) on-site.
	Gross	23.333	
	Net	11.667	
29	Density	30.0	
Housing 200	Units	200	Greenfield housing scheme. 50% net developable. POS (1.686ha) on-site.
	Gross	13.333	
	Net	6.667	
30	Density	30.0	
Housing 100	Units	100	Greenfield housing scheme. 60% net developable. POS (0.864ha) on-site.
	Gross	5.556	
	Net	3.333	
31	Density	30.0	
Housing 40	Units	40	Greenfield housing scheme. 70% net developable. POS (0.335ha) on-site.
	Gross	1.778	
	Net	1.333	
32	Density	30.0	

Housing 24	Units	24	Greenfield housing scheme. 70% net developable. POS (0.190ha) on-site.
	Gross	1.067	
	Net	0.800	
33	Density	30.0	
Housing 9	Units	9	Greenfield housing site, below affordable and POS thresholds.
	Gross	0.400	
	Net	0.300	
34	Density	30.0	
Kingsdown Cluster	Units	515	Greenfield potential strategic site, LHMA mix with emphasis on larger units. Modelled as per information from MC.
	Gross	25.520	
	Net	17.167	
35	Density	30.0	
Marlowe Avenue Cluster	Units	976	Potential strategic site. Part of wider side in non-residential uses. Flatted Development, modelled based on LHMA mix, assuming 75 units per ha and 75% net developable area.
	Gross	17.351	
	Net	13.013	
36	Density	75.0	
Pipers Way Cluster	Units	568	Potential strategic site. Flatted Development, modelled based on LHMA mix.
	Gross	9.080	
	Net	7.573	
37	Density	75.0	
Tadpole North Cluster	Units	513	Potential strategic site. LHMA mix with emphasis on larger units. Modelled based on information from SBC. Whole site area 39.86ha. Modelled assuming 50% net developable (32.2ha)
	Gross	34.200	
	Net	17.100	
38	Density	30.0	
Wrought East Cluster	Units	1,031	Potential strategic site. LHMA mix with emphasis on larger units. Modelled based on information from SBC.
	Gross	50.350	
	Net	34.367	
39	Density	30.0	
NEV Cluster	Units	2,419	Unconsented elements of the North East Villages. LHMA mix with emphasis on larger units. Modelled based on information from SBC.
	Gross	116.060	
	Net	80.633	
40	Density	30.0	

Source: HDH (July 2025)

9.17 It is important to note that some of the above typologies could have significant amounts of existing floor space. This can have an impact the level of affordable housing (through Vacant Building Credit) and / or the amount of CIL due. The rules in this regard are complex and depend on the extent of the existing use of the building. No allowances are made in this regard.

Table 9.3 Summary of Typologies and Strategic Sites – Areas and Densities 2025

				Current Use	Units	Area Ha				Density Units/ha		Density
						Total	Gross	Net	%	Gross	Net	m2/ha
1	Flats 1000 HD	Brown	Central	PDL	1,000	5.333	5.333	4.000	75.0%	187.50	250.00	19,402
2	Flats 750 HD	Brown	Central	PDL	750	6.000	6.000	3.000	50.0%	125.00	250.00	19,907
3	Flats 500 HD	Brown	Central	PDL	500	2.667	2.667	2.000	75.0%	187.50	250.00	19,899
4	Flats 250 HD	Brown	Central	PDL	250	2.000	2.000	1.000	50.0%	125.00	250.00	19,922
5	Flats 125 HD	Brown	Central	PDL	125	0.556	0.556	0.500	90.0%	225.00	250.00	19,834
6	Flats 60 HD	Brown	Central	PDL	60	0.240	0.240	0.240	100.0%	250.00	250.00	19,990
7	Flats 250	Brown	Central	PDL	250	2.667	2.667	2.000	75.0%	93.75	125.00	9,339
8	Flats 100	Brown	Central	PDL	100	1.333	1.333	1.000	75.0%	75.00	100.00	7,424
9	Flats 50	Brown	Central	PDL	50	0.556	0.556	0.417	75.0%	90.00	120.00	8,961
10	Flats 25	Brown	Central	PDL	25	0.278	0.278	0.250	90.0%	90.00	100.00	7,493
11	Flats 9	Brown	Central	PDL	9	0.100	0.100	0.090	90.0%	90.00	100.00	7,813
12	Flats 250 LD	Brown	Central	PDL	250	5.066	5.066	3.333	65.8%	49.35	75.00	5,594
13	Flats 100 LD	Brown	Central	PDL	100	2.019	2.019	1.333	66.0%	49.54	75.00	5,557
14	Flats 60 LD	Brown	Central	PDL	60	1.067	1.067	0.800	75.0%	56.25	75.00	5,622
15	Flats 25 LD	Brown	Central	PDL	25	0.417	0.417	0.333	80.0%	60.00	75.00	5,619
16	Flats 9 LD	Brown	Central	PDL	9	0.160	0.160	0.120	75.0%	56.25	75.00	5,859
17	Mixed 950	Brown	Central	PDL	950	19.253	19.253	12.667	65.8%	49.34	75.00	5,792
18	Mixed 250	Brown	Central	PDL	250	5.070	5.070	3.333	65.7%	49.31	75.00	5,802
19	Mixed 100	Brown	Central	PDL	100	1.905	1.905	1.333	70.0%	52.50	75.00	5,754
20	Mixed 60	Brown	Central	PDL	60	1.143	1.143	0.800	70.0%	52.50	75.00	5,825
21	Mixed 24	Brown	Central	PDL	24	0.457	0.457	0.320	70.0%	52.50	75.00	5,736
22	Mixed 9	Brown	Central	PDL	9	0.171	0.171	0.120	70.0%	52.50	75.00	6,172
23	Housing 350	Brown	Central	PDL	350	19.444	19.444	11.667	60.0%	18.00	30.00	2,969
24	Housing 200	Brown	Central	PDL	200	10.256	10.256	6.667	65.0%	19.50	30.00	2,973
25	Housing 100	Brown	Central	PDL	100	4.762	4.762	3.333	70.0%	21.00	30.00	2,976
26	Housing 40	Brown	Central	PDL	40	1.778	1.778	1.333	75.0%	22.50	30.00	2,957
27	Housing 24	Brown	Central	PDL	24	1.067	1.067	0.800	75.0%	22.50	30.00	2,872
28	Housing 9	Brown	Central	PDL	9	0.400	0.400	0.300	75.0%	22.50	30.00	3,217
29	Housing 350	Green	Central	Agricultural	350	23.333	23.333	11.667	50.0%	15.00	30.00	2,969
30	Housing 200	Green	Central	Agricultural	200	13.333	13.333	6.667	50.0%	15.00	30.00	2,973
31	Housing 100	Green	Central	Agricultural	100	5.556	5.556	3.333	60.0%	18.00	30.00	2,976
32	Housing 40	Green	Central	Agricultural	40	1.778	1.778	1.333	75.0%	22.50	30.00	2,957
33	Housing 24	Green	Central	Agricultural	24	1.067	1.067	0.800	75.0%	22.50	30.00	2,872
34	Housing 9	Green	Central	Paddock	9	0.400	0.400	0.300	75.0%	22.50	30.00	3,217
35	Kingsdown Cluster	Green	North East	Agricultural	515	25.520	25.520	17.167	67.3%	20.18	30.00	2,969
36	Marlowe Avenue Cluster	Green	Central	Playing Fields	976	17.351	17.351	13.013	75.0%	56.25	75.00	5,590
37	Pipers Way Cluster	55% Green / 45%	Central South	Mixed	568	9.080	9.080	7.573	83.4%	62.56	75.00	5,588
38	Tadpole North Cluster	Green	North	Agricultural	513	34.200	34.200	17.100	50.0%	15.00	30.00	2,972
39	Wrought East Cluster	Green	South	Agricultural	1,031	50.350	50.350	34.367	68.3%	20.48	30.00	2,973
40	NEV Cluster	Green	North East	Agricultural	2,419	116.060	116.060	80.633	69.5%	20.84	30.00	2,975

Source: HDH (July 2025)

9.18 It is important to note that some of the above typologies could have significant amounts of existing floor space. This can have a very significant impact on the amount of CIL to be paid (CIL only applies to net new development, unless the existing floorspace has not recently been in lawful use) or the level of affordable housing (through Vacant Building Credit). The rules in this regard are complex and depend on the extent of the existing use of the building. Very few developments will be eligible to pay no CIL and make no affordable housing contribution.

Older People's Housing

9.19 A private Sheltered and an Extracare scheme have been modelled, each on a 0.5ha site as follows.

a. A private Sheltered scheme of 30 x 1 bed units of 50sqm and 30 x 2 bed units of 75sqm to give a net saleable area (GIA) of 3,750sqm. A further 20% non-saleable service and common areas are assumed to give a scheme GIA of 4,650sqm.

b. An Extracare scheme of 36 x 1 bed units of 65sqm^2 and 24 x 2 bed units of 80sqm^2 to give a net saleable area (GIA) of 4,260sqm. A further 35% non-saleable service and common areas are assumed to give a scheme GIA of 5,538sqm.

8.119 This modelling is broadly based on *Briefing Note on Viability Prepared for Retirement Housing Group* (Three Dragons, May 2013, Updated February 2016)[74]. This suggests a typical site size of 0.5ha and typical schemes of Sheltered housing having between 50 to 60 units (100-120/ha) and typical schemes of Extracare housing having between 40 and 50 units (80-100/ha).

Table 9.4 RHG Suggested Development Assumptions

	Sheltered	Extra Care	Net Saleable
1 Bed	50	65	20%-30%
2 Bed	75	80	35%-40%

Source: Briefing Note on Viability Prepared for Retirement Housing Group (Three Dragons, May 2013, Updated February 2016)

Student Housing

9.20 Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms (en-suite or not) sharing living space and a kitchen. Studio Flats are slightly larger rooms, including a kitchenette.

9.21 It is assumed that the typical Cluster Flat is 15m^2 and the typical Studio Flat 23m^2. It is also assumed 26% circulation space in Studio Flat development and 35% in the Cluster Flats.

[74] https://retirementhousinggroup.com/rhg-publications/

Appraisals are run on the following range of typologies, based on discussions with officers on the expected development to be forthcoming in the future:

9.22 The analysis was based on a brownfield site in the urban area, being the most likely situation for student housing to come forward.

Table 9.5 Student Accommodation –Modelling

		Cluster Flats			Studios		
Rooms		60	175	500	60	175	500
Room size	m^2	15	15	15	23	23	23
Lettable Area	m^2	900	2,625	7,500	1,380	4,025	11,500
Circulation	%	35%	35%	35%	26%	26%	26%
	m^2	315	919	2,625	359	1,047	2,990
GIA	m^2	1,215	3,544	10,125	1,739	5,072	14,490
Site	ha	0.05	0.25	0.75	0.05	0.25	0.75

Source: HDH

Employment Uses

9.23 In line with the CIL Regulations, only assessed developments of over 100sqm have been modelled. There are other types of development (such as petrol filling stations and garden centres etc). We have not included these in this high-level study due to the great diversity of project that may arise.

9.24 The modelling is based on the following development types:

a. **Offices**. Generally, newbuild developments are more than 250 sqm, will be of steel frame construction, be over several floors and will be located on larger business parks.

   Typical larger units are likely to be around 2,000 sqm – this will be used as the basis of the modelling, assuming 25% coverage.

   A smaller format of 500 sqm (25% coverage) has been modelled in the business park situation.

   An office typology is also modelled in a town centre situation, based on a higher (5 storey) format and 70% coverage, based on 2,000 sqm.

b. **Industrial**. There is little new space being constructed. Modern industrial units of over 500 sqm are typical.

   A 4,000 sqm and a 400 sqm typology are modelled, each assuming 60% site coverage.

c. **Logistics and Distribution**. A 5,000 sqm typology is modelled, assuming 50% site coverage.

9.25 The plethora of other types of commercial and employment development beyond office and industrial/storage uses has not been investigated in this study, as they do not form part of the Council's planned development.

Retail Uses

9.26 For this study the following types of space have been assessed. It is important to remember that this assessment is looking at the ability of new projects to bear an element of CIL – it is only therefore necessary to look at the main types of development likely to come forward in the future. The following distinct types of retail development have been modelled for the sake of completeness – although it should be noted that no such development is specifically planned for under the adopted Local Plan.

a. **Supermarkets**. A single storey retail unit development with a gross (i.e. GIA) area of 2,000 sqm. It is assumed to occupy a total site area of 0.6 ha. The building is taken to be of steel construction.

b. **Retail Warehouse** is a single storey retail unit development with a gross (i.e. GIA) area of 4,000 sqm. It is assumed to occupy a total site area of 0.8 ha.

c. **Shop** is a brick built development, on two storeys, of 200 sqm. No car parking or loading space is allowed for, and the total site area is based on coverage of 80%.

9.27 In developing these typologies, assumptions have been made about the site coverage and density of development on the sites. Simple, single storey construction has been assumed and it has been assumed that there are no mezzanine floors.

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 Swindon Borough Council will consider when settling policy, including the need for infrastructure and the track record in delivering affordable housing and collecting payments under s106.

10.2 As set out in Chapter 3 above, 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 (profit). 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 typology or development site to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

10.3 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 and other policy requirements and aspirations. Development appraisals are sensitive to changes in price of construction and changes in value, so appraisals will also be run with various changes in the cost of construction and an increase and decrease in prices.

10.4 For each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between typologies and sites. In the tables in this chapter, the results are colour coded using a traffic light system:

a. **Green** **Viable** – where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).

b. **Amber** **Marginal** – where the Residual Value per hectare exceeds the EUV but not the BLV 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** **Not-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. 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 in terms of development.

Base Appraisals – full policy requirements

10.6 These appraisals are based on the following assumptions.

a.	Affordable Housing	30% on sites of 10 and larger (40% Affordable Rent, 40% Social Rent, 20% Affordable Home Ownership)		
b.	Design	NDSS, 98% Accessible and Adaptable M4(2), 2% Wheelchair Adaptable M4(3)a		
		Water Efficiency 110 LPPPD, Future Homes Standard Option 1		
		10% Biodiversity Net Gain		
c.	Developer Contributions	CIL as indexed[75].		
d.	s106	Typologies	1 Bed	£2,500 per unit
			2 bed	£5,000 per unit
			3 bed	£7,500 per unit
			4 bed	£10,000 per unit
			Strategic Sites	£25,000 per unit.

10.7 The base appraisals are included in **Appendix 12**.

Table 10.1a Residential Development, – Residual Values, Typologies – Central

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Flats 1000 HD	Central	Brown	PDL	5.33	4.00	1,000	-5,628,141	-7,504,188	-30,016,751
Site 2	Flats 750 HD	Central	Brown	PDL	6.00	3.00	750	-3,951,521	-7,903,043	-23,709,128
Site 3	Flats 500 HD	Central	Brown	PDL	2.67	2.00	500	-6,288,152	-8,384,203	-16,768,406
Site 4	Flats 250 HD	Central	Brown	PDL	2.00	1.00	250	-4,480,086	-8,960,172	-8,960,172
Site 5	Flats 125 HD	Central	Brown	PDL	0.56	0.50	125	-14,799,198	-16,443,554	-8,221,777
Site 6	Flats 60 HD	Central	Brown	PDL	0.24	0.24	60	-17,540,720	-17,540,720	-4,209,773
Site 7	Flats 250	Central	Brown	PDL	2.67	2.00	250	-595,089	-793,453	-1,586,905
Site 8	Flats 100	Central	Brown	PDL	1.33	1.00	100	-1,838,128	-2,450,837	-2,450,837
Site 9	Flats 50	Central	Brown	PDL	0.56	0.42	50	-2,385,238	-3,180,317	-1,325,132
Site 10	Flats 25	Central	Brown	PDL	0.28	0.25	25	-2,388,473	-2,653,859	-663,465
Site 11	Flats 9	Central	Brown	PDL	0.10	0.09	9	-1,032,879	-1,147,644	-103,288
Site 12	Flats 250 LD	Central	Brown	PDL	5.07	3.33	250	-612,230	-930,410	-3,101,366
Site 13	Flats 100 LD	Central	Brown	PDL	2.02	1.33	100	-1,561,421	-2,364,041	-3,152,055
Site 14	Flats 60 LD	Central	Brown	PDL	1.07	0.80	60	-1,947,836	-2,597,114	-2,077,691
Site 15	Flats 25 LD	Central	Brown	PDL	0.42	0.33	25	-2,040,771	-2,550,963	-850,321
Site 16	Flats 9 LD	Central	Brown	PDL	0.16	0.12	9	-1,082,049	-1,442,732	-173,128
Site 17	Mixed 950	Central	Brown	PDL	19.25	12.67	950	1,090,740	1,657,876	20,999,767
Site 18	Mixed 250	Central	Brown	PDL	5.07	3.33	250	904,273	1,375,340	4,584,466
Site 19	Mixed 100	Central	Brown	PDL	1.90	1.33	100	71,462	102,088	136,117
Site 20	Mixed 60	Central	Brown	PDL	1.14	0.80	60	46,138	65,912	52,730
Site 21	Mixed 24	Central	Brown	PDL	0.46	0.32	24	369,471	527,816	168,901
Site 22	Mixed 9	Central	Brown	PDL	0.17	0.12	9	2,171,150	3,101,643	372,197

Source: HDH (August 2025)

[75] Much of the NEV Cluster Strategic Site is zero rated for CIL (as it is allocated under the adopted Local Plan). In this LPVA ,CIL is only applied to the new elements (6% of the site) beyond the original (existing) site area.

Table 10.1b Residential Development, – Residual Values, Typologies – Rural North and South

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 7	Flats 250	Rural North & So	Brown	PDL	2.67	2.00	250	889,404	1,185,873	2,371,745
Site 8	Flats 100	Rural North & So	Brown	PDL	1.33	1.00	100	-550,439	-733,919	-733,919
Site 9	Flats 50	Rural North & So	Brown	PDL	0.56	0.42	50	-782,284	-1,043,045	-434,602
Site 10	Flats 25	Rural North & So	Brown	PDL	0.28	0.25	25	-776,900	-863,222	-215,805
Site 11	Flats 9	Rural North & So	Brown	PDL	0.10	0.09	9	1,136,309	1,262,566	113,631
Site 12	Flats 250 LD	Rural North & So	Brown	PDL	5.07	3.33	250	191,487	291,004	970,014
Site 13	Flats 100 LD	Rural North & So	Brown	PDL	2.02	1.33	100	-706,558	-1,069,752	-1,426,335
Site 14	Flats 60 LD	Rural North & So	Brown	PDL	1.07	0.80	60	-938,353	-1,251,137	-1,000,910
Site 15	Flats 25 LD	Rural North & So	Brown	PDL	0.42	0.33	25	-959,758	-1,199,698	-399,899
Site 16	Flats 9 LD	Rural North & So	Brown	PDL	0.16	0.12	9	285,887	381,183	45,742
Site 17	Mixed 950	Rural North & So	Brown	PDL	19.25	12.67	950	1,090,740	1,657,876	20,999,767
Site 18	Mixed 250	Rural North & So	Brown	PDL	5.07	3.33	250	904,273	1,375,340	4,584,466
Site 19	Mixed 100	Rural North & So	Brown	PDL	1.90	1.33	100	71,462	102,088	136,117
Site 20	Mixed 60	Rural North & So	Brown	PDL	1.14	0.80	60	46,138	65,912	52,730
Site 21	Mixed 24	Rural North & So	Brown	PDL	0.46	0.32	24	369,471	527,816	168,901
Site 22	Mixed 9	Rural North & So	Brown	PDL	0.17	0.12	9	2,171,150	3,101,643	372,197
Site 23	Housing 350	Rural North & So	Brown	PDL	19.44	11.67	350	843,948	1,406,581	16,410,108
Site 24	Housing 200	Rural North & So	Brown	PDL	10.26	6.67	200	780,936	1,201,440	8,009,597
Site 25	Housing 100	Rural North & So	Brown	PDL	4.76	3.33	100	354,381	506,258	1,687,528
Site 26	Housing 40	Rural North & So	Brown	PDL	1.78	1.33	40	398,536	531,382	708,509
Site 27	Housing 24	Rural North & So	Brown	PDL	1.07	0.80	24	601,821	802,428	641,943
Site 28	Housing 9	Rural North & So	Brown	PDL	0.40	0.30	9	1,229,780	1,639,707	491,912
Site 29	Housing 350	Rural North & So	Green	Agricultural	23.33	11.67	350	845,767	1,691,535	19,734,570
Site 30	Housing 200	Rural North & So	Green	Agricultural	13.33	6.67	200	751,232	1,502,463	10,016,421
Site 31	Housing 100	Rural North & So	Green	Agricultural	5.56	3.33	100	526,037	876,728	2,922,425
Site 32	Housing 40	Rural North & So	Green	Agricultural	1.78	1.33	40	682,323	909,764	1,213,018
Site 33	Housing 24	Rural North & So	Green	Agricultural	1.07	0.80	24	872,495	1,163,327	930,661
Site 34	Housing 9	Rural North & So	Green	Paddock	0.40	0.30	9	1,559,646	2,079,529	623,859

Source: HDH (August 2025)

Table 10.1c Residential Development, – Residual Values, Typologies – South & West Swindon

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 7	Flats 250	South & West Sw	Brown	PDL	2.67	2.00	250	1,470,186	1,960,248	3,920,496
Site 8	Flats 100	South & West Sw	Brown	PDL	1.33	1.00	100	-54,627	-72,836	-72,836
Site 9	Flats 50	South & West Sw	Brown	PDL	0.56	0.42	50	-159,995	-213,327	-88,886
Site 10	Flats 25	South & West Sw	Brown	PDL	0.28	0.25	25	-151,512	-168,346	-42,087
Site 11	Flats 9	South & West Sw	Brown	PDL	0.10	0.09	9	1,991,658	2,212,954	199,166
Site 12	Flats 250 LD	South & West Sw	Brown	PDL	5.07	3.33	250	496,777	754,954	2,516,514
Site 13	Flats 100 LD	South & West Sw	Brown	PDL	2.02	1.33	100	-368,921	-558,559	-744,745
Site 14	Flats 60 LD	South & West Sw	Brown	PDL	1.07	0.80	60	-536,685	-715,580	-572,464
Site 15	Flats 25 LD	South & West Sw	Brown	PDL	0.42	0.33	25	-530,508	-663,135	-221,045
Site 16	Flats 9 LD	South & West Sw	Brown	PDL	0.16	0.12	9	826,535	1,102,047	132,246
Site 17	Mixed 950	South & West Sw	Brown	PDL	19.25	12.67	950	1,411,382	2,145,239	27,173,033
Site 18	Mixed 250	South & West Sw	Brown	PDL	5.07	3.33	250	1,234,047	1,876,905	6,256,349
Site 19	Mixed 100	South & West Sw	Brown	PDL	1.90	1.33	100	449,274	641,820	855,760
Site 20	Mixed 60	South & West Sw	Brown	PDL	1.14	0.80	60	437,129	624,470	499,576
Site 21	Mixed 24	South & West Sw	Brown	PDL	0.46	0.32	24	758,902	1,084,146	346,927
Site 22	Mixed 9	South & West Sw	Brown	PDL	0.17	0.12	9	2,721,317	3,887,595	466,511
Site 23	Housing 350	South & West Sw	Brown	PDL	19.44	11.67	350	1,013,006	1,688,344	19,697,343
Site 24	Housing 200	South & West Sw	Brown	PDL	10.26	6.67	200	965,487	1,485,365	9,902,434
Site 25	Housing 100	South & West Sw	Brown	PDL	4.76	3.33	100	564,795	806,849	2,689,498
Site 26	Housing 40	South & West Sw	Brown	PDL	1.78	1.33	40	630,524	840,699	1,120,931
Site 27	Housing 24	South & West Sw	Brown	PDL	1.07	0.80	24	833,245	1,110,994	888,795
Site 28	Housing 9	South & West Sw	Brown	PDL	0.40	0.30	9	1,548,008	2,064,011	619,203
Site 29	Housing 350	South & West Sw	Green	Agricultural	23.33	11.67	350	986,649	1,973,298	23,021,805
Site 30	Housing 200	South & West Sw	Green	Agricultural	13.33	6.67	200	893,194	1,786,389	11,909,258
Site 31	Housing 100	South & West Sw	Green	Agricultural	5.56	3.33	100	706,391	1,177,319	3,924,396
Site 32	Housing 40	South & West Sw	Green	Agricultural	1.78	1.33	40	914,310	1,219,080	1,625,441
Site 33	Housing 24	South & West Sw	Green	Agricultural	1.07	0.80	24	1,103,919	1,471,892	1,177,514
Site 34	Housing 9	South & West Sw	Green	Paddock	0.40	0.30	9	1,877,874	2,503,833	751,150

Source: HDH (August 2025)

Table 10.1d Residential Development, – Residual Values, Typologies – North Swindon

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 7	Flats 250	North Swindon	Brown	PDL	2.67	2.00	250	308,623	411,497	822,995
Site 8	Flats 100	North Swindon	Brown	PDL	1.33	1.00	100	-1,062,564	-1,416,752	-1,416,752
Site 9	Flats 50	North Swindon	Brown	PDL	0.56	0.42	50	-1,422,676	-1,896,902	-790,376
Site 10	Flats 25	North Swindon	Brown	PDL	0.28	0.25	25	-1,420,775	-1,578,639	-394,660
Site 11	Flats 9	North Swindon	Brown	PDL	0.10	0.09	9	271,272	301,414	27,127
Site 12	Flats 250 LD	North Swindon	Brown	PDL	5.07	3.33	250	-121,450	-184,569	-615,230
Site 13	Flats 100 LD	North Swindon	Brown	PDL	2.02	1.33	100	-1,045,516	-1,582,945	-2,110,593
Site 14	Flats 60 LD	North Swindon	Brown	PDL	1.07	0.80	60	-1,340,021	-1,786,695	-1,429,356
Site 15	Flats 25 LD	North Swindon	Brown	PDL	0.42	0.33	25	-1,389,008	-1,736,261	-578,754
Site 16	Flats 9 LD	North Swindon	Brown	PDL	0.16	0.12	9	-254,761	-339,681	-40,762
Site 17	Mixed 950	North Swindon	Brown	PDL	19.25	12.67	950	770,097	1,170,513	14,826,502
Site 18	Mixed 250	North Swindon	Brown	PDL	5.07	3.33	250	574,499	873,775	2,912,584
Site 19	Mixed 100	North Swindon	Brown	PDL	1.90	1.33	100	-323,051	-461,502	-615,336
Site 20	Mixed 60	North Swindon	Brown	PDL	1.14	0.80	60	-357,334	-510,477	-408,382
Site 21	Mixed 24	North Swindon	Brown	PDL	0.46	0.32	24	-33,085	-47,265	-15,125
Site 22	Mixed 9	North Swindon	Brown	PDL	0.17	0.12	9	1,620,984	2,315,692	277,883
Site 23	Housing 350	North Swindon	Brown	PDL	19.44	11.67	350	672,088	1,120,146	13,068,375
Site 24	Housing 200	North Swindon	Brown	PDL	10.26	6.67	200	596,384	917,514	6,116,760
Site 25	Housing 100	North Swindon	Brown	PDL	4.76	3.33	100	143,967	205,667	685,557
Site 26	Housing 40	North Swindon	Brown	PDL	1.78	1.33	40	166,549	222,065	296,087
Site 27	Housing 24	North Swindon	Brown	PDL	1.07	0.80	24	370,397	493,863	395,090
Site 28	Housing 9	North Swindon	Brown	PDL	0.40	0.30	9	911,552	1,215,403	364,621
Site 29	Housing 350	North Swindon	Green	Agricultural	23.33	11.67	350	704,886	1,409,772	16,447,336
Site 30	Housing 200	North Swindon	Green	Agricultural	13.33	6.67	200	609,269	1,218,538	8,123,585
Site 31	Housing 100	North Swindon	Green	Agricultural	5.56	3.33	100	345,682	576,136	1,920,455
Site 32	Housing 40	North Swindon	Green	Agricultural	1.78	1.33	40	450,335	600,447	800,596
Site 33	Housing 24	North Swindon	Green	Agricultural	1.07	0.80	24	641,071	854,761	683,809
Site 34	Housing 9	North Swindon	Green	Paddock	0.40	0.30	9	1,241,418	1,655,225	496,567

Source: HDH (August 2025)

Table 10.1e Residential Development, – Residual Values, Strategic Sites

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 35	Kingsdown Cluster	North East	Green	Agricultural	25.52	17.17	515	870,938	1,294,739	22,226,348
Site 36	Marlowe Avenue Cluster	Central	Green	Playing Field	17.35	13.01	976	65,814	87,752	1,141,950
Site 37	Pipers Way Cluster	Central South	55% Green /	Mixed	9.08	7.57	568	-140,574	-168,541	-1,276,414
Site 38	Tadpole North Cluster	North	Green	Agricultural	34.20	17.10	513	648,919	1,297,837	22,193,015
Site 39	Wrought East Cluster	South	Green	Agricultural	50.35	34.37	1,031	810,557	1,187,533	40,811,552
Site 40	NEV Cluster	North East	Green	Agricultural	116.06	80.63	2,419	786,539	1,132,110	91,285,773

Source: HDH (August 2025)

10.8 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology, as well as by the price areas. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above:

Table 10.2a Residential Development, – Residual Value v BLV, Central. £ per ha

		EUV	BLV	Residual Value
Site 1	Flats 1000 HD	2,500,000	3,000,000	-5,628,141
Site 2	Flats 750 HD	2,500,000	3,000,000	-3,951,521
Site 3	Flats 500 HD	2,500,000	3,000,000	-6,288,152
Site 4	Flats 250 HD	2,500,000	3,000,000	-4,480,086
Site 5	Flats 125 HD	2,500,000	3,000,000	-14,799,198
Site 6	Flats 60 HD	2,500,000	3,000,000	-17,540,720
Site 7	Flats 250	2,500,000	3,000,000	-595,089
Site 8	Flats 100	2,500,000	3,000,000	-1,838,128
Site 9	Flats 50	2,500,000	3,000,000	-2,385,238
Site 10	Flats 25	2,500,000	3,000,000	-2,388,473
Site 11	Flats 9	2,500,000	3,000,000	-1,032,879
Site 12	Flats 250 LD	2,500,000	3,000,000	-612,230
Site 13	Flats 100 LD	2,500,000	3,000,000	-1,561,421
Site 14	Flats 60 LD	2,500,000	3,000,000	-1,947,836
Site 15	Flats 25 LD	2,500,000	3,000,000	-2,040,771
Site 16	Flats 9 LD	2,500,000	3,000,000	-1,082,049
Site 17	Mixed 950	2,500,000	3,000,000	1,090,740
Site 18	Mixed 250	2,500,000	3,000,000	904,273
Site 19	Mixed 100	2,500,000	3,000,000	71,462
Site 20	Mixed 60	2,500,000	3,000,000	46,138
Site 21	Mixed 24	2,500,000	3,000,000	369,471
Site 22	Mixed 9	2,500,000	3,000,000	2,171,150

Source: HDH (August 2025)

Table 10.2b Residential Development, – Residual Value v BLV– Rural North and South. £ per ha

		EUV	BLV	Residual Value
Site 7	Flats 250	2,500,000	3,000,000	889,404
Site 8	Flats 100	2,500,000	3,000,000	-550,439
Site 9	Flats 50	2,500,000	3,000,000	-782,284
Site 10	Flats 25	2,500,000	3,000,000	-776,900
Site 11	Flats 9	2,500,000	3,000,000	1,136,309
Site 12	Flats 250 LD	2,500,000	3,000,000	191,487
Site 13	Flats 100 LD	2,500,000	3,000,000	-706,558
Site 14	Flats 60 LD	2,500,000	3,000,000	-938,353
Site 15	Flats 25 LD	2,500,000	3,000,000	-959,758
Site 16	Flats 9 LD	2,500,000	3,000,000	285,887
Site 17	Mixed 950	2,500,000	3,000,000	1,090,740
Site 18	Mixed 250	2,500,000	3,000,000	904,273
Site 19	Mixed 100	2,500,000	3,000,000	71,462
Site 20	Mixed 60	2,500,000	3,000,000	46,138
Site 21	Mixed 24	2,500,000	3,000,000	369,471
Site 22	Mixed 9	2,500,000	3,000,000	2,171,150
Site 23	Housing 350	2,500,000	3,000,000	843,948
Site 24	Housing 200	2,500,000	3,000,000	780,936
Site 25	Housing 100	2,500,000	3,000,000	354,381
Site 26	Housing 40	2,500,000	3,000,000	398,536
Site 27	Housing 24	2,500,000	3,000,000	601,821
Site 28	Housing 9	2,500,000	3,000,000	1,229,780
Site 29	Housing 350	25,000	375,000	845,767
Site 30	Housing 200	25,000	375,000	751,232
Site 31	Housing 100	25,000	375,000	526,037
Site 32	Housing 40	25,000	375,000	682,323
Site 33	Housing 24	25,000	375,000	872,495
Site 34	Housing 9	25,000	375,000	1,559,646

Source: HDH (August 2025)

Table 10.2c Residential Development, – Residual Value v BLV, South & West Swindon. £ per ha

		EUV	BLV	Residual Value
Site 7	Flats 250	2,500,000	3,000,000	1,470,186
Site 8	Flats 100	2,500,000	3,000,000	-54,627
Site 9	Flats 50	2,500,000	3,000,000	-159,995
Site 10	Flats 25	2,500,000	3,000,000	-151,512
Site 11	Flats 9	2,500,000	3,000,000	1,991,658
Site 12	Flats 250 LD	2,500,000	3,000,000	496,777
Site 13	Flats 100 LD	2,500,000	3,000,000	-368,921
Site 14	Flats 60 LD	2,500,000	3,000,000	-536,685
Site 15	Flats 25 LD	2,500,000	3,000,000	-530,508
Site 16	Flats 9 LD	2,500,000	3,000,000	826,535
Site 17	Mixed 950	2,500,000	3,000,000	1,411,382
Site 18	Mixed 250	2,500,000	3,000,000	1,234,047
Site 19	Mixed 100	2,500,000	3,000,000	449,274
Site 20	Mixed 60	2,500,000	3,000,000	437,129
Site 21	Mixed 24	2,500,000	3,000,000	758,902
Site 22	Mixed 9	2,500,000	3,000,000	2,721,317
Site 23	Housing 350	2,500,000	3,000,000	1,013,006
Site 24	Housing 200	2,500,000	3,000,000	965,487
Site 25	Housing 100	2,500,000	3,000,000	564,795
Site 26	Housing 40	2,500,000	3,000,000	630,524
Site 27	Housing 24	2,500,000	3,000,000	833,245
Site 28	Housing 9	2,500,000	3,000,000	1,548,008
Site 29	Housing 350	25,000	375,000	986,649
Site 30	Housing 200	25,000	375,000	893,194
Site 31	Housing 100	25,000	375,000	706,391
Site 32	Housing 40	25,000	375,000	914,310
Site 33	Housing 24	25,000	375,000	1,103,919
Site 34	Housing 9	25,000	375,000	1,877,874

Source: HDH (August 2025)

Table 10.2d Residential Development, – Residual Value v BLV, North Swindon. £ per ha

		EUV	BLV	Residual Value
Site 7	Flats 250	2,500,000	3,000,000	308,623
Site 8	Flats 100	2,500,000	3,000,000	-1,062,564
Site 9	Flats 50	2,500,000	3,000,000	-1,422,676
Site 10	Flats 25	2,500,000	3,000,000	-1,420,775
Site 11	Flats 9	2,500,000	3,000,000	271,272
Site 12	Flats 250 LD	2,500,000	3,000,000	-121,450
Site 13	Flats 100 LD	2,500,000	3,000,000	-1,045,516
Site 14	Flats 60 LD	2,500,000	3,000,000	-1,340,021
Site 15	Flats 25 LD	2,500,000	3,000,000	-1,389,008
Site 16	Flats 9 LD	2,500,000	3,000,000	-254,761
Site 17	Mixed 950	2,500,000	3,000,000	770,097
Site 18	Mixed 250	2,500,000	3,000,000	574,499
Site 19	Mixed 100	2,500,000	3,000,000	-323,051
Site 20	Mixed 60	2,500,000	3,000,000	-357,334
Site 21	Mixed 24	2,500,000	3,000,000	-33,085
Site 22	Mixed 9	2,500,000	3,000,000	1,620,984
Site 23	Housing 350	2,500,000	3,000,000	672,088
Site 24	Housing 200	2,500,000	3,000,000	596,384
Site 25	Housing 100	2,500,000	3,000,000	143,967
Site 26	Housing 40	2,500,000	3,000,000	166,549
Site 27	Housing 24	2,500,000	3,000,000	370,397
Site 28	Housing 9	2,500,000	3,000,000	911,552
Site 29	Housing 350	25,000	375,000	704,886
Site 30	Housing 200	25,000	375,000	609,269
Site 31	Housing 100	25,000	375,000	345,682
Site 32	Housing 40	25,000	375,000	450,335
Site 33	Housing 24	25,000	375,000	641,071
Site 34	Housing 9	25,000	375,000	1,241,418

Source: HDH (August 2025)

Table 10.2e Residential Development, – Residual Value v BLV, Strategic Sites. £ per ha

			EUV	BLV	Residual Value
Site 35	Kingsdown Cluster	North East	25,000	250,000	870,938
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	65,814
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	-140,574
Site 38	Tadpole North Cluster	North	25,000	250,000	648,919
Site 39	Wrought East Cluster	South	25,000	250,000	810,557
Site 40	NEV Cluster	North East	25,000	250,000	786,539

Source: HDH (August 2025)

10.9 The results vary considerably across the typologies, however, in simple terms the greenfield sites derive a Residual Value that is more than the BLV, suggesting greenfield sites being viable, and brownfield sites derive a Residual Value that less than the BLV suggesting that brownfield sites are not viable on the basis tested, although it is important to note that brownfield sites are coming forward, some with public sector intervention, and albeit in a non fully policy compliant way. The brownfield sites perform less well as they are modelled against a higher EUV assumption, and are subject to allowances for abnormal costs (for remediation and site clearance) and a higher contingency.

10.10 It is important to note that the above appraisals include estimates of developer contributions, in addition to CIL, pending the updating of the Council's IDP. Whilst this is an appropriate, it is necessary to note that CIL will applied to deliver a proportion of the Borough's future infrastructure needs.

10.11 There have been a number of national policy changes and requirements that are included in the analysis that add to the cost of development. These include the anticipated costs of meeting the Future Homes Standard and increased Accessible and Adaptable standards, Biodiversity Net Gain and the Building Safety Levy. Further, the affordable housing is now modelled in line with the future need of 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership, rather than the mix including more Affordable Rent. These factors have a negative impact on viability.

10.12 In relation to the potential strategic sites. there is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that that the Council and the landowners / site promoters continue to engage, 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.*

10.13 In this context paragraph 10-006 of the PPG is particularly highlighted:

> *... 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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10.14 To assist the Council, a range of other appraisals have been run.

Affordable Housing

10.15 A core purpose of this update is to suggest, an appropriate affordable housing target, in the context of the wider policy requirements. In the following sections the total amount of affordable housing has been considered, as has the tenure mix.

Overall Requirement

10.16 The current affordable housing target seeks 30% affordable housing but does not specify a tenure mix. Sets of appraisals have been run from 0% to 50% affordable housing and with a varied tenure mix, the results of which are set out in **Appendix 13**. In the base analysis the tenure mix is 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership. This and the other base assumptions are as above, with only the overall level of affordable housing being altered.

10.17 The following table shows the change in the Residual Value between 40% and 30% affordable housing and 30% and 20% affordable housing. Where there is an increase in the Residual Value, this is the additional amount a developer can pay the landowner, where there is a decrease in the residual value, this is the reduction in the maximum amount that the developer can pay a landowner. The results are grouped by types of site, with the Strategic Sites tested separately.

Table 10.3 Impact of Providing Affordable Housing. £ per ha

	HD Flats	Flats	LD Flats	Mixed Houses & Flats	Housing Brownfield	Housing Greenfield
Central						
40%-30%	944,265	443,259	274,195	415,690		
30%-20%	937,954	436,109	272,508	405,755		
Rural North & South						
40%-30%		600,215	373,371	415,690	203,061	187,213
30%-20%		586,707	370,975	405,755	202,505	187,213
South & West Swindon						
40%-30%		655,904	413,909	451,280	227,802	210,060
30%-20%		645,914	404,155	446,172	227,801	210,060
North Swindon						
40%-30%		535,569	334,999	378,126	180,255	164,608
30%-20%		531,301	330,297	371,067	177,760	164,366
Strategic Sites						
	Kingsdown Cluster	Marlowe Avenue Cluster	Pipers Way Cluster	Tadpole North Cluster	Wrought East Cluster	NEV Cluster
40%-30%	207,277	258,888	318,675	154,349	196,289	182,995
30%-20%	207,277	244,304	298,772	154,349	196,289	181,540

Source: August 2025

10.18 This analysis suggests that a reduction of 10% affordable housing leads to an increase in the Residual Value of about £200,000 per ha on greenfield sites and about £500,000 per ha on

the flatted brownfield sites. In practical terms, this means a developer can pay this amount more for a site when the affordable housing requirement is reduced by 10%. The impact per ha is greater on the brownfield and flatted sites as they are higher density. The impact is substantially less across the potential strategic sites at about £220,000 per ha – these sites are modelled with a significantly lower net developable area.

10.19 The higher density flatted development, modelled as 6 storeys and more, in the central area, is unlikely to be viable, even without affordable housing. This is a factor of the greater build costs applied to tall buildings (based on the BCIS data), and the relatively modest values for flatted development in central Swindon.

10.20 The delivery of development may require the provision of strategic infrastructure and mitigation measures, as well as affordable housing. Both impact directly on development viability, both being costs to development. The relationship between the two is explored later in this chapter. Firstly, different tenure mixes are considered as the results are not only sensitive to the amounts of affordable housing, but also the type (tenure) of affordable housing provided.

Affordable Tenure Mix

10.21 The analysis in the base appraisals assumes that the affordable housing is provided as 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership. This is based on the Council's preferred housing mix, rather than a mix that includes 10% of all housing as Affordable Home Ownership (AHO) and 25% of affordable housing as First Homes, as was sought by national policy prior to the NPPF and PPG being updated in December 2024. The updated NPPF puts an increased emphasis on Social Rent with paragraph 64 saying '*planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required)*'. This suggests that the affordable housing mix should include some Social Rent.

10.22 When considering the affordable housing tenure sought, it is necessary to consider the types of affordable housing that are attractive to the housing associations that will acquire and manage them in the future. It is understood that the majority of affordable housing for rent delivered in the SBC area over the last few years has been as Affordable Rent.

10.23 The results of the analysis are included in **Appendix 14** where the impact of different tenures is tested. This analysis is carried out with 30% affordable housing. First the balance between Affordable Rent and Social Rent is tested, then the balance between affordable housing for rent (equal amounts of Social Rent and Affordable Rent) and AHO (Shared Ownership).

Table 10.4 Impact of Social Rent v Affordable Rent. £ per ha

	HD Flats	Flats	LD Flats	Mixed Houses & Flats	Housing Brownfield	Housing Greenfield
Central						
SR 80%, AR 0%, AHO 20%	-830,578	-375,148	-235,341	-203,281		
SR 20%, AR 40%, AHO 40%	0	0	0	0		
SR 0%, AR 80%, AHO 20%	826,812	369,608	234,081	199,921		
Rural North & South						
SR 80%, AR 0%, AHO 20%		-362,594	-227,191	-203,281	-96,166	-86,047
SR 20%, AR 40%, AHO 40%		0	0	0	0	0
SR 0%, AR 80%, AHO 20%		355,395	226,699	199,921	95,929	86,047
South & West Swindon						
SR 80%, AR 0%, AHO 20%		-353,306	-226,699	-197,265	-95,929	-86,047
SR 20%, AR 40%, AHO 40%		0	0	0	0	0
SR 0%, AR 80%, AHO 20%		352,252	222,127	197,265	95,929	86,047
North Swindon						
SR 80%, AR 0%, AHO 20%		-364,208	-230,321	-206,498	-96,921	-86,076
SR 20%, AR 40%, AHO 40%		0	0	0	0	0
SR 0%, AR 80%, AHO 20%		362,594	228,941	203,444	96,238	86,047
Strategic Sites						
	Kingsdown Cluster	Marlowe Avenue Cluster	Pipers Way Cluster	Tadpole North Cluster	Wrought East Cluster	NEV Cluster
SR 80%, AR 0%, AHO 20%	-94,563	-217,211	-264,290	-70,308	-90,759	-78,448
SR 20%, AR 40%, AHO 40%	0	0	0	0	0	0
SR 0%, AR 80%, AHO 20%	94,563	207,317	250,259	70,308	90,759	78,448

Source: August 2025

10.24 This analysis suggests that, relative to the base mix, providing all the affordable housing for rent as Social Rent, and no Affordable Rent, has the impact of depressing the Residual Value by about £85,000 per ha on greenfield sites and £350,000 per ha on brownfield flatted development sites. Similarly, relative to the base mix, providing all the affordable housing for rent as Affordable Rent, and no Social Rent, has the impact of lifting the Residual Value by about £85,000 per ha on greenfield sites and £350,000 per ha on brownfield flatted development sites. These costs are broadly similar to providing 5% affordable housing.

Table 10.5 Impact of Affordable Housing for Rent v AHO. £ per ha

	HD Flats	Flats	LD Flats	Mixed Houses & Flats	Housing Brownfield	Housing Greenfield
Central						
SR 50%, AR 50%, AHO 0%	-111,571	-52,685	-35,439	-79,634		
SR 20%, AR 40%, AHO 40%	0	0	0	0		
SR 0%, AR 0%, AHO 100%	446,284	207,535	141,239	312,211		
Rural North & South						
SR 50%, AR 50%, AHO 0%		-134,536	-85,024	-79,634	-42,548	-38,329
SR 20%, AR 40%, AHO 40%		0	0	0	0	0
SR 0%, AR 0%, AHO 100%		526,415	340,098	312,211	169,966	153,317
South & West Swindon						
SR 50%, AR 50%, AHO 0%		-163,783	-105,416	-94,660	-51,016	-45,947
SR 20%, AR 40%, AHO 40%		0	0	0	0	0
SR 0%, AR 0%, AHO 100%		649,431	411,806	378,639	204,065	183,789
North Swindon						
SR 50%, AR 50%, AHO 0%		-100,969	-65,623	-62,258	-34,151	-30,711
SR 20%, AR 40%, AHO 40%		0	0	0	0	0
SR 0%, AR 0%, AHO 100%		403,876	260,774	247,951	136,263	122,845
Strategic Sites						
	Kingsdown Cluster	Marlowe Avenue Cluster	Pipers Way Cluster	Tadpole North Cluster	Wrought East Cluster	NEV Cluster
SR 50%, AR 50%, AHO 0%	-42,952	-37,716	-45,234	-31,935	-40,972	-35,445
SR 20%, AR 40%, AHO 40%	0	0	0	0	0	0
SR 0%, AR 0%, AHO 100%	171,809	150,864	179,616	127,738	163,887	141,781

Source: August 2025

10.25 At 30% affordable housing, relative to the base mix, providing all the affordable housing as AHO and no Social Rent, and no Affordable Rent, has the impact of raising the Residual Value by about £150,000 per ha on greenfield sites and £350,000 per ha on brownfield sites. Conversely, removing the AHO from the mix has the impact of reducing the Residual Value, and thus the amount a developer can pay for the land.

10.26 Based in this analysis, the Council should be cautious around requiring developers to deliver Social Rent rather than Affordable Rent as this will adversely impact on viability and may result in a lower overall affordable housing target.

10.27 This analysis does highlight the impact that altering the tenure mix has on the Residual Value. If at the development management stage, viability is found to be challenging, as a first step consideration should be given to varying the texture mix.

Varied Policy Standards

10.28 In Chapters 2 and 8, several areas of higher development standards are set out. These are tested in the following sections. The results of the relevant appraisals are included in **Appendix 15**.

Towards Zero Carbon

10.29 The Council has aspirations to implement a Zero Carbon / climate change policy and so it is exploring the feasibility of introducing a policy that goes above national standards.

10.30 In June 2025, the Energy Secretary (Edward Miliband), confirmed that solar panels would be mandated on all new homes through the implementation of the Future Homes Standard (FHS). This aligns with the base assumption used in the appraisals above.

10.31 Several further scenarios have been tested, being a Zero Carbon and an enhanced Zero Carbon scenario. In addition, the cost of District Heating is tested. In this context, it is important to note that where there are existing District Heating networks (e.g. Sheffield, Stoke-on-Trent or Enfield) developers tend to be keen to connect to networks for straightforward commercial reasons.

Table 10.6 Impact of Varied Construction Standards. £ per ha

	HD Flats	Flats	LD Flats	Mixed Houses & Flats	Housing Brownfield	Housing Greenfield
Central						
FHS 1	0	0	0	0		
Zero CO2	-643,037	-260,445	-170,643	-141,780		
Zero CO2+	-1,288,895	-521,592	-341,618	-283,696		
FHS 1 & District Heating	-989,493	-466,997	-291,470	-250,023		
Rural North & South						
FHS 1		0	0	0	0	0
Zero CO2		-253,207	-165,264	-141,780	-73,007	-62,769
Zero CO2+		-506,413	-331,436	-283,696	-146,074	-125,537
FHS 1 & District Heating		-452,951	-282,483	-250,023	-101,036	-90,080
South & West Swindon						
FHS 1		0	0	0	0	0
Zero CO2		-247,103	-165,264	-138,214	-72,857	-62,769
Zero CO2+		-494,721	-330,528	-277,272	-145,714	-125,537
FHS 1 & District Heating		-442,261	-281,685	-244,245	-100,777	-90,080
North Swindon						
FHS 1		0	0	0	0	0
Zero CO2		-253,232	-166,946	-143,444	-73,358	-62,769
Zero CO2+		-508,605	-335,345	-288,424	-147,649	-125,672
FHS 1 & District Heating		-455,010	-285,755	-253,913	-101,666	-90,148
Strategic Sites						
	Kingsdown Cluster	Marlowe Avenue Cluster	Pipers Way Cluster	Tadpole North Cluster	Wrought East Cluster	NEV Cluster
FHS 1	0	0	0	0	0	0
Zero CO2	-54,715	-121,067	-155,050	-40,737	-52,473	-45,363
Zero CO2+	-109,429	-248,515	-312,044	-81,474	-104,945	-91,094
FHS 1 & District Heating	-86,649	-248,787	-305,782	-64,420	-83,009	-71,722

Source: August 2025

10.32 Across the greenfield typologies, seeking Zero Carbon standards would result in the Residual Value being reduced by about £60,000 per ha or so. This would be a little less than the equivalent impact of providing 5% affordable housing.

Biodiversity Net Gain and Water Efficiency Standards

10.33 As set out in Chapter 8 above, in March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. The base appraisals assume 10% BNG. The impact of seeking additional BNG is tested. In this analysis it is assumed that the requirements for BNG can be met on-site on the greenfield sites, without impacting on site capacity. It is assumed that the BNG on brownfield sites is provided off-site. The impact of seeking 20% BNG has been tested.

10.34 The draft policy requires that new homes are designed to the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). The Council is exploring tighter water efficiency standards due to water scarcity issues. Two further options of 100 and 90 LPPPD have been tested.

Table 10.7 Impact of Additional Biodiversity Net Gain. £ per ha

	HD Flats	Flats	LD Flats	Mixed Houses & Flats	Housing Brownfield	Housing Greenfield
Central						
10% BNG	0	0	0	0		
20% BNG	-216,994	-88,050	-57,812	-48,033		
110 LPPPD	0	0	0	0		
100 LPPPD	-67,660	-31,973	-19,963	-17,100		
90 LPPPD	-393,415	-185,778	-115,996	-99,577		
Rural North & South						
10% BNG		0	0	0	0	0
20% BNG		-85,688	-56,016	-48,033	-24,966	-1,648
110 LPPPD		0	0	0	0	0
100 LPPPD		-31,072	-19,324	-17,100	-6,913	-6,180
90 LPPPD		-180,546	-112,280	-99,577	-40,237	-35,906
South & West Swindon						
10% BNG		0	0	0	0	0
20% BNG		-83,622	-56,016	-46,912	-24,953	-1,648
110 LPPPD		0	0	0	0	0
100 LPPPD		-30,339	-19,324	-16,726	-6,913	-6,180
90 LPPPD		-176,285	-112,280	-97,186	-40,170	-35,906
North Swindon						
10% BNG		0	0	0	0	0
20% BNG		-85,688	-56,576	-48,287	-25,039	-1,648
110 LPPPD		0	0	0	0	0
100 LPPPD		-31,072	-19,534	-17,161	-6,935	-6,180
90 LPPPD		-180,546	-113,502	-100,516	-40,387	-35,906
Strategic Sites						
	Kingsdown Cluster	Marlowe Avenue Cluster	Pipers Way Cluster	Tadpole North Cluster	Wrought East Cluster	NEV Cluster
10% BNG	0	0	0	0	0	0
20% BNG	-1,438	-3,070	0	-1,070	-1,379	-1,192
110 LPPPD	0	0	0	0	0	0
100 LPPPD	-5,944	-16,194	-20,184	-4,419	-5,694	-4,920
90 LPPPD	-34,538	-96,082	-120,716	-25,678	-33,087	-28,588

Source: August 2025

10.35 There is a very modest cost saving, of about £2,000 per ha, of seeking 20% BNG on greenfield sites, where it is assumed that the provision will be on-site. The additional cost on brownfield sites is substantially greater at around £50,000 per ha.

10.36 The impact of seeking a 100 LPPPD standard on greenfield sites is about £6,000 per ha and the impact of seeking the tighter 90 LPPPD is very much more, at about £35,000 per ha. The impact of seeking a 100 LPPPD standard on brownfield flatted sites is about £20,000 per ha. The impact of seeking the tighter 90 LPPPD is very much more, at about £100,000 per ha. This is a similar cost to seeking 5% affordable housing.

Accessible Standards

10.37 The base assumption is that the Part M4(2) Accessible and Adaptable standard will be mandated nationally and the cost of this is included in the base appraisals. The Council has identified a need for Part M4(3)a Wheelchair Adaptable standard housing. The base assumption in the above analysis is for 2% of the units to be M4(3)a Wheelchair Adaptable standard. Options are tested with 5% and 10% M4(3)a Wheelchair Adaptable, and a further

option where 5% of the housing is to the more expensive M4(3)b Wheelchair Accessible standard.

Table 10.8 Impact of Accessible Standards. £ per ha

	HD Flats	Flats	LD Flats	Mixed Houses & Flats	Housing Brownfield	Housing Greenfield
Central						
M4(3)a 2%	0	0	0	0		
M4(3)a 5%	-85,216	-40,269	-25,143	-21,537		
M4(3)a 10%	-227,063	-107,291	-66,990	-57,451		
M4(3)b 5%	-307,473	-145,230	-90,678	-77,814		
Rural North & South						
M4(3)a 2%		0	0	0	0	0
M4(3)a 5%		-39,135	-24,338	-21,537	-8,707	-7,783
M4(3)a 10%		-104,269	-64,844	-57,451	-23,213	-20,736
M4(3)b 5%		-141,139	-87,773	-77,814	-31,442	-28,069
South & West Swindon						
M4(3)a 2%		0	0	0	0	0
M4(3)a 5%		-38,211	-24,338	-21,066	-8,707	-7,783
M4(3)a 10%		-101,808	-64,844	-56,127	-23,199	-20,736
M4(3)b 5%		-137,808	-87,773	-75,974	-31,402	-28,069
North Swindon						
M4(3)a 2%		0	0	0	0	0
M4(3)a 5%		-39,135	-24,603	-21,621	-8,735	-7,783
M4(3)a 10%		-104,269	-65,550	-57,784	-23,272	-20,736
M4(3)b 5%		-141,139	-88,729	-78,395	-31,545	-28,069
Strategic Sites						
	Kingsdown Cluster	Marlowe Avenue Cluster	Pipers Way Cluster	Tadpole North Cluster	Wrought East Cluster	NEV Cluster
M4(3)a 2%	0	0	0	0	0	0
M4(3)a 5%	-7,487	-20,395	-25,421	-5,566	-7,172	-6,197
M4(3)a 10%	-19,947	-54,426	-68,895	-14,830	-19,109	-16,510
M4(3)b 5%	-27,000	-74,533	-93,944	-20,073	-25,866	-22,349

Source: August 2025

10.38 The cost varies across the typologies. Across the greenfield sites a 5% M4(3)a requirement results in a fall in the Residual Value of about £8,000 per ha, but across the brownfield sites the cost is notably higher at about £25,000 per ha. The cost of including 5% of all the scheme as M4(3)b is significantly greater at about £30,000 per ha on greenfield sites and £80,000 per ha on brownfield sites

Cumulative Costs of Policy Requirements

10.39 The above analysis considered the impact of higher policy standards individually, however the impact of developer contributions has not been considered. The effect of affordable housing and developer contributions is now tested in three scenarios.

Table 10.9 Policy Scenarios for Policy Testing

	Lower Requirements	Mid Policy Requirements	Higher Requirements
Biodiversity Net Gain	10%	10%	20%
Carbon and Energy	Future Homes Standard Option 1	Zero Carbon	Zero Carbon Plus
Accessibility	98% M4(2) Accessible & Adaptable 2% M4(3)a Wheelchair Adaptable	95% M4(2) Accessible & Adaptable 5% M4(3)a Wheelchair Adaptable	90% M4(2) Accessible & Adaptable 10% of Market Housing M4(3)a Wheelchair Adaptable
Water Standard	110 LPPPD	110 LPPPD	90 LPPPD
Affordable Housing	Social Rent 25% Aff Rent 40% AHO 35%	Social Rent 40% Aff Rent 40% AHO 20%	Social Rent 80% Aff Rent 0% AHO 10%
Developer Contributions	CIL as Adopted	CIL as Adopted	CIL as Adopted

Source: August 2025

10.40 In the following tables the typologies that are able to bear at least £5,000 per unit in developer contributions, in addition to CIL, are shaded green, and those unable to bear £5,000 per unit are shaded red. Whilst many of the brownfield typologies are marketed as unviable, it is important to note that brownfield sites are coming forward in central Swindon and more widely across the town Some such sites are being delivered with public sector intervention, and when subject policy some flexing of the adopted policies.

10.41 In the analysis above the potential strategic sites are tested against their ability to bear £25,000 per unit of strategic infrastructure and mitigation costs – in addition to CIL. The CIL collected from the potential strategic sites may be used to facilitate the delivery of development, including the strategic sites. CIL, at the current rates, is about £5,000 per unit across the whole scheme (although the total amount of CIL is only calculated on the market housing (at £84.33 per sqm)).

Table 10.10a Varied Affordable Housing and Maximum Levels of Developer Contributions. Central Swindon. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield							
Housing Greenfield							
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield							
Housing Greenfield							
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield							
Housing Greenfield							

Source: HDH (August 2025)

Table 10.10b Varied Affordable Housing and Maximum Levels of Developer Contributions. Rural North and South. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	55,000	50,000	45,000	40,000	35,000	30,000	25,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	50,000	45,000	40,000	35,000	30,000	20,000	15,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	45,000	35,000	30,000	25,000	15,000	10,000	5,000

Source: HDH (August 2025)

Table 10.10c Varied Affordable Housing and Maximum Levels of Developer Contributions. South and West Swindon. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	60,000	60,000	60,000	55,000	45,000	40,000	35,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	60,000	60,000	55,000	45,000	40,000	35,000	30,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	60,000	50,000	45,000	35,000	30,000	20,000	15,000

Source: HDH (August 2025)

Table 10.10d Varied Affordable Housing and Maximum Levels of Developer Contributions. North Swindon. £ per unit

	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	40,000	35,000	30,000	25,000	20,000	15,000	10,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	35,000	30,000	25,000	20,000	15,000	10,000	5,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	30,000	20,000	15,000	10,000	5,000	0	0

Source: HDH (August 2025)

Table 10.10e Varied Affordable Housing and Maximum Levels of Developer Contributions. Strategic Sites. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
Kingsdown Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Marlowe Avenue Cluster	15,000	15,000	10,000	10,000	5,000	5,000	5,000
Pipers Way Cluster	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Tadpole North Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Wrought East Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
NEV Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
Kingsdown Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Marlowe Avenue Cluster	15,000	10,000	5,000	5,000	0	0	Unviable
Pipers Way Cluster	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Tadpole North Cluster	60,000	60,000	60,000	60,000	60,000	60,000	55,000
Wrought East Cluster	60,000	60,000	60,000	60,000	60,000	60,000	55,000
NEV Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
Kingsdown Cluster	60,000	60,000	60,000	60,000	60,000	55,000	45,000
Marlowe Avenue Cluster	5,000	5,000	0	Unviable	Unviable	Unviable	Unviable
Pipers Way Cluster	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Tadpole North Cluster	60,000	60,000	60,000	60,000	55,000	50,000	40,000
Wrought East Cluster	60,000	60,000	60,000	60,000	60,000	50,000	45,000
NEV Cluster	60,000	60,000	60,000	60,000	60,000	55,000	45,000

Source: HDH (August 2025)

10.42 It is necessary to bring this together.

Suggested Policy Requirements

10.43 The early results of this report were discussed with the Council, in making these suggestions the following have been taken into account:

a. The viability testing includes a range of greenfield sites. The larger sites (200 units +) have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.

Brownfield sites perform less well and are likely to continue to be challenging to deliver. Whilst such sites make up a relatively small element of the Council's land supply, SBC is keen to see such sites continue to be delivered, particularly in the town centre.

There are numerous examples of challenging sites coming forward, some facilitated by the recent £33,000,000 investment made into the public realm:

Kimmerfields Regeneration Scheme

The Kimmerfields masterplan is focused on economic growth for the area, raising land values and attracting private sector investment. The Fleming Way Bus Interchange Scheme is an integral and enabling part of the broader town centre regeneration plans.

Primarily funded by central government by way of a capital grant for £25m via the Future High Street Fund (Swindon was only a handful of towns that received full allocation), a £3m capital grant from the Local Growth Fund via the Swindon and Wiltshire Local Enterprise Partnership and £5m match funding from Swindon Borough Council.

The next phase, create an area for the intended Entertainment Venue and improve the public realm experience to the same level as the interchange.

Development land has been cleared and remediated. Intended use is residential with the last portion of land, which has been used as the site compound, is suitable for mixed use.

Knowledge Central

Swindon Knowledge Central will be one of the largest brownfield regeneration projects in the UK, at 40ha.

The scheme will deliver million square feet of development, unlocking thousands of new homes and over 5,000 new jobs.

Anchored by the Carriage Works at one end and the UKRI at the other, Knowledge Central is set to provide a significant knowledge cluster.

The Council is committed to continuing to facilitate development and to intervene in the market, driving forward the regeneration of Swindon. This includes making financial investments, making its own land available, and working with other public sector bodies and landowners (including the railway operators). Having said this, it is likely that it will be necessary to consider viability on some brownfield sites at the development management stage.

The modelling in this report does not make any allowance for a regeneration premium that is likely to arise as the regeneration schemes are completed. This is a cautious approach, and perhaps understates the prospects of development in central Swindon.

b. The delivery of affordable housing is important, and within this the priority is for affordable housing for rent. There is a need for both Affordable Rent and Social Rent, however seeking Social Rent has a significant adverse impact on viability.

The NPPF implies that some Social Rent should be included in the tenure mix.

c. That it is likely that the new national policy requirements for further increases to Part M of Building Regulations (with all new homes to be built to Accessible and Adaptable

– Part M4(2) standards) will be introduced. It would be prudent to assume that these are a requirement.

The cost of providing wheelchair adaptable housing is significant. The Council's evidence suggests a need for such housing so some should be provided.

d. A move towards Zero Carbon development is important, but needs to be balanced with the provision of affordable housing and the provision of infrastructure.

The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard and, following the recent Government comment, are assumed to apply as a minimum.

e. The viability testing includes mandating tighter standards with regard to water efficiency, however these are not a current local priority. The 110 LPPPD standard is applied.

f. There is a need for infrastructure funding, and CIL is the main mechanism for collecting developer contributions from development, however the larger Strategic Sites need to be able to bear the costs of strategic infrastructure and mitigation if they are to be taken forward.

The potential strategic sites are tested against their ability to bear £25,000 per unit strategic infrastructure and mitigation costs. At this stage, this is an estimate, pending the completion of the IDP. Bearing in mind the uncertainties in this regard, it is not currently appropriate to review CIL.

g. The analysis suggests that most types of greenfield development have capacity to bear developer contributions, but not when subject to the higher policy costs.

It is recommended that the Council continues to work with the site promoters and infrastructure providers.

10.44 Further sets of appraisals have been run based on the following policy requirements. It is important to note that the purpose of this iteration of this LPVA is to further inform the development of policy and the following set of requirements are neither a recommendation nor the Council's preferred options:

10.45 These appraisals are based on the following assumptions.

a.	Affordable Housing	30% on sites of 10 and larger (50% Affordable Rent, 20% Social Rent, 30% Affordable Home Ownership)		
b.	Design	NDSS, 98% Accessible and Adaptable M4(2), 2% Wheelchair Adaptable M4(3)a		
		Water Efficiency 110 LPPPD, Future Homes Standard Option 1		
		10% Biodiversity Net Gain		
c.	Developer Contributions	CIL as indexed.		
d.	s106	Typologies	1 Bed	£2,500 per unit

2 bed	£5,000 per unit
3 bed	£7,500 per unit
4 bed	£10,000 per unit
Strategic Sites	£25,000 per unit.

POS and management costs as per SBC calculator.

10.46 The appraisal results are set out in **Appendix 16** and subject to sensitivity testing in terms of changes in costs and values. These appraisals include the base assumptions for developer contributions.

10.47 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

10.48 The modelling includes the potential strategic sites. On the basis of the high level modelling in this LPVA, the delivery of some of these sites is likely to be challenging when subject to the estimated strategic infrastructure and mitigation costs. This may inform the site selection process the greenfield sites are able to bear the estimated levels of developer contributions. As set out above, it is recommended that that the Council engages further with the promoters of the potential strategic sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be viable.

10.49 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites. The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project, and that the CIL is paid, as per the Charging Schedule in the first few years of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

Impact of Change in Values and Costs

10.50 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 2.7% over the next year and 8.4% increase over the next 3 years. A range of scenarios is tested with varied increases in build costs.

10.51 As set out in Chapter 4, there is uncertainty in the property market. Several price change scenarios are also tested. In this analysis, it has been assumed all other matters in the base appraisals remain unchanged and the policy requirements are as per the Suggested Policy

Requirements heading above. In the appraisals (see **Appendix 16**), only the costs of construction and the value of the market housing are altered.

10.52 The analysis demonstrates that a relatively small fall in values will adversely impact on viability. Conversely, a modest increase in value could have a significant impact in improving viability.

Review

10.53 The direction of the market, as set out in Chapter 4 above, is positive, although this remains uncertain. Bearing in mind SBC's desire to deliver new housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability under review.

10.54 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. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *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 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.*
>
> *Paragraph: 009 Reference ID: 10-009-20190509*

10.55 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms on larger multi-phase sites.

Commuted Sums and Payments in Lieu of Affordable Housing

10.56 Swindon Borough Council's preference is for affordable housing to be delivered on-site. This approach is in line with Paragraph 64 of the NPPF that says:

> *Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless:*
>
> *a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
>
> *b) the agreed approach contributes to the objective of creating mixed and balanced communities.*

10.57 Some councils to set out guidance as to how a commuted sum would be calculated so as to provide transparency, and to avoid the undue delays that might arise during s106 negotiations if details of a payment had to be developed from first principles on each occasion. The following analysis provides a basis for calculating the commuted sum.

10.58 An approach to the calculation is based on the difference in the Residual Value of the development site with and without affordable housing, so is the cost of the contribution that the developer would have made if an on-site affordable contribution were delivered.

10.59 The calculation works as follows:

a. Estimate the value of the site with 100% market housing.

b. Estimate the Residual Value of the site with the target level (30% / 20%) of affordable housing.

10.60 The difference between (a) and (b) is the reduction in site value due to the affordable housing policy contribution. This is set out in **Appendix 17**.

10.61 Taking the appraisal for Site 31, in the Rural North and South area as an example. The Residual Value when subject to 30% affordable housing is £3,213,419 and without affordable housing it is £5,914,472. The difference is £2,701,053 (£5,914,472 – £3,213,419). £2,701,053 divided by 30 affordable units (30% of 100) is £90,035 per unit (£2,701,053 ÷ 30).

10.62 The calculated contributions across the typologies vary, but the average is about £95,000 per affordable house not provided on-site, and £65,000 per affordable flat not provided on-site.

10.63 Paragraph 64 of the NPPF is clear that off-site provision or financial contribution in lieu *'can be robustly justified'*. On this basis, the above calculations provide a sound basis for determining a commuted sum figure. There are two alternatives open to the Council. The first is to work to a published 'standard commuted sum payment'. If SBC were to take this option, a £95,000 per affordable house not provided on-site, and £65,000 per affordable flat not provided on-site would be appropriate.

10.64 This opportunity is taken to highlight a weakness in the approach set out above. It is assumed that the scheme with and without affordable housing is the same scheme in terms of housing mix. As set out in Chapter 8 above, the housing mix to meet local need varies across the tenures. This nuance is not reflected in the approach set out above.

10.65 The Council is currently preparing a new Local Plan. This document will be long lived and is likely to be in place across several economic cycles. It is therefore suggested that separate guidance is prepared setting out the amount of the payment, and to allow a simple review should viability change.

10.66 Alternatively, the Council may prefer to calculate the commuted sum scheme-by-scheme as it does now. This has the advantage of being an up-to-date figure, but the disadvantage of a lack of clarity for developers. The methodology used is to assess the Open Market Value of the units that would be affordable units, and then deduct from that the amount that a housing association would pay for those units as affordable units – the difference being the commuted sum.

Specialist Housing

10.67 Several types on non-mainstream housing have been tested. In this context it is important to note that the PPG anticipates that it is appropriate to consider the viability of such development at the development management stage.

> *Should viability be assessed in decision taking?*
>
> *Where up-to-date policies have set out the contributions expected from development, planning applications that fully 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. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.*
>
> *Paragraph: 007 Reference ID: 10-007-20190509*

Build to Rent

10.68 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above, but with a s106 contributions of £1,000 per unit in addition to CIL (which is treated as a cost.

Table 10.11 Residential Build to Rent, – Residual Value v BLV. £ per ha

			EUV	BLV	Residual Value
Site 1	BTR Flats 200 PDL	Brownfield	2,500,000	3,000,000	-1,250,481
Site 2	BTR Flats 60 PDL	Brownfield	2,500,000	3,000,000	-2,965,515
Site 3	BTR Flats 30 PDL	Brownfield	2,500,000	3,000,000	-2,756,830
Site 4	BTR Houses 200 PDL	Brownfield	2,500,000	3,000,000	776,884
Site 5	BTR Houses 60 PDL	Brownfield	2,500,000	3,000,000	141,936
Site 6	BTR Houses 30 PDL	Brownfield	2,500,000	3,000,000	139,640
Site 7	BTR Flats 200 Greenfield	Greenfield	25,000	375,000	-344,363
Site 8	BTR Flats 60 Greenfield	Greenfield	25,000	375,000	-1,687,645
Site 9	BTR Flats 30 Greenfield	Greenfield	25,000	375,000	-1,725,019
Site 10	BTR Houses 200 Greenfield	Greenfield	25,000	375,000	612,293
Site 11	BTR Houses 60 Greenfield	Greenfield	25,000	375,000	299,745
Site 12	BTR Houses 30 Greenfield	Greenfield	25,000	375,000	303,144

Source: HDH (August 2025)

10.69 The results show that whilst Build to Rent housing on larger greenfield sites is likely to be viable with 20% affordable housing (as Affordable Private Rent), Build to Rent development is unlikely to be viable in other situations.

10.70 The Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, unless there is evidence that such development would be forthcoming. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

Older People's Housing

10.71 The Sheltered and Extracare sectors have been tested separately. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per unit. It is assumed that CIL applies to both Sheltered and to Extracare housing.

Table 10.12 Specialist Older Peoples Housing, – Residual Value v BLV. £ per ha

			EUV	BLV	Residual Value
Site 13	Sheltered 60 Brownfield	Brownfield	2,500,000	3,000,000	-74,416
Site 14	Sheltered 60 Greenfield	Greenfield	25,000	375,000	866,069
Site 15	Extracare 50 Brownfield	Brownfield	2,500,000	3,000,000	-2,477,487
Site 16	Extracre 50 Greenfield	Greenfield	25,000	375,000	-730,863

Source: HDH (August 2025)

10.72 The results show that, with 30% affordable housing, Sheltered housing is likely to be viable on greenfield sites, but not on brownfield sites. Extra care housing is unlikely to be viable with affordable housing. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

Student Housing

10.73 Student housing is a small component of the housing market, with Oxford Brookes University and the Royal Agricultural University both having sites in the town. It is appropriate to test this type of housing. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per unit. It is assumed that CIL does not apply to Purpose Built Student Housing (PBSH), and PBSH is not subject to affordable housing.

Table 10.13 Student Housing, – Residual Value v BLV, Central. £ per ha

			EUV	BLV	Residual Value
Site 17	Student Cluster 60	Brownfield	2,500,000	3,000,000	-7,291,363
Site 18	Student Cluster 175	Brownfield	2,500,000	3,000,000	-3,883,240
Site 19	Student Cluster 500	Brownfield	2,500,000	3,000,000	37,402
Site 20	Student Studio 60	Brownfield	2,500,000	3,000,000	-19,668,310
Site 21	Student Studio 175	Brownfield	2,500,000	3,000,000	-8,944,538
Site 22	Student Studio 500	Brownfield	2,500,000	3,000,000	-1,403,675

Source: HDH (August 2025)

10.74 The analysis suggests that future development, which is most likely to be under the studio flat model, is unlikely to be viable.

11. Non-Residential Appraisals

11.1 Based on the assumptions set out previously, a set of development financial appraisals have been run for the non-residential development types.

11.2 As with the residential appraisals, the Residual Valuation approach has been used to run appraisals to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used with regard to the Benchmark Land Value (EUV 'plus').

11.3 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. 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 in terms of development and what planning applications are being determined – and on what basis.

11.4 The full appraisals are set in **Appendix 18** below.

Employment Uses

11.5 Firstly, the main employment uses are considered.

11.6 The table below summarises the results, comparing the Residual Value with the Benchmark Land Value.

Table 11.1 Employment

GREENFIELD							
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
CIL	£/m2		**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**		**-596,654**	**-1,850,021**	**304,291**	**-331,531**	**5,124,423**
Existing Use Value	£/ha		50,000	50,000	25,000	50,000	25,000
Benchmark Land Value	£/ha		400,000	400,000	375,000	400,000	375,000
Residual Value	£/ha		-5,966,539	-4,625,052	304,291	-3,315,313	3,587,096
BROWNFIELD							
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
CIL	£/m2	**0**	**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**	**-4,149,716**	**-721,207**	**-2,348,234**	**-252,973**	**-408,339**	**4,587,591**
Existing Use Value	£/ha	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Benchmark Land Value	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Residual Value	£/ha	-72,620,027	-7,212,072	-5,870,586	-252,973	-4,083,386	3,211,314

Source: HDH (August 2025)

11.7 The results are reflective of the current market in the Swindon area widely. With the exception of large scale distribution uses, the employment uses are shown as being unviable, however this is not just an issue within Swindon. Having said this, employment space is being delivered in the Borough.

11.8 By way of examples, the *Kimmerfields Regeneration Scheme* is focused on economic growth for the area, raising land values and attracting private sector investment. The Fleming Way Bus Interchange Scheme is an integral and enabling part of the broader town centre regeneration plans. The scheme is funded by central government (£25m via the Future High Street Fund), a £3m capital grant from the Local Growth Fund via the Swindon and Wiltshire Local Enterprise Partnership and £5m match funding from Swindon Borough Council. The next phase will create an area for the intended Entertainment Venue and improve the public realm. Also *Swindon Knowledge Central* will be one of the largest brownfield regeneration projects in the UK, at 40ha. The scheme will deliver million square feet of development, unlocking thousands of new homes and over 5,000 new jobs. Anchored by the Carriage Works at one end and the UKRI at the other, Knowledge Central is a significant knowledge cluster.

11.9 Employment development is only being brought forward to a limited extent on a speculative basis by the development industry. The development tends to be from existing businesses and / or for operational reasons, for example, existing businesses moving to more appropriate and better located town edge properties.

11.10 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the Swindon area is ‘user led’ being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.

11.11 It is clear that the delivery of the employment uses is challenging in the current market. The Council will need to be cautious in relation to setting policy requirements for employment uses that would unduly impact on viability.

Retail Uses

11.12 A range of retail uses are tested.

Table 11.2 Retail Uses

GREENFIELD					
		Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
CIL	£/m2		**153**	**153**	**153**
RESIDUAL VALUE	**Site**		**-248,623**	**3,546,599**	**2,967,016**
Existing Use Value	£/ha		50,000	25,000	25,000
Benchmark Land Value	£/ha		400,000	375,000	375,000
Residual Value	£/ha		-9,944,927	5,910,406	3,708,770
BROWNFIELD					
		Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
CIL	£/m2	**0**	**153**	**153**	**153**
RESIDUAL VALUE	**Site**	**77,242**	**-284,433**	**3,081,599**	**2,399,130**
Existing Use Value	£/ha	3,500,000	2,500,000	2,500,000	2,500,000
Benchmark Land Value	£/ha	4,200,000	3,000,000	3,000,000	3,000,000
Residual Value	£/ha	3,089,698	-11,377,301	5,135,484	2,998,913

Source: HDH (August 2025)

11.13 The larger format retail development is shown as viable with the Residual Value exceeding the Benchmark Land Value by a substantial margin. The Plan supports the development of retail uses in the town centres but there are limited remaining opportunities within the town centres beyond those being currently pursued. The Council wishes to see a broad range of retailing in the towns, and the Plan directs this towards the town centres.

12. Findings and Recommendations

12.1 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is a technical document that is prepared to address the specific requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.

12.2 Swindon Brough Council (the Council, SBC) is preparing a new Local Plan. The Council and is now going out to Regulation 18 consultation with a draft version of the Plan and is planning to submit the draft Local Plan for examination in 2026. The draft Plan puts forward a proposed spatial strategy and proposed development allocations to meet the needs of its growing population.

12.3 HDH Planning & Development Ltd undertook the Council's Housing Market Assessment in 2024 and has now been appointed to advise in connection viability:

a. To consider the cumulative impact of the proposed policies proposed by the Council on development viability. Some policies are yet to be finalised (for example in relation to climate change) so to provide guidance on how such policies may impact viability.

b. To consider the deliverability of development, including the preferred Strategic Sites.

c. SBC adopted Community Infrastructure Levy (CIL) in 2015. This project does not extend to a review of CIL but will briefly consider whether there is scope to review CIL.

12.4 This 2025 Local Plan Viability Assessment (LPVA) sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the most recent iteration of the Local Plan policies. This will allow SBC to further engage with stakeholders, to ensure that the new Plan is effective.

12.5 A technical consultation event was held in April 2025. Representatives of the main developers, development site landowners, 'call for site' landowners, their agents, planning agents and consultants working in the area, and housing providers were invited.

Compliance

12.6 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). HDH confirms that the relevant RICS Guidance has been followed.

Viability Testing under the NPPF and Updated PPG

12.7 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the updated NPPF. The overall requirement is that *'policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and*

national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.'

12.8 The LPVA is based on typologies that are representative of the type of development expected to come forward under the new Local Plan. In addition, the potential Strategic Sites are tested individually.

12.9 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+).*

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

12.11 As this report was being completed, the Government published the new December 2024 iteration of the NPPF. This includes some major changes to the planning system but do not impact on the necessity for undertaking a plan-wide viability assessment, nor how it is done.

Viability Guidance

12.12 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

12.13 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).

12.14 In line with the PPG, this assessment is based on the EUV Plus (EUV+) methodology, that is to compare the Residual Value, generated by financial development appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the

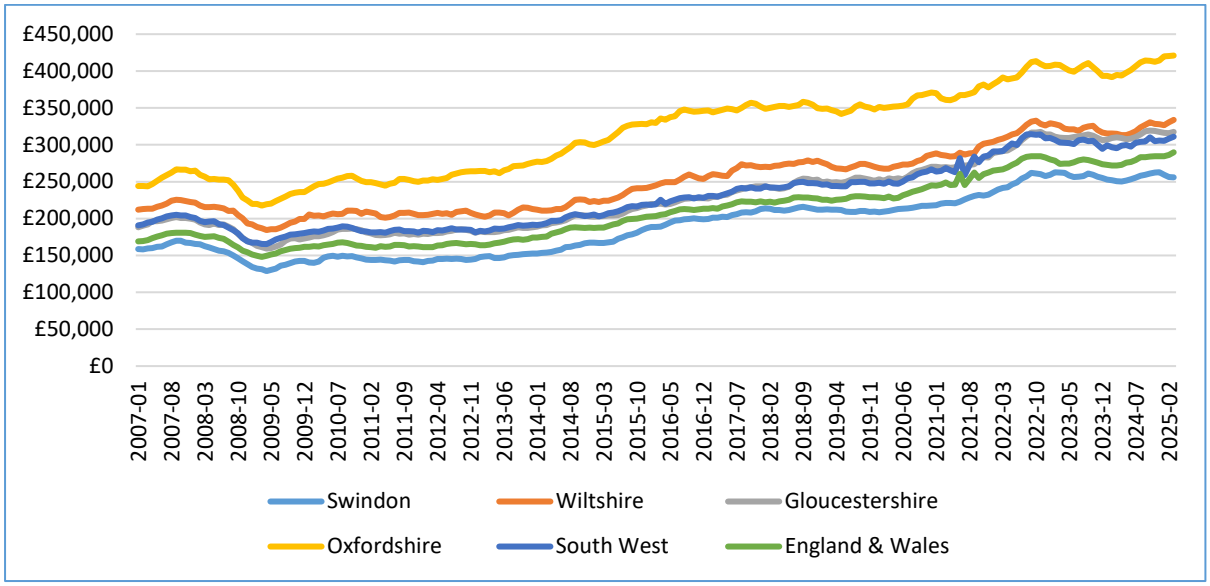
appropriate level, reference is made to the market value of the land both with and without the benefit of planning permission for development.

12.15 The NPPF and the PPG are clear that the assessment of viability should be based on existing available evidence. The evidence that is available from the Council has been reviewed. This includes that which has been prepared earlier in the plan-making process, and that which the Council holds, in the form of development appraisals that have been submitted by developers in connection with specific developments to support negotiations around the provision of affordable housing or s106 contributions.

Residential Market

12.16 An assessment of the housing market has been undertaken. The housing market peaked late in 2007 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, this is strongly influenced by London. Prices in Swindon are now about 50% above their September 2007 peak which is less than the increase in England and Wales (about 60%). House prices in the neighbouring council areas have increased a little more than in Swindon (Gloucestershire 57%, Oxfordshire 58%), with the exception of Wiltshire (48%).

Figure 12.1 Average House Prices (£)



Source: Land Registry (June 2025). Contains public sector information licensed under the Open Government Licence v3.0.

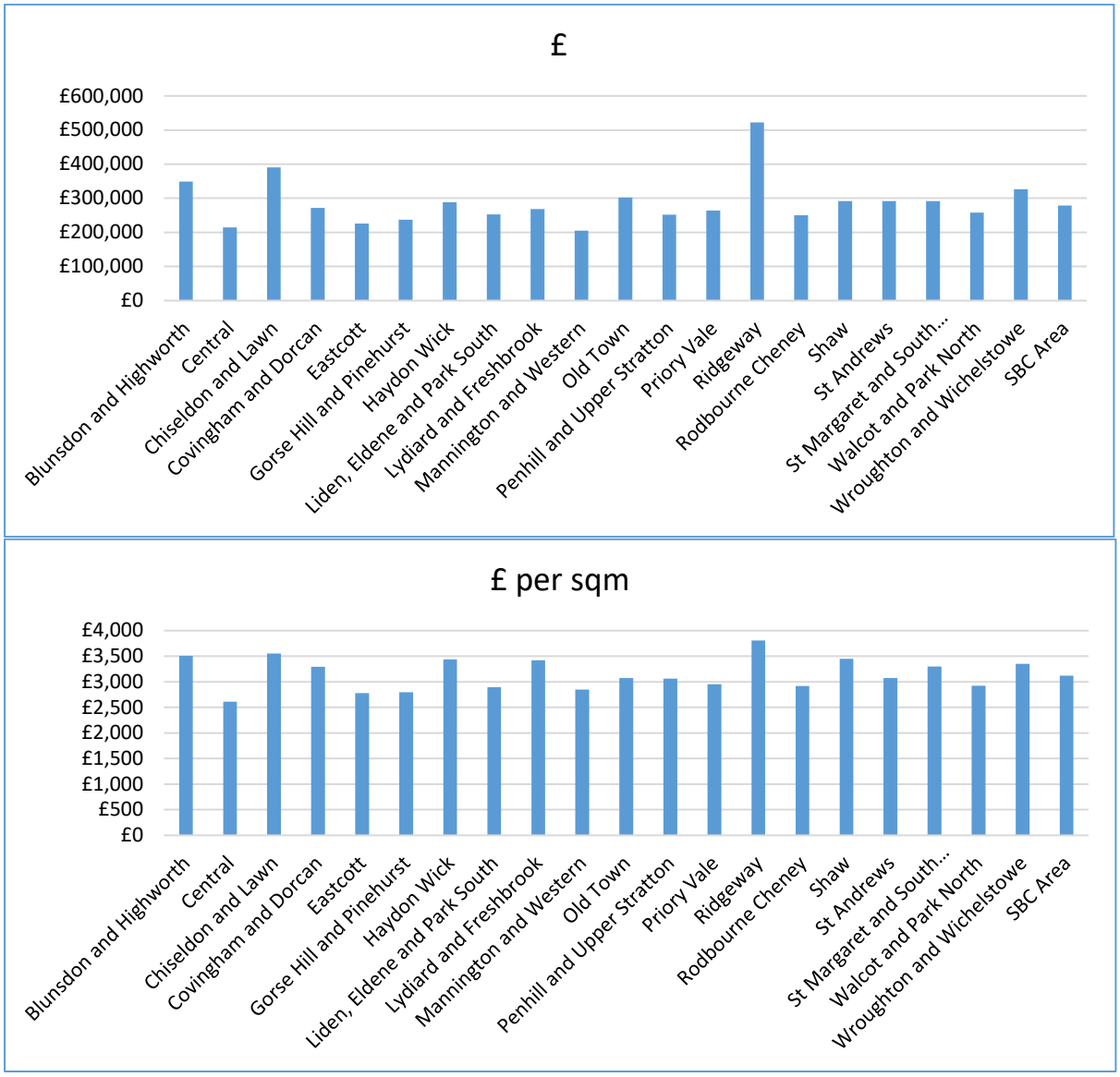
12.17 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for Swindon is 203th (out of 331) at £285,110. To set this in context, the council at the middle of the rank (166th – West Suffolk), has an average price of £337,186. In SBC, the median price is lower than the average, at £265,000.

The Local Market

12.18 A survey of asking prices across the Council area was carried out, median asking prices were estimated. Data from Landmark was analysed. This data includes the records 16,510 sales

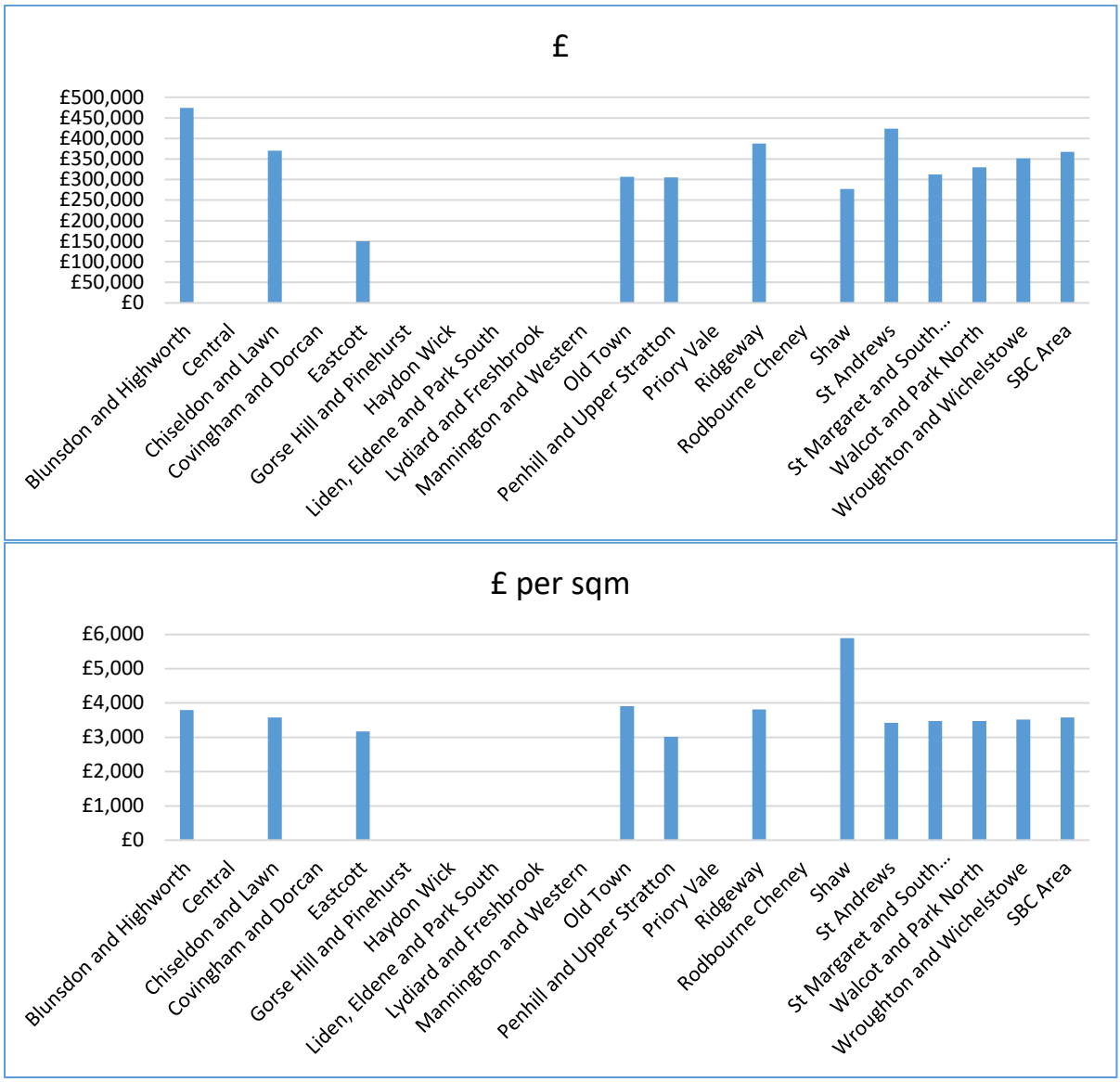
since the start of 2020. Of these, floor areas are available for 14,610 sales and the number of bedrooms is available for 8,856 sales. There is a significant delay in the Land Registry updating the dataset, with only 79 newbuild sales recorded in since the start of 2024. This data can be disaggregated by year and between newbuild and existing homes.

Figure 12.2 Average Prices – Non Newbuild from 1st January 2021



Source: Landmark (March 2025)

Figure 12.3 Median Prices – Newbuild Properties from 1st January 2021



Source: Landmark (March 2025).

12.19 Based on prices paid, the asking prices from active developments, and informed by the general pattern of house prices across the study area, the following prices were derived, informed by the comments made through the technical consultation:

Table 12.1 2025 Residential Price Assumptions (£/m²)

	Central	Rural North & South	South & West Swindon	North Swindon
Greenfield Housing		£4,000	£4,200	£3,800
Urban Housing		£4,000	£4,200	£3,800
Flats	£3,500	£4,000	£4,200	£3,800

Source: HDH (July 2025)

12.20 In addition, values are derived for Build to Rent housing and specialist older people's housing.

Affordable Housing

12.21 It is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP), – with the exception of First Homes that are sold directly by the developer. The following values are used:

a. Social Rent £1,725 per sqm.

b. Affordable Rent £2,550 per sqm.

c. Shared Ownership 70% market value.

Non-Residential Market

12.22 The employment and retail sectors have been surveyed, and the following value assumptions have been derived:

Table 12.2 Commercial Values £/m² 2025

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£210	7.50%	0.5	£2,701	£2,700
Offices - Park	£210	7.50%	0.5	£2,701	£2,700
Office Small	£210	8.50%	0.5	£2,372	£2,370
Industrial - Large	£110	6.00%	1.0	£1,730	£1,730
Industrial - Small	£110	7.00%	1.0	£1,469	£1,470
Logistics	£150	5.50%	1.0	£2,585	£2,585
Retail (Centre)	£300	8.00%	1.0	£3,472	£3,475
Retail (elsewhere)	£175	10.00%	1.5	£1,517	£1,500
Supermarket	£375	6.50%	1.0	£5,417	£5,400
Retail warehouse	£200	6.50%	1.0	£2,889	£2,890

Source: HDH (March 2025)

Land Values

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

Table 12.3 Existing Use Value Land Prices

PDL	
Generally	£2,500,000
Town Centre	£3,500,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (July 2024)

12.24 The updated PPG makes specific reference to Benchmark Land Values (BLV) so it is necessary to address this. The following Benchmark Land Value assumptions are used:

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

b. Greenfield Sites: Generally EUV Plus £300,000 per ha.

Strategic Sites Agricultural EUV x 10

Development Costs

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

12.26 The construction cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Wiltshire. The cost figure for 'Estate Housing – Generally' is £1,493 per sqm (at June 2025). The use of the BCIS data is suggested in the PPG however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.

12.27 In addition to the BCIS build cost, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping, and other external costs). A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for flatted schemes, to 15% for the larger greenfield schemes.

12.28 An additional allowance is made for abnormal costs of 5% of the BCIS costs on brownfield sites. Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

Fees

12.29 For both residential and non-residential development, professional fees are assumed to amount to 8% of build costs. Additional allowances are made for acquisition and disposal costs, planning application fees and Stamp Duty Land Tax.

Contingencies

12.30 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. The 5% figure is applied to the brownfield sites, and the 2.5% figure the remainder.

S106 Contributions and the costs of strategic infrastructure

12.31 The Council has adopted CIL. The indexed rates of CIL are treated as a cost.

12.32 The Council seeks Developer Contributions, for strategic infrastructure and mitigation, under the s106 regime, in line with restrictions set out on CIL Regulation 122; these are treated separately from abnormal costs. Additional s106 costs are allowed for (see below).

Financial and Other Appraisal Assumptions

12.33 The appraisals assume interest of 7% p.a. for total debit balances. No allowance is made for equity provided by the developer.

Developers' return

12.34 The updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies'*. The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF, is to reflect that level of risk.

12.35 An assumption of 17.5% is used in relation to market housing and in relation to affordable housing. 15% is assumed for other types of development.

Local Plan Policy Requirements

12.36 The purpose of this study is to consider inform the development of the emerging Local Plan and then, to assess the cumulative impact of the policies in the new Local Plan. At the time of the initial iteration (April 2025) of this report, the development of the policies was at an early stage and the options were still being explored, so a set of policy topics were explored.

12.37 The Council has progressed the drafting of policies and supplied an emerging draft, although it is important to note that there is still further refinement to be done, some of which may be informed by this LPVA. The costs of the various policies are tested in this LPVA.

Modelling

12.38 The new Local Plan will allocate new residential sites.

12.39 In line with the approach set out in the PPG, a set of typologies has been developed. These are consistent with the main assumptions used by the Council when considering the capacity of the potential allocations. In addition, the potential strategic sites that are being considered for allocation have been modelled based on the high level information provided by the Council.

Table 12.4 Strategic Sites for testing – Residential

		Gross area (ha)	Net Area (ha)	Indicative yield
Kingsdown Cluster	North East	25.52	17.18	515
Marlowe Avenue Cluster	Central East	52.07	13.02	976
Pipers Way Cluster	Central South	9.08	7.57	568
Tadpole North Cluster	North	39.86	17.10	513
Wrought East Cluster	South	50.35	34.39	1,031
NEV Cluster	North East	116.06	80.63	2,419

Source: SBC (July 2025)

12.40 A range of non-residential uses are also modelled.

Residential Appraisals

12.41 The appraisals use the residual valuation approach, they assess the value of a site after considering 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. For the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

12.42 Sets of appraisals have been run based including a varied affordable housing requirement, varied levels of environmental standards and varied developer contributions.

Base Appraisals

12.43 The initial appraisals are based on the emerging policy requirements, updated to take into account the developing areas of national policy. The base modelling is from the following starting point:

a. Affordable Housing — 30% on sites of 10 and larger (40% Affordable Rent, 40% Social Rent, 20% Affordable Home Ownership)

b. Design — NDSS, 98% Accessible and Adaptable M4(2), 2% Wheelchair Adaptable M4(3)a

Water Efficiency 110 LPPPD, Future Homes Standard Option 1

10% Biodiversity Net Gain

c. Developer Contributions — CIL as indexed.

s106 Typologies

1 Bed	£2,500 per unit
2 bed	£5,000 per unit
3 bed	£7,500 per unit
4 bed	£10,000 per unit

Strategic Sites £25,000 per unit.

12.44 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology, as well as by the price areas. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above:

12.45 In simple terms the greenfield sites derive a Residual Value that is more than the BLV, suggesting greenfield sites being viable, and brownfield sites derive a Residual Value that less than the BLV suggesting that brownfield sites are not viable. The brownfield sites perform less well as they are modelled against a higher EUV assumption, and are subject to allowances for abnormal costs (for remediation and site clearance) and a higher contingency.

12.46 It is important to note that the above appraisals include estimates of developer contributions, in addition to CIL, pending the updating of the Council's IDP. Whilst this is an appropriate, it is necessary to note that CIL will applied to deliver a proportion of the Borough's future infrastructure needs.

12.47 There have been a number of national policy changes and requirements that are included in the analysis that add to the cost of development. These include the anticipated costs of meeting the Future Homes Standard and increased Accessible and Adaptable standards, Biodiversity Net Gain and the Building Safety Levy. Further, the affordable housing is now modelled in line with the future need of 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership, rather than the mix including more Affordable Rent. These factors have a negative impact on viability.

12.48 In relation to the potential strategic sites. there is no doubt that the delivery of any large site is challenging. Regardless of the results, it is recommended that that the Council and the landowners / site promoters continue to engage, in line with the advice set out in the Harman Guidance.

12.49 To assist the Council, a range of further appraisals have been run.

Affordable Housing

12.50 A core purpose of this update is to suggest, an appropriate affordable housing target, in the context of the wider policy requirements. The total amount of affordable housing has been considered, as has the tenure mix.

12.51 The current affordable housing target seeks 30% affordable housing but does not specify a tenure mix. Sets of appraisals have been run from 0% to 50% affordable housing and with a varied tenure mix.

12.52 This analysis suggests that a reduction of 10% affordable housing leads to an increase in the Residual Value of about £200,000 per ha on greenfield sites and about £500,000 per ha on

the flatted brownfield sites. In practical terms, this means a developer can pay this amount more for a site when the affordable housing requirement is reduced by 10%. The impact per ha is greater on the brownfield and flatted sites as they are higher density. The impact is substantially less across the potential strategic sites at about £220,000 per ha – these sites are modelled with a significantly lower net developable area.

12.53 The higher density flatted development, modelled as 6 storeys and more, in the central area, is unlikely to be viable, even without affordable housing. The is a factor of the greater build costs applied to tall buildings (based on the BCIS data), and the relatively modest values for flatted development in central Swindon.

12.54 The analysis in the base appraisals (above) assumes that the affordable housing is provided as 40% Social Rent, 40% Affordable Rent, 20% Shared Ownership. This is based on the Council's preferred housing mix, rather than a mix that includes 10% of all housing as Affordable Home Ownership (AHO) and 25% of affordable housing as First Homes, as was sought by national policy prior to the NPPF and PPG being updated in December 2024. The updated NPPF puts an increased emphasis on Social Rent with paragraph 64, suggesting that the affordable housing mix should include some Social Rent.

12.55 This analysis is carried out with 30% affordable housing. First the balance between Affordable Rent and Social Rent is tested, then the balance between affordable housing for rent (equal amounts of Social Rent and Affordable Rent) and AHO (Shared Ownership).

12.56 This analysis suggests that, relative to the base mix, providing all the affordable housing for rent as Social Rent, and no Affordable Rent, has the impact of depressing the Residual Value by about £85,000 per ha on greenfield sites and £350,000 per ha on brownfield flatted development sites. Similarly relative to the base mix, providing all the affordable housing for rent as Affordable Rent, and no Social Rent, has the impact of lifting the Residual Value by about £85,000 per ha on greenfield sites and £350,000 per ha on brownfield flatted development sites. These costs are broadly similar to providing 5% affordable housing.

12.57 At 30% affordable housing, relative to the base mix, providing all the affordable housing as AHO and no Social Rent, and no Affordable Rent, has the impact of raising the Residual Value by about £150,000 per ha on greenfield sites and £350,000 per ha on brownfield sites. Conversely, removing the AHO from the mix has the impact of reducing the Residual Value, and thus the amount a developer can pay for the land.

12.58 Based in this analysis, the Council should be cautious around requiring developers to deliver Social Rent rather than Affordable Rent as this will adversely impact on viability and may result in a lower overall affordable housing target.

12.59 This analysis does highlight the impact that altering the tenure mix has on the Residual Value. If at the development management stage, viability is found to be challenging, as a first step consideration should be given to varying the texture mix.

Varied Policy Standards

12.60 The Council has aspirations to implement a Zero Carbon / climate change policy and so it is exploring the feasibility of introducing a policy that goes above national standards. In June 2025, the Energy Secretary (Edward Miliband), confirmed that solar panels would be mandated on all new homes through the implementation of the Future Homes Standard (FHS). This aligns with the base assumption used in the appraisals above.

12.61 Several further scenarios have been tested, being a Zero Carbon and an enhanced Zero Carbon scenario. Across the greenfield typologies, seeking Zero Carbon standards would result in the Residual Value being reduced by about £60,000 per ha or so. This would be a little less than the equivalent impact of providing 5% affordable housing.

12.62 In March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. The base appraisals assume 10% BNG. The impact of seeking additional BNG is tested. In this analysis it is assumed that the requirements for BNG can be met on-site on the greenfield sites, without impacting on site capacity. It is assumed that the BNG on brownfield sites is provided off-site. The impact of seeking 20% BNG has been tested.

12.63 The draft policy requires that new homes are designed to the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). The Council is exploring tighter water efficiency standards due to water scarcity issues. Two further options of 100 and 90 LPPPD have been tested.

12.64 There is a very modest cost saving, of about £2,000 per ha, of seeking 20% BNG on greenfield sites, where it is assumed that the provision will be on-site. The additional cost on brownfield sites is substantially greater at around £50,000 per ha.

12.65 The impact of seeking a 100 LPPPD standard on greenfield sites is about £6,000 per ha and the impact of seeking the tighter 90 LPPPD is very much more, at about £35,000 per ha. The impact of seeking a 100 LPPPD standard on brownfield flatted sites is about £20,000 per ha. The impact of seeking the tighter 90 LPPPD is very much more, at about £100,000 per ha. This is a similar cost to seeking 5% affordable housing.

12.66 The base assumption is that the Part M4(2) Accessible and Adaptable standard will be mandated nationally and the cost of this is included in the base appraisals. The Council has identified a need for Part M4(3)a Wheelchair Adaptable standard housing. The base assumption in the above analysis is for 2% of the units to be M4(3)a Wheelchair Adaptable standard. Options are tested with 5% and 10% M4(3)a Wheelchair Adaptable, and a further option where 5% of the housing is to the more expensive M4(3)b Wheelchair Accessible standard.

12.67 The cost varies across the typologies. Across the greenfield sites a 5% M4(3)a requirement results in a fall in the Residual Value of about £8,000 per ha, but across the brownfield sites the cost is notably higher at about £25,000 per ha. The cost of including 5% of all the scheme as M4(3)b is significantly greater at about £30,000 per ha on greenfield sites and £80,000 per ha on brownfield sites

Cumulative Costs of Policy Requirements

12.68 The above analysis considered the impact of higher policy standards individually, however the impact of developer contributions has not been considered. The effect of affordable housing and developer contributions is now tested in three scenarios.

Table 12.5 Policy Scenarios for Policy Testing

	Lower Requirements	Mid Policy Requirements	Higher Requirements
Biodiversity Net Gain	10%	10%	20%
Carbon and Energy	Future Homes Standard Option 1	Zero Carbon	Zero Carbon Plus
Accessibility	98% M4(2) Accessible & Adaptable 2% M4(3)a Wheelchair Adaptable	95% M4(2) Accessible & Adaptable 5% M4(3)a Wheelchair Adaptable	90% M4(2) Accessible & Adaptable 10% of Market Housing M4(3)a Wheelchair Adaptable
Water Standard	110 LPPPD	110 LPPPD	90 LPPPD
Affordable Housing	Social Rent 25% Aff Rent 40% AHO 35%	Social Rent 40% Aff Rent 40% AHO 20%	Social Rent 80% Aff Rent 0% AHO 10%
Developer Contributions	CIL as Adopted	CIL as Adopted	CIL as Adopted

Source: August 2025

12.69 In the following tables the typologies that are able to bear at least £5,000 per unit in developer contributions, in addition to CIL, are shaded green, and those unable to bear £5,000 per unit are shaded red. Whilst many of the brownfield typologies are marketed as unviable, it is important to note that brownfield sites are coming forward in central Swindon and more widely across the town. Some such sites are being delivered with public sector intervention, and when subject policy some flexing of the adopted policies.

12.70 In the analysis above the potential strategic sites are tested against their ability to bear £25,000 per unit of strategic infrastructure and mitigation costs – in addition to CIL. The CIL collected from the potential strategic sites may be used to facilitate the delivery of development, including the strategic sites. CIL, at the current rates, is about £5,000 per unit across the whole scheme (although the total amount of CIL is only calculated on the market housing (at £84.33 per sqm)).

Table 12.6a Varied Affordable Housing and Maximum Levels of Developer Contributions. Central Swindon. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield							
Housing Greenfield							
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield							
Housing Greenfield							
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield							
Housing Greenfield							

Source: HDH (August 2025)

Table 12.6b Varied Affordable Housing and Maximum Levels of Developer Contributions. Rural North and South. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	55,000	50,000	45,000	40,000	35,000	30,000	25,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	50,000	45,000	40,000	35,000	30,000	20,000	15,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	45,000	35,000	30,000	25,000	15,000	10,000	5,000

Source: HDH (August 2025)

Table 12.6c Varied Affordable Housing and Maximum Levels of Developer Contributions. South and West Swindon. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	60,000	60,000	60,000	55,000	45,000	40,000	35,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	60,000	60,000	55,000	45,000	40,000	35,000	30,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	60,000	50,000	45,000	35,000	30,000	20,000	15,000

Source: HDH (August 2025)

Table 12.6d Varied Affordable Housing and Maximum Levels of Developer Contributions. North Swindon. £ per unit

	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	40,000	35,000	30,000	25,000	20,000	15,000	10,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	35,000	30,000	25,000	20,000	15,000	10,000	5,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	30,000	20,000	15,000	10,000	5,000	0	0

Source: HDH (August 2025)

Table 12.6e Varied Affordable Housing and Maximum Levels of Developer Contributions. Strategic Sites. £ per unit

Lower Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
Kingsdown Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Marlowe Avenue Cluster	15,000	15,000	10,000	10,000	5,000	5,000	5,000
Pipers Way Cluster	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Tadpole North Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Wrought East Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
NEV Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Mid Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
Kingsdown Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Marlowe Avenue Cluster	15,000	10,000	5,000	5,000	0	0	Unviable
Pipers Way Cluster	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Tadpole North Cluster	60,000	60,000	60,000	60,000	60,000	60,000	55,000
Wrought East Cluster	60,000	60,000	60,000	60,000	60,000	60,000	55,000
NEV Cluster	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Higher Policy Requirements							
	0%	5%	10%	15%	20%	25%	30%
Kingsdown Cluster	60,000	60,000	60,000	60,000	60,000	55,000	45,000
Marlowe Avenue Cluster	5,000	5,000	0	Unviable	Unviable	Unviable	Unviable
Pipers Way Cluster	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Tadpole North Cluster	60,000	60,000	60,000	60,000	55,000	50,000	40,000
Wrought East Cluster	60,000	60,000	60,000	60,000	60,000	50,000	45,000
NEV Cluster	60,000	60,000	60,000	60,000	60,000	55,000	45,000

Source: HDH (August 2025)

Suggested Residential Policy Requirements

12.71 The early results of this report were discussed with the Council, in making these suggestions the following have been taken into account:

a. The viability testing includes a range of greenfield sites. The larger sites (200 units +) have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.

Brownfield sites perform less well and are likely to continue to be challenging to deliver. Whilst such sites make up a relatively small element of the Council's land supply, SBC is keen to see such sites continue to be delivered, particularly in the town centre.

There are numerous examples of challenging sites coming forward, some facilitated by the recent £33,000,000 investment made into the public realm:

Kimmerfields Regeneration Scheme

The Kimmerfields masterplan is focused on economic growth for the area, raising land values and attracting private sector investment. The Fleming Way Bus Interchange Scheme is an integral and enabling part of the broader town centre regeneration plans.

Primarily funded by central government by way of a capital grant for £25m via the Future High Street Fund (Swindon was only a handful of towns that received full allocation), a £3m capital grant from the Local Growth Fund via the Swindon and Wiltshire Local Enterprise Partnership and £5m match funding from Swindon Borough Council.

The next phase will be to demolish the existing bus station, create an area for the intended Entertainment Venue and improve the public realm experience to the same level as the interchange.

Development land has been cleared and remediated. Intended use is residential with the last portion of land, which has been used as the site compound, is suitable for mixed use.

Knowledge Central

Swindon Knowledge Central will be one of the largest brownfield regeneration projects in the UK, at 40ha.

The scheme will deliver million square feet of development, unlocking thousands of new homes and over 5,000 new jobs.

Anchored by the Carriage Works at one end and the UKRI at the other, Knowledge Central is set to provide a significant knowledge cluster.

The modelling in this report does not make any allowance for a regeneration premium that is likely to arise as the regeneration schemes are completed. This is a cautious approach, and perhaps understates the prospects of development in central Swindon.

The Council is committed to continuing to facilitate development and to intervene in the market, driving forward the regeneration of Swindon. This includes making financial investments, making its own land available, and working with other public sector bodies and landowners (including the railway operators). Having said this, it is likely that it will be necessary to consider viability on some brownfield sites at the development management stage.

b. The delivery of affordable housing is important, and within this the priority is for affordable housing for rent. There is a need for both Affordable Rent and Social Rent, however seeking Social Rent has a significant adverse impact on viability.

The NPPF implies that some Social Rent should be included in the tenure mix.

c. That it is likely that the new national policy requirements for further increases to Part M of Building Regulations (with all new homes to be built to Accessible and Adaptable

– Part M4(2) standards) will be introduced. It would be prudent to assume that these are a requirement.

The cost of providing wheelchair adaptable housing is significant. The Council's evidence suggests a need for such housing so some should be provided.

d. A move towards Zero Carbon development is important, but needs to be balanced with the provision of affordable housing and the provision of infrastructure.

The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard and, following the recent Government comment, are assumed to apply as a minimum.

e. The viability testing includes mandating tighter standards with regard to water efficiency, however these are not a current local priority. The 110 LPPPD standard is applied.

f. There is a need for infrastructure funding, and CIL is the main mechanism for collecting developer contributions from development, however the larger Strategic Sites need to be able to bear the costs of strategic infrastructure and mitigation if they are to be taken forward.

The potential strategic sites are tested against their ability to bear £25,000 per unit strategic infrastructure and mitigation costs. At this stage, this is an estimate, pending the completion of the IDP. Bearing in mind the uncertainties in this regard, it is not currently appropriate to review CIL.

g. The analysis suggests that most types of greenfield development have capacity to bear developer contributions, but not when subject to the higher policy costs.

h. It is recommended that the Council continues to work with the site promoters and infrastructure providers.

i. Further sets of appraisals have been run based on the following policy requirements. It is important to note that the purpose of this iteration of this LPVA is to further inform the development of policy and the following set of requirements are neither a recommendation nor the Council's preferred options:

12.72 These appraisals are based on the following assumptions.

a.	Affordable Housing	30% on sites of 10 and larger (50% Affordable Rent, 20% Social Rent, 30% Affordable Home Ownership)
b.	Design	NDSS, 98% Accessible and Adaptable M4(2), 2% Wheelchair Adaptable M4(3)a Water Efficiency 110 LPPPD, Future Homes Standard Option 1 10% Biodiversity Net Gain
c.	Developer Contributions	CIL as indexed. s106 Typologies 1 Bed £2,500 per unit

2 bed £5,000 per unit

3 bed £7,500 per unit

4 bed £10,000 per unit

Strategic Sites £25,000 per unit.

POS and management costs as per SBC calculator.

12.73 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

12.74 The modelling includes the potential strategic sites. On the basis of the high level modelling in this LPVA, the delivery of some of these sites is likely to be challenging when subject to the estimated strategic infrastructure and mitigation costs. This may inform the site selection process the greenfield sites are able to bear the estimated levels of developer contributions. As set out above, it is recommended that that the Council engages further with the promoters of the potential strategic sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be viable.

12.75 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites. The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project, and that the CIL is paid, as per the Charging Schedule in the first few years of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

Commuted Sums and Payments in Lieu of Affordable Housing

12.76 Swindon Borough Council's preference is for affordable housing to be delivered on-site. This approach is in line with Paragraph 64 of the NPPF. Some councils to set out guidance as to how a commuted sum would be calculated so as to provide transparency, and to avoid the undue delays that might arise during s106 negotiations if details of a payment had to be developed from first principles on each occasion.

12.77 There are two alternatives open to the Council. The first is to work to a published 'standard commuted sum payment'. If SBC were to take this option, a £95,000 per affordable house not provided on-site, and £65,000 per affordable flat not provided on-site would be appropriate.

12.78 This opportunity is taken to highlight a weakness in the approach set out above. It is assumed that the scheme with and without affordable housing is the same scheme in terms of housing mix. As set out in Chapter 8 above, the housing mix to meet local need varies across the tenures. This nuance is not reflected in the approach set out above.

12.79 The Council is currently preparing a new Local Plan. This document will be long lived and is likely to be in place across several economic cycles. It is therefore suggested that separate guidance is prepared setting out the amount of the payment, and to allow a simple review should viability change.

12.80 Alternatively, the Council may prefer to calculate the commuted sum scheme-by-scheme as it does now. This has the advantage of being an up-to-date figure, but the disadvantage of a lack of clarity for developers. The methodology used is to assess the Open Market Value of the units that would be affordable units, and then deduct from that the amount that a housing association would pay for those units as affordable units – the difference being the commuted sum.

Specialist Housing

12.81 Several types on non-mainstream housing have been tested. In this context it is important to note that the PPG anticipates that it is appropriate to consider the viability of such development at the development management stage.

12.82 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above, but with a s106 contributions of £1,000 per unit in addition to CIL (which is treated as a cost.

12.83 The results show that whilst Build to Rent housing on greenfield sites is likely to be viable with 20% affordable housing (as Affordable Private Rent), Build to Rent development is unlikely to be viable in other situations. The Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, unless there is evidence that such development would be forthcoming. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

12.84 The Sheltered and Extracare sectors have been tested separately. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per unit. It is assumed that CIL applies to both Sheltered and to Extracare housing.

12.85 The results show that, with 30% affordable housing, Sheltered housing is likely to be viable on greenfield sites, but not on brownfield sites. Extra care housing is unlikely to be viable with affordable housing. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

12.86 Student housing is a small component of the housing market, with Oxford Brookes University and the Royal Agricultural University both having sites in the town. It is appropriate to test this type of housing. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per

unit. It is assumed that CIL does not apply to Purpose Built Student Housing (PBSH), and PBSH is not subject to affordable housing.

12.87 The analysis suggests that future development, which is most likely to be under the studio flat model, is unlikely to be viable.

Non-Residential Appraisals

12.88 As with the residential appraisals, the Residual Valuation approach has been used to run appraisals to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used with regard to the Benchmark Land Value (EUV 'plus').

12.89 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. 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 in terms of development and what planning applications are being determined – and on what basis.

Employment Uses

12.90 Firstly, the main employment uses are considered.

12.91 The results are reflective of the current market in the Swindon area widely. With the exception of large scale distribution uses, the employment uses are shown as being unviable, however this is not just an issue within Swindon. Having said this, employment space is being delivered in the Borough.

12.92 By way of examples, the *Kimmerfields Regeneration Scheme* is focused on economic growth for the area, raising land values and attracting private sector investment. The Fleming Way Bus Interchange Scheme is an integral and enabling part of the broader town centre regeneration plans. The scheme is funded by central government (£25m via the Future High Street Fund), a £3m capital grant from the Local Growth Fund via the Swindon and Wiltshire Local Enterprise Partnership and £5m match funding from Swindon Borough Council. The next phase will create an area for the intended Entertainment Venue and improve the public realm. Also *Swindon Knowledge Central* will be one of the largest brownfield regeneration projects in the UK, at 40ha. The scheme will deliver million square feet of development, unlocking thousands of new homes and over 5,000 new jobs. Anchored by the Carriage Works at one end and the UKRI at the other, Knowledge Central is a significant knowledge cluster.

12.93 Employment development is only being brought forward to a limited extent on a speculative basis by the development industry. The development tends to be from existing businesses

and / or for operational reasons, for example, existing businesses moving to more appropriate and better located town edge properties.

12.94 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the Swindon area is 'user led' being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.

12.95 It is clear that the delivery of the employment uses is challenging in the current market. The Council will need to be cautious in relation to setting policy requirements for employment uses that would unduly impact on viability.

Retail Uses

12.96 A range of retail uses are tested.

12.97 The larger format retail development is shown as viable with the Residual Value exceeding the Benchmark Land Value by a substantial margin. The Plan supports the development of retail uses in the town centres but there are limited remaining opportunities within the town centres beyond those being currently pursued. The Council wishes to see a broad range of retailing in the towns, and the Plan directs this towards the town centres.

Conclusions and Recommendations

12.98 The property market across Swindon is mixed. Some areas are stronger than others. Most types of residential and non-residential development are coming forward, however development of brownfield sites, particularly in the centre of Swindon are challenging. Houseprices in the Borough are less than average values across England and Wales and are less than neighbouring authorities. The larger greenfield sites around the town are performing best and are delivering housing.

12.99 The testing highlights the relationships between policy requirements and how they may impact on viability and ultimately the delivery of development. Through the iterative process, the emerging results were discussed with the Council's officers. The following policy mix will result in development that is broadly deliverable.

a.	Affordable Housing	30% on sites of 10 and larger (50% Affordable Rent, 20% Social Rent, 30% Affordable Home Ownership)

b.	Design	NDSS, 98% Accessible and Adaptable M4(2), 2% Wheelchair Adaptable M4(3)a Water Efficiency 110 LPPPD, Future Homes Standard Option 1 10% Biodiversity Net Gain
c.	Developer Contributions	CIL as indexed. s106 Typologies 1 Bed £2,500 per unit 2 bed £5,000 per unit 3 bed £7,500 per unit 4 bed £10,000 per unit Strategic Sites £25,000 per unit. POS and management costs as per SBC calculator.

12.100 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

12.101 Where viability is challenging, in the first instance, it is recommended that consideration is given to the tenure of affordable housing and then the timing and sequence of delivery. As well as the timing of delivery, consideration should be given to the tenure of affordable housing, as this can impact on viability.

12.102 The modelling includes the several potential strategic sites. On the basis of the high level modelling in this LPVA, the greenfield sites are able to bear the estimated levels of developer contributions. As there is uncertainty as to the level of developer contributions, it is necessary to keep these under review. Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites. The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

12.103 It is recommended that the Council continues to work with the promoters of the Strategic Sites to further understand the requirements for strategic infrastructure, and to understand the practicalities of delivery.

Appendix 1 – Project Specification

HDH confirms that, if instructed, this assessment would meet the requirements of the December 2024 NPPF and the updated PPG. The Harman Guidance (which is fully consistent with the updated PPG) will be followed and HDH would have full regard to the RICS Guidance.

The purpose of a viability assessment is to consider the impact, on viability, of local and national policy requirements, on planned development, so to ensure that the planned development is deliverable. An important part of this is to ensure that the costs of strategic infrastructure and mitigation (i.e. s106 costs etc) can be met. In essence, a Whole Plan Viability Assessment will test whether or not a Local Plan will work.

A council's policy aspirations are likely to include a broad range of items, including affordable housing, moving towards Zero Carbon (i.e. beyond the Future Homes Standard), accessible and adaptable standards, water usage, open space and developer contributions etc, all of which have a cost. It is rare that development can bear all of the policy aspirations – a plan-wide viability assessment will enable the Council to understand the impact of each requirement on viability and how they relate to each other. A move towards Zero Carbon may result in a 5% to 10% reduction in affordable housing, seeking Social Rent rather than Affordable Rent may also lead to a 5% to 10% reduction in the total provision of affordable housing etc.

The approach to viability testing is set out in the PPG. It is based on running financial development appraisals on notional development sites (known as typologies) that are representative of the planned development, and on the key Strategic Sites, and then making a judgement as to whether development will be viable.

The availability and cost of land is 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

The result of the calculation indicates a land value, the Residual Value. The Residual Value is the limit a developer can pay for a site and still make a satisfactory return.

It is well recognised in viability testing that the developer should be rewarded for taking the risks of development. The PPG refers to this as 'developer's return'. The 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 the planning authority seeks, the less the developer can afford to pay for the land. The assessment will quantify the costs of

the Council's various policies and then make a judgement as to whether or not land prices are squeezed to such an extent that development is no longer viable.

Developer's Return

The developer's return is an important element of a viability assessment. The PPG now provides clear guidance that for 'the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies'[76].

This is always a contentious assumption, so consensus on this is an important output of the consultation process.

Existing Available Evidence

The NPPF and the PPG (and the CIL Regulations and CIL Guidance) are clear that viability testing should, wherever possible, be based on existing available evidence rather than new evidence. This is recognised in the tendered assessment which is a review of viability. This falls into three broad types.

Firstly, that which has been prepared by the Council to inform the plan-making process. The values and costs used were based in 2013 / 2013, so this is a historic document. Whilst the specified project is a fresh piece of work, it is important (and is a requirement of the PPG) that it draws on the earlier work.

Secondly, the data that 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. Historically some councils have been reluctant to use this data, however it is specifically referenced in the PPG.

Thirdly, the Council also holds evidence of what is being collected from developers under the s106 regime. Whilst this would not form part of the assessment, the Council's past track record will be used by the Council to put the assessment in context.

The Process

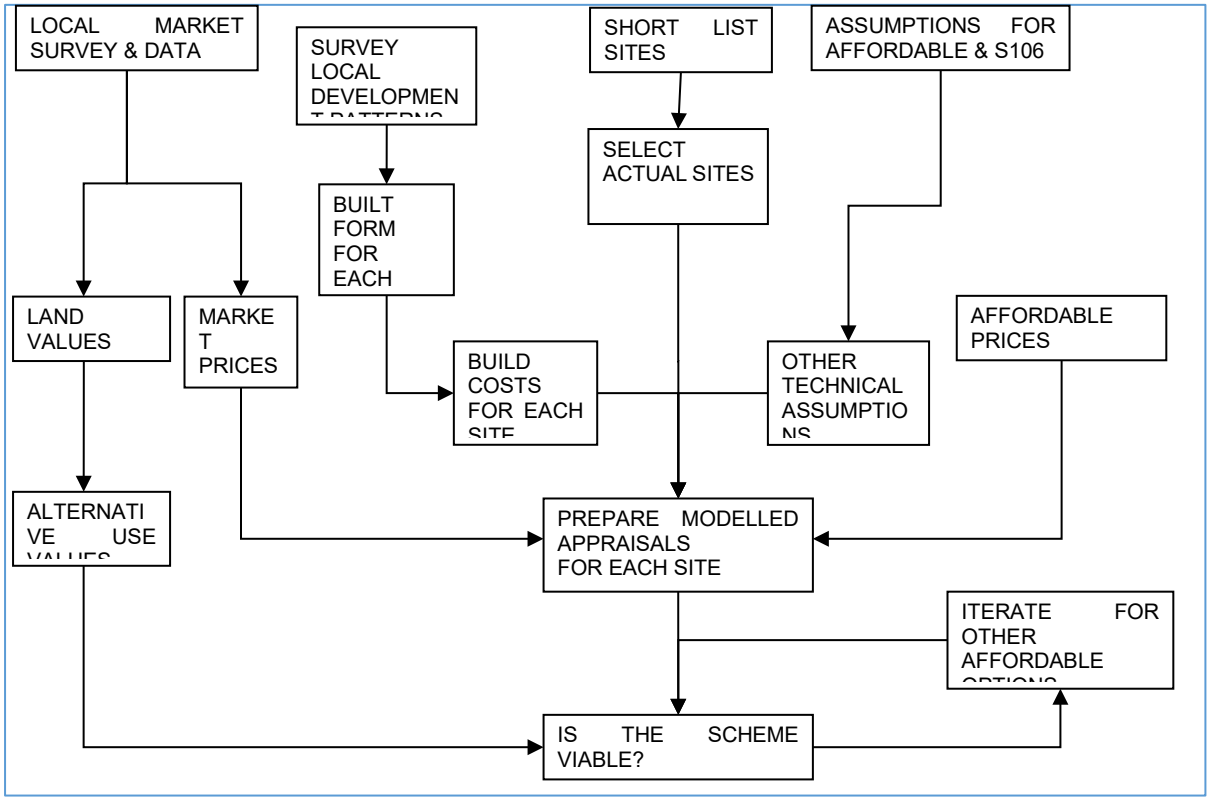
The assessment of viability as required under the NPPF (and the CIL Regulations) is not done through a simple calculation or a formula. It is a quantitative and qualitative assessment based on professional judgment. The basic viability methodology is summarised in the figure below.

[76] Paragraph 10-018 goes on to say:

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.

It involves preparing development appraisals for a representative range of sites (typologies), and then using these to assess whether the development anticipated over the plan-period is likely to be viable when subject to the Council's policies. The typologies will be modelled based on discussions with Council officers, the existing available evidence, and on HDH's experience of development. In addition, an allowance has been made to test the Strategic Sites (up to 7). In particular, HDH would draw on the SHLAA sites and potential allocations and expected windfall development. This process ensures that the appraisals are representative of typical development.

Indicative Viability Methodology



Source: HDH 2025

The full methodology in terms of how evidence is gathered and presented is set out in the example report. The process is divided into several distinct steps.

Preparatory Data Gathering

Once the contract has been issued, a period of data gathering prior to a more formal inception meeting is suggested. This allows for the economic trends at a national level to be set out and to assess how these are influencing local economic and housing market conditions in the area. This will include researching and summarising recent transactions, based on planning consents over the last few years and price paid information from the Land Registry.

HDH would also undertake a policy sifting exercise to identify which national and local planning policies have cost implications for development and should therefore be included within the appraisals.

Information required from the Council

At the start of the project, the following information is required from the Council:

a. A copy of the most recent iteration of the emerging Development Plan – i.e. the policies to be tested. If there are emerging policy wordings, HDH would like these at this stage, but do not need detailed policy wording – just an indication of what will be required. Where policy options are being considered, multiple options can be tested.
b. A list of current SDPs and SPGs and an indication of which will be superseded by the new Plan.
c. A copy of any existing s106 tariff system / calculators or similar.
d. A copy of existing Local Plan and CIL Viability Studies – together with all appendices and appraisals.
e. A full copy of the SHLAA database (in Excel). If this is a work-in-progress, the most recent working draft.
f. A copy of the most recent SHMA or similar housing evidence, to inform the housing mix (size and tenure) – HDH has this.
g. Plans of any existing planning zones or areas (i.e. Habitats Regulations, affordable housing and CIL Zones).
h. Contact details of local Housing Associations / 'housing partners'.
i. Paragraph 65 of the NPPF sets out a national threshold for affordable housing of 10. Lower thresholds may be set in 'designated rural areas'. Is any of the Council area a 'designated rural area'? Please list parishes or wards.
j. For First Homes these must be subject to a 30% discount with a cap in value of £250,000. Greater discounts can be tested – please confirm whether a greater discount / lower cap has been adopted at this stage?
k. If relevant, a copy of the Design Code, a draft design code. If one has not been produced, does the Council expect to adopt one?
l. Copies of viability appraisals submitted through the Development Management process (ten or so – if available).
m. Details of the Council's s106 track records in securing affordable housing and developer contributions. This should show the amount sought, the amount secured and brief details of each scheme.
n. The 'Red Line Plans' for 30 or so recent schemes (policy compliant – if possible). From this HDH can carry out a Land Registry search to establish the price paid for the parcels of land (HDH will provide a template).

In relation to the site-specific Strategic Site viability testing, the following further information is needed:

a. Site Area (net and gross) and planned development.
b. Site Plan.
c. Details of any on-going discussions with the site promoters.
d. Any existing viability work (residential and non-residential).
e. Any known infrastructure requirements (costed).
f. Any known abnormal constraints and/or costs.

It is appreciated that some of the above information may not be available or may still be emerging. Alternative approaches can be discussed with the Council where this is the case (there is normally a satisfactory 'work around').

Data

HDH considers this to be the single most important element of a project. Where viability work is challenged (and it is normally challenged) it is the value and price assumptions that tend to be challenged so these must be soundly based.

Typical data sources include the following:

Residential Values	Land Registry + EPC Register Landmark Online sources (Zoopla and Rightmove etc) HCA datasets / MHCLG Live Tables Agents and developers (and sales offices) VOA Market survey Secondary data published by agents.
Non-residential Values	CoStar EGI Agents and developers Market survey Secondary data published by agents.
Land Values	Recent consents + Land Registry Agents and Developers RICS / RAU data MHCLG Data Market survey Secondary data published by agents.
Costs	BCIS
Developer Contributions	IDP Track Record

Many of these are free data sources that can be utilised (subject to the normal Government / ONS / official licences). Some are paid for services. By way of example, HDH subscribes to CoStar which provides value and transaction data in relation to commercial property. HDH also has a direct access account with the Land Registry to enable title searches and to access price paid information in relation to development land from the Land Registry's title records.

HDH uses ARC GIS Mapping to hold and present data. This is a useful resource for presenting data, to be able to ensure that it is easily understood.

Data from these resources are included with the tendered price at no additional cost.

The local housing markets will be surveyed to obtain a picture of sales values. Land values would be assessed to calibrate the appraisals and to assess EUVs. Alongside this, local development patterns would be considered (in accordance with the Council's wider evidence base), to arrive at appropriate built form assumptions. These in turn would inform the appropriate build cost figures. Several other technical assumptions would be required before appraisals could be produced.

The appraisals are based on existing and emerging policy options as summarised in Chapter 8 of the example report. The emerging Plan is still being developed, so the policy topics used in this assessment may be subject to change. For appropriate sensitivity testing, a range of options including different levels of Affordable Housing provision and different levels of developer contribution are tested. If the Council allocates different types of site, or develops significantly different policies to those tested in this study, it may be necessary to revisit viability and consider the impact of those further or different requirements.

Development Appraisals and Policy Testing

This part of the assessment builds on the data gathered (and analysed) as set out above. In essence, the purpose of the Local Plan Viability Assessment is to test the cumulative impact of all the Council's policies and requirements and to assess their impact on viability. The purpose of this is to make a judgement as to whether or not the Development Plan is threatened – bearing in mind the nature of the planned development and all the policy requirements. As such, it is the final step of the reporting process that brings together the advice in relation to the affordable housing requirements.

Chapter 9 of the example report sets out how HDH undertakes modelling typologies and strategic sites to represent the potential development sites.

Analysis

Reporting is an integral part of the project. It is necessary to ensure that the Council's policy areas are assessed. The emerging policy topics are tested, both individually and cumulatively. In addition, any other relevant standards that might come to light following discussion at the Inception Meeting (e.g. Future Homes Standard. Accessible and Adaptable Standards, First Homes, 'extra' Biodiversity Net Gain etc) can be included.

It is important to highlight that the ability to deliver affordable housing is closely linked to the ability to bear developer contributions (be they under CIL, s106 or s278). Within this project, allowance has been made to test developer contributions against affordable housing at varied levels of wider policy requirements (eg BNG, Environmental Standards for Accessible and adaptable standards) under three scenarios. The first scenario being a minimal set of policies that are little more than those strictly required by national policy and local evidence, and the third being the Council's full policy aspirations. A 'compromise' set of policy requirements will also be tested to inform the iterative process set out below.

Sensitivity Testing

For appropriate sensitivity testing, a range of scenarios and changes in price and costs would also be tested.

Stakeholder Engagement

The PPG requires stakeholder engagement – particularly with members of the development industry and elected members. Consultation is also at the heart of the Harman Guidance. From experience, inspectors put considerable weight on the comments of the development industry. Consultation is an important element of the project, as stressed in the following quotes taken from the PPG.

> *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. ... 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.*
>
> *PPG10-002*
>
> *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. 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*
>
> *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.*
>
> *PPG 10-010*

There is a significant risk in proceeding with a viability study that is not prepared in line with the PPG, through not being informed by proper consultation. The Harman Guidance says:

> *An overview of a collaborative approach*
>
> *Given the purpose and potential benefits of a Local Plan viability assessment, the process will benefit from an approach that seeks to bring people together to discuss the key issues at an early stage of preparing the Local Plan, well before the formal examination in public.*
>
> *This would be a collaborative working practice whereby the viability testing is an iterative process, both informing and being informed by the emerging policies. By getting people round the table to discuss and share information about the pressures on viability and the trade-offs that will need to be made in order to have a deliverable plan, it is far more likely that the right balance will be struck.*

The early appendices of the example report include the slides and notes used in a consultation event. This highlights the purpose of the study, the methodology and the main inputs.

Consultation forms a vital part of the viability process. The HDH model and methodology are open and transparent and are widely used. As can be seen from the attached example report, all the assumptions are clearly set out, and where they have been altered through the consultation process, the changes are clearly shown. This shows the Local Plan inspector or CIL Examiner that the consultation was not just a presentation – but that it was an actual and genuine consultation.

With this in mind, it is firmly recommended that a consultation process is held to discuss the viability evidence at the early draft report stage. Generally, it is suggested that the stakeholders should be given 3 to 4 weeks' notice of the consultation and 4 weeks or so to make comments. If less time is given it is likely to lead to criticism that sufficient time was not allowed.

It is important to get an early agreement on the methodology and key assumptions before proceeding with the detailed analysis. Generally, HDH recommends against presenting results (for example recommended rates of affordable housing) at the consultation, as the event then becomes a debate on the merits of a policy rather than on the fundamentals of the assessment.

The Harman Guidance says (Page 23).

> *Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage……. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.*

It is clear that there is a real incentive for those involved in the large sites to engage and influence the outcomes of the study.

Before COVID-19, consultation workshops were carried out at the early draft report stage (when the data has been gathered but before the appraisals run), often to coincide with a Developers' Forum type event. More recently, these have been run on-line (via Teams) which tends to get a better attendance and response. An on-line presentation that covers the following has been assumed (HDH would be happy to undertake this in-person if preferred):

a. A reminder about the requirements of the NPPF and updated PPG.
b. Viability assumptions. The methodology and the main assumptions for the viability assessments will be set out including development values, development costs, land prices, developers' and landowners' returns.
c. Workshop/discussion. The consultees will talk through the main cost and price assumptions used in the analysis. The feedback from these sessions will be carefully recorded.

The following groups should be included:

a. All those who have promoted a site through the local plan process.

b. Developers – residential and non-residential.
c. Local Housing Associations.
d. Local agents, architects and planning consultants.
e. The 'normal suspects' – most areas have a relatively small group of people that are active in the market.
f. Neighbouring Authorities.

Due to the GDPR restrictions, it is assumed that the Council will issue invitations to a consultation process and received the feedback. HDH would wish to discuss this with the Council.

An Iterative Process

It is important that viability is approached as an iterative process. The analysis will identify the costs to the developer of each of the Council and of each of the national policy requirements. These can be combined in numerous combinations, and it is the cumulative impact of the requirements that is key to the development of the Local Plan.

Following the consultation process, a range of appraisals will be run. The specifics of these would be agreed with the Council, these could be at higher and lower environmental standards. This would then allow officers to engage with members to prioritise what is being sought. Ultimately a balance will need to be struck between standards, affordable housing and developer contributions (CIL and or s106). It is rare, even in the highest value areas, that the full 'wish list' of policies can be demonstrated as being viable.

At this stage HDH would be happy to host an online workshop (or, if appropriate, in person) with members (at no additional cost) to work through the impact of policies and how they relate to each other.

This analysis can be presented on several bases, but generally it is recommended that the starting point is on a full policy-on basis – after all the other policy requirements have been met.

Reporting

The RICS Guidance recognises that viability is an inherently technical subject and that it can be challenging to present the process, research, analysis and then findings in a way that is sufficiently robust and detailed to allow scrutiny, but is still sufficiently transparent and accessible to allow officers, members and wider stakeholders (including the public) to have confidence in the work.

The example report shows how HDH sets out the detail. Typically, the final assessment would have the following chapters:

Chapter 1 Introduction and scope.
Chapter 2 The reasons for, and approach to viability testing, including a short review of the requirements of the CIL Regulations, NPPF and PPG.

Chapter 3 The methodology used.

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

Chapter 5 An assessment of the non-residential markets with the purpose of establishing the worth of the different types of non-residential development planned for.

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

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

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

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

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

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

Chapter 12 The consideration and conclusions, including a non-technical summary.

By following this format, it can be ensured that all the 'standardised inputs' as required by the PPG are explicitly set out, thus making the document usable at the development management stage. The updated PPG puts considerable emphasis on transparency. HDH's work stands apart from some of the others in the field as being particularly accessible and 'user friendly'.

Project meetings

HDH has allowed to 'meet' through a Microsoft Teams call fortnightly through the project. In addition, HDH would be pleased to attend a meeting at the well-developed final report stage.

Sensitivity testing has been allowed for. There is a risk of overloading the report by including numerous options. Which scenarios to actually present would normally be discussed with the Council as the final report is being prepared.

Presentation to Members

This overlaps with the iterative process set out above. An allowance has been made to attend a members' briefing, either in person or via a Teams meeting.

Appendix 2 – Consultees

First Name	Surname	Company
Aaron	Smith	Fowler
Andrew	Miles	LPC Trull
Andrew	Tildesley	Copperfield ltd
Anthony	Wright	AJW Land Developments
Ben	Williams	Home Design
Chris	McNulty	Black Box Planning
Chris	Beaver	Planning Sphere
Christopher	Roberts	Boyer (was Turley)
Claire	Hambleton	now at Bloor
Conor	Lee	Hannick Homes
		Cottsway
		Sovereign
Craig	Blatchford	Montague Evans
		Stonewater
		Bromford
David	Wilson	Thames Water
David	Beacom	Primegate Properties?
Dawn	Brodie	Savills
David	Dewart	Swindon
		Habinteg
Donna	Williams	Barton Wilmore
Dan	West	David Lock
Emma	Baker	South and Vale
		Community First
		MHA
Faith	Wright	Barton Wilmore
Francesca	Parmenter	David Lock
Gareth	Roberts	Pegasus Group
Gareth	Jones	Pro Vision
Gary	Llewellyn	
Genevieve	Collins	Alder King
George	Pattern	Webb Paton
Georgina	Clampitt-Dix	Wiltshire
George	Paton	Webb Paton
Giles	Brockbank	Hunter Page
Giles	Brockbank	Hunter Page
Guy	Wakefield	Hunter Page
Harrison	Bowley	Cotswold
		Aster Communities
		Green Square Accord
		Saha
		Star Planning
		White Horse Housing
Isabel	Brumwell	Carter Jonas
James	Cording	Turley
James	Hollyman	Harris Lamb
James		Simply Planning
James	Millard	Boyer Planning
Jamie		CLA Planning
Jeff	Richards	Turley
Jennifer	Joule	Lichfields
Jenny	Brow	Ainscough Strategic Land
Jeremy	Flawn	Bluestone Planning
J	Hoban	Deloitte
Joe	Ayoubkhani	Barton Wilmore

John	Baker	Origin 3
John	Thompson	Thompson & Partners
Julia	Mountford	Savills
Julian	Auckland-Lewis	NHS
Katriona	Ormiston	Savills
Katherine	Else	Claremont Planning
Leanne	Whiteman	SF Planning
Laim	Kenyon	Ainscough Strategic Land
Les	Durrant	DPDS
Louise	Follett	Pegasus Group
Lydia	Easten	WSP
		Nine Acres
Mark	Henderson	Pegasus Group
Matthew	Britton	Cotswold
Matthew	Dawber	Savills
Melanie	Duff	
Melanie	Duff	
Neil	Cowley	
Neville	Surtees	Savills
Nick	Freer	David Lock
Olivia	Morris	Harris Lamb
Peter	Davis	Nexus Planning
Paula	Carney	Carney Sweeney
Paul	Butt	Paul Butt Planning
Peter	Lawson	Turley
Richard	Crosthwaite	Gladman
Rachel	Bird	Impact Planning
Rebecca	Bacon	Savills
Robert	Gillespie	Impact Planning
Rob	Spurr	
Racheal	Robinson	Alder King
Ranjit	Sagoo	Agility
Ranjit	Sagoo	Agility
Robert	Wilson	Impact Planning
Sarah	Griffiths	L&Q Estates
Sarah	Hockin	Turley
Sarah	Steere-Smith	Oxfordshire
Sean	Lewis	Savills
		S H Group
Simon	Handy	Strutt & Parker
Simon	Idble	TOR & Co
Simon	Cady	
Sophie	Hitchins	Lichfields
Stephan	Siaw	Barton Wilmore
Steve	Taylor	Atwell Martin
Steven	Smallman	Pro-Vision
Taylor	Cherrett	Turley
Tim	Partridge	RPS Group
Tara	Maizonnier	Ridge
Thomas	Edmunds	Walsingham Plan
Verity	Wood	Vistry Group
Vickesh	Rathod	DPDS
William	Moran	NHS

Appendix 3 – Consultation Presentation

The pages in this appendix are not numbered.

Swindon Borough Council

Local Plan Viability Assessment
Consultation Event
16th April 2025

Please use the chat icon to ask questions or leave comments

Please raise a hand to ask a question or to make a comment

To avoid sound interference please mute your microphone

Planning & Development

1

1

Agenda

Updated NPPF, PPG and Guidance
- December 2024 NPPF

Methodology

Harman Guidance / RICS Guidance / PPG

Main Assumptions
- Prices
- Costs
- Commercial prices

Modelling

The Viability Test

Moving Forward

2

Local Plan Update

- Development
  - New allocations
  - New Strategic Sites
- New policies to
  - respond to updated evidence
- Respond to national changes
  - Future Homes Standard / Future Building Standard
  - % Biodiversity Net Gain
  - Accessible and Adaptable (M4(2))

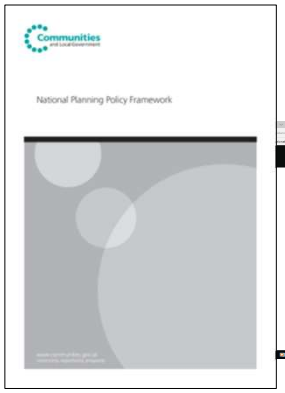
3

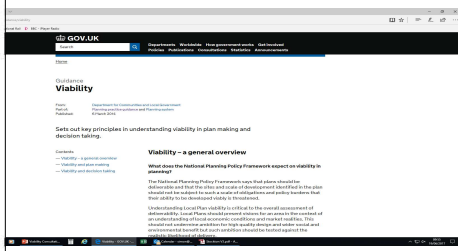
Key issue

- Delivery of Planned Development
- Reduced scope for viability testing at the Development Management stage.
  - 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’

4

The Old

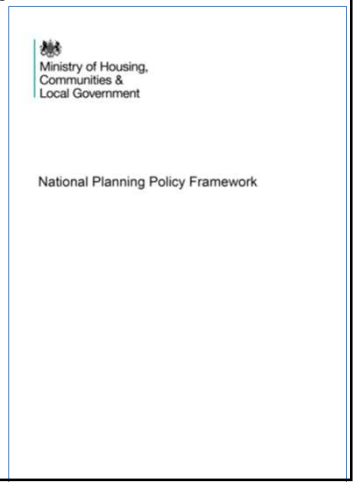




5

... much updated

- March 2012
- December 2016
- December 2018
- February 2019
- July 2021
- September 2023
- December 2023 (x2)
- December 2024
- (February 2025)



6

A new Government!

Angela Rayner

Matthew Pennycook

7

all change? – or not…

- December 2024 NPPF
  - Standard Method fundamentally changed
- Impacting viability
  - Emphasis of Social Rent
  - 10% Affordable Home Ownership cancelled
  - 25% of affordable as First Homes cancelled
  - Greenbelt reform – don't apply here
- Infrastructure Levy dropped
- Viability Guidance still under review

8

The big change in 2018...

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.

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.

2021 NPPF – glossary

***Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- *b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

10

PPG Viability in plan-making

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

11

PPG Standardised inputs

- 10-010
  - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011
  - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*

12

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

13

13

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

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

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.*

15

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.

16

PPG Developers' Return

- 10-018
  - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. … A lower figure may be more appropriate in consideration of delivery of affordable housing …*

17

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?

18

'New' / Current issues – for this project

- Cumulative impact of policy
- Greater emphasis on plan making stage
- Reduced scope for viability at application stage
- Greater transparency
- Strategic Sites - deliverable?

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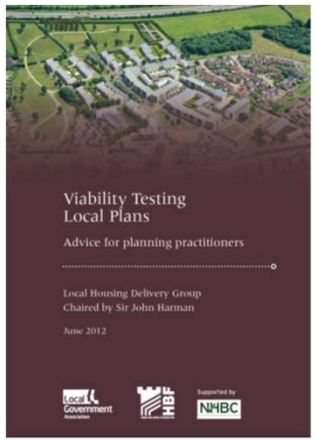
Harman / RICS



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Mandatory RICS Guidance

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)

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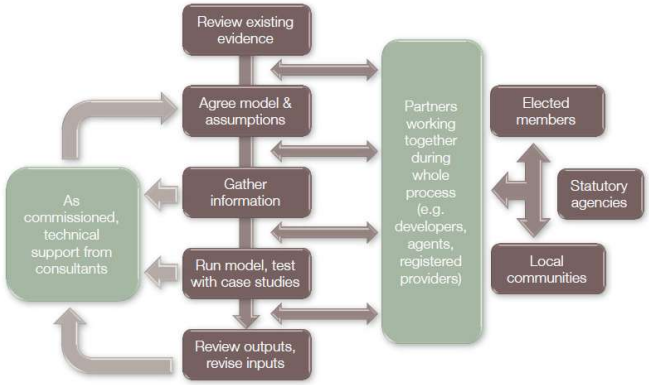
Engagement Phases



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Methodology

- Data Gathering
  - Values
  - Costs
  - Land
- Modelling
  - Typologies
  - Residential, employment, retail
- Appraisals
  - Residual Value v EUV Plus

24

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Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

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25

Key Assumptions

26

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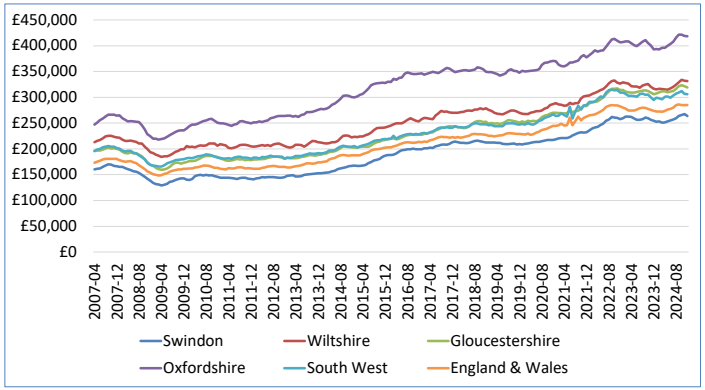
Average House Prices



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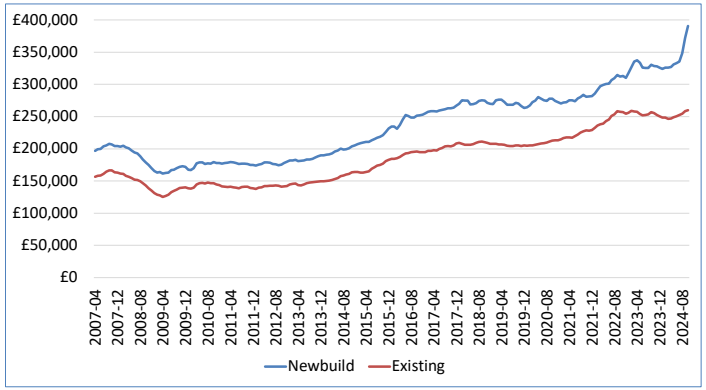
Newbuild v Existing



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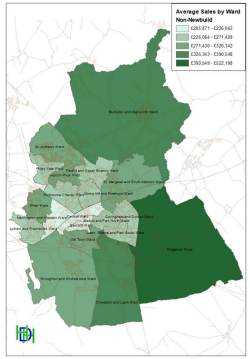
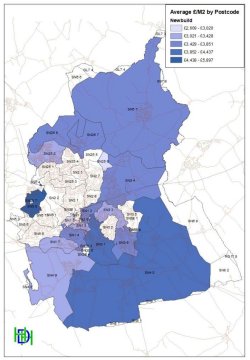
Average House Prices

Non Newbuild By Ward



Newbuild by Short Postcode



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Median Asking Prices

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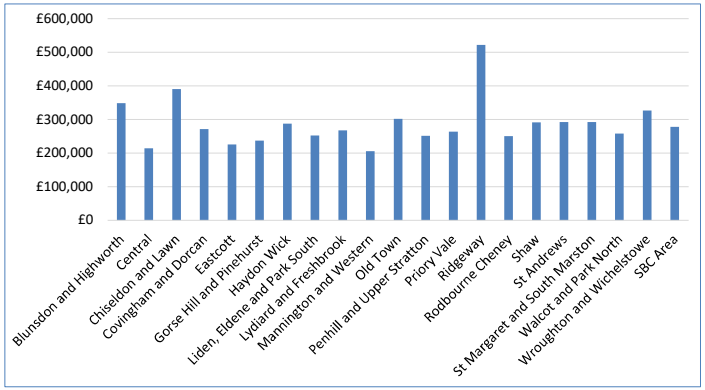
Price Paid Data by Ward – £



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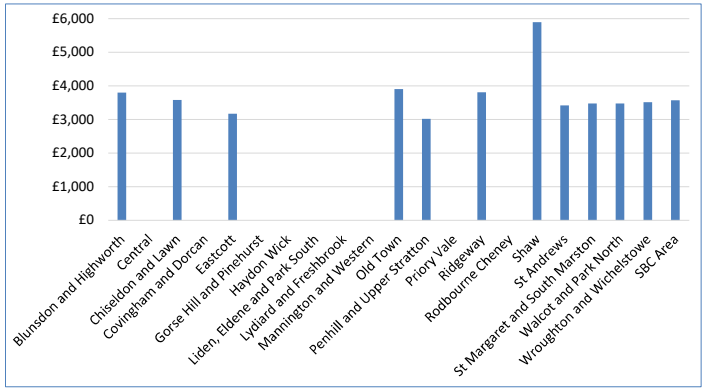
Price Paid Data by Ward Newbuild £ per sqm



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Newbuild Asking Prices

	Detached	Flat	Semi-detached	Terraced	All
	Average Asking Price £				
Central East	£495,000		£387,333	£318,400	£345,227
Central South		£239,950			£239,950
NE	£464,000				£464,000
North	£650,000			£472,500	£599,286
South	£516,333	£225,328	£385,998		£435,356
South East	£783,724		£355,870		£462,834
Swindon North	£425,000		£372,500	£372,500	£390,000
West				£341,667	£341,667
SBC Area	**£578,474**	**£231,177**	**£368,702**	**£340,500**	**£417,545**
	Average Asking Price £ per sqm				
Central East	£3,536		£3,350	£3,799	£3,665
Central South		£3,243			£3,243
NE	£3,879				£3,879
North	£4,210			£4,283	£4,231
South	£3,810	£2,504	£3,745		£3,521
South East	£5,018		£4,161		£4,390
Swindon North	£4,138		£3,871	£3,838	£3,949
West				£2,708	£2,708
SBC Area	**£4,130**	**£2,799**	**£3,862**	**£3,745**	**£3,839**

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Price Assumptions (£ per sqm)

	Central	Rural North & South	South & West Swindon	North Swindon
Greenfield Housing		£4,000	£4,200	£3,800
Urban Housing		£4,000	£4,200	£3,800
Flats	£3,500	£4,000	£4,200	£3,800

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Build to Rent

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£775	£895	£1,200	£1,525
Gross Rent (£/annum)	£9,300	£10,740	£14,400	£18,300
Net Rent (£/annum)	£7,440	£8,592	£11,520	£14,640
Value	£175,059	£202,165	£271,059	£344,471
sqm	50	70	84	97
£ per sqm	£3,501	£2,888	£3,227	£3,551
Flats	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£775	£795	£1,100	
Gross Rent (£/annum)	£9,300	£9,540	£13,200	
Net Rent (£/annum)	£7,440	£7,632	£10,560	
Value	£175,059	£179,576	£248,471	
sqm	50	70	84	
£ per sqm	£3,501	£2,565	£2,958	

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Affordable Housing

- Social Rent
  – £1,725/m^2
- Affordable Rent
  – £2,550/m^2
- Shared Ownership
  – 70% OMV, 50% Share; Rent 2.75%

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Older Peoples Housing

	Area (m^2)	£	£/m^2
3 bed semi-detached		305,000	
1 bed Sheltered	50	228,750	4,575
2 bed Sheltered	75	305,000	4,067
1 bed Extracare	65	285,938	4,399
2 bed Extracare	80	381,250	4,766

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Student Housing

		Shared Living	Student Studio
Rent		£6,300	£7,760
Management etc	%	25%	25%
Net Rent		£4,725	£5,820
Yield		5.00%	5.00%
Value per room	£	£94,500	£116,400

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Non-Residential Values

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£210	7.50%	0.5	£2,701	£2,700
Offices - Park	£210	7.50%	0.5	£2,701	£2,700
Office Small	£210	8.50%	0.5	£2,372	£2,370
Industrial - Large	£110	6.00%	1.0	£1,730	£1,730
Industrial - Small	£110	7.00%	1.0	£1,469	£1,470
Logistics	£150	5.50%	1.0	£2,585	£2,585
Retail (Centre)	£300	8.00%	1.0	£3,472	£3,475
Retail (elsewhere)	£175	10.00%	1.5	£1,517	£1,500
Supermarket	£375	6.50%	1.0	£5,417	£5,400
Retail warehouse	£200	6.50%	1.0	£2,889	£2,890

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Land Registry PPD

- TO BE ADDED FOLLOWING THE CONSULTATION

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Existing Use Value £/ha

- Agricultural Land £25,000/ha
- Paddock Land £50,000/ha
- Previously Developed
  - Generally £2,500,000/ha
  - Town Centre £3,500,000/ha

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Development Costs 1

- Construction BCIS
  - Generally Median
  - > 200 units Lower Q
- Site Costs 5% to 15%
- Brownfield +5%
- Fees 8%
- Contingencies 2.5% / 5%

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Development Costs 2

- Interest 7%
- Developer's Return 17.5% Market Housing
  17.5% Affordable
- Sales 2.5% + 1%

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Starting Policies

Affordable Housing	30% on sites of 10 and larger (33% Affordable Rent, 33% social Rent, 34% Affordable Home Ownership).		
Design	NDSS, 95% Accessible and Adaptable M4(2), 5% Wheelchair Adaptable M4(3)a.		
	Water Efficiency 110 LPPPD, Future Homes Standard Option 1		
	10% Biodiversity Net Gain		
Developer Contributions	CIL as indexed.		
	s106	Typologies	1 Bed £2,500 per unit 2 bed £5,000 per unit 3 bed £7,500 per unit 4 bed £10,000 per unit
	•		Strategic £25,000 per unit

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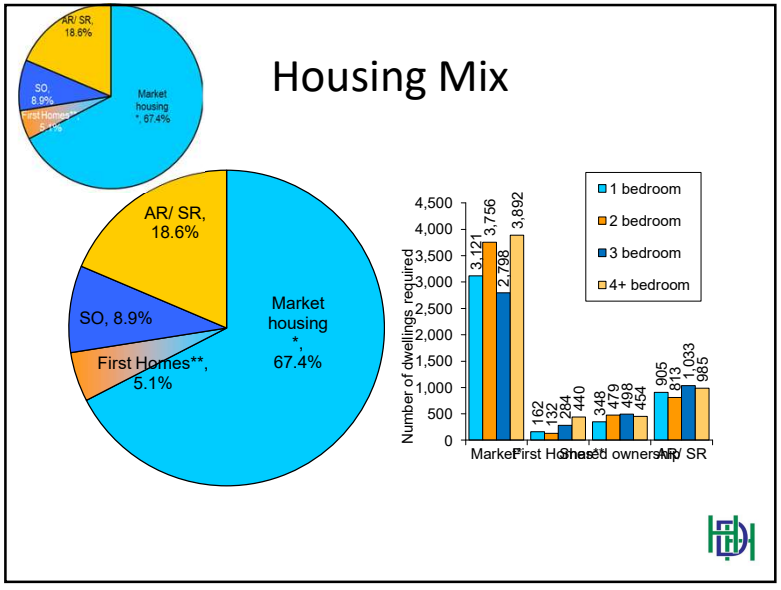
Housing Mix



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Modelling

			Current Use	Units	Area Ha				Density Units/ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Flats 750 HD	Brown	Industrial	750	4.000	4.000	3.000	75.0%	187.50	250.00	18,752
2	Flats 500 HD	Brown	Industrial	500	2.667	2.667	2.000	75.0%	187.50	250.00	18,750
3	Flats 250 HD	Brown	Industrial	250	1.538	1.538	1.000	65.0%	162.50	250.00	18,767
4	Flats 100 HD	Brown	Industrial	100	0.667	0.667	0.400	60.0%	150.00	250.00	18,758
5	Flats 750	Brown	Industrial	750	8.000	8.000	6.000	75.0%	93.75	125.00	9,015
6	Flats 500	Brown	Industrial	500	5.333	5.333	4.000	75.0%	93.75	125.00	9,015
7	Flats 250	Brown	Industrial	250	3.077	3.077	2.000	65.0%	81.25	125.00	9,023
8	Flats 100	Brown	Industrial	100	1.333	1.333	0.800	60.0%	75.00	125.00	9,018
9	Flats 60	Brown	Industrial	60	0.857	0.857	0.600	70.0%	70.00	100.00	7,202
10	Flats 30	Brown	Industrial	30	0.429	0.429	0.300	70.0%	70.00	100.00	7,163
11	Flats 250 LD	Brown	Industrial	250	5.102	5.102	3.571	70.0%	49.00	70.00	5,053
12	Flats 100 LD	Brown	Industrial	100	2.041	2.041	1.429	70.0%	49.00	70.00	5,050
13	Flats 60 LD	Brown	Industrial	60	1.224	1.224	0.857	70.0%	49.00	70.00	5,041
14	Flats 30 LD	Brown	Industrial	30	0.769	0.769	0.500	65.0%	39.00	60.00	4,298
15	Flats LD 12	Brown	Industrial	12	0.308	0.308	0.200	65.0%	39.00	60.00	4,309
16	Housing 100	Brown	Industrial	100	3.175	3.175	2.222	70.0%	31.50	45.00	3,871
17	Housing 60	Brown	Industrial	60	1.905	1.905	1.333	70.0%	31.50	45.00	3,887
18	Housing 24	Brown	Industrial	24	1.143	1.143	0.800	70.0%	21.00	30.00	2,611
19	Green 350	Green	Agricultural	350	15.351	15.351	9.211	60.0%	22.80	38.00	3,669
20	Green 150	Green	Agricultural	150	6.593	6.593	4.286	65.0%	22.75	35.00	3,401
21	Green 75	Green	Agricultural	75	3.571	3.571	2.500	70.0%	21.00	30.00	2,895
22	Green 40	Green	Agricultural	40	1.905	1.905	1.333	70.0%	21.00	30.00	2,953
23	Green 20	Green	Agricultural	20	0.889	0.889	0.667	75.0%	22.50	30.00	2,984
24	Green 12	Green	Agricultural	12	0.533	0.533	0.400	75.0%	22.50	30.00	3,023
25	Green 6	Green	Agricultural	6	0.183	0.183	0.146	80.0%	32.80	41.00	4,788

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A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

'***Existing use value*** **plus'**

– reality checked against market value

- Will EUV Plus provide landowner's premiums?
- Land owner's have expectations (*life changing?*)
- Will land come forward?

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Benchmark Land Value?

- **Brownfield Site**

  EUV + 20%

- **Greenfield Sites**

  Generally EUV + £350,000/ha

  Strategic Sites? EUV x10

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Very Early Results

- Subject change to reflect the consultation
- For illustrative purposes only
- Based on 30% affordable

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					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Flats 750 HD	Central	Brown	Industrial	4.00	3.00	750	-4,474,300	-5,965,733	-17,897,200
Site 2	Flats 500 HD	Central	Brown	Industrial	2.67	2.00	500	-4,750,286	-6,333,714	-12,667,428
Site 3	Flats 250 HD	Central	Brown	Industrial	1.54	1.00	250	-4,376,024	-6,732,344	-6,732,344
Site 4	Flats 100 HD	Central	Brown	Industrial	0.67	0.40	100	-8,407,576	-14,012,626	-5,605,051
Site 5	Flats 750	Central	Brown	Industrial	8.00	6.00	750	-563,457	-751,276	-4,507,659
Site 6	Flats 500	Central	Brown	Industrial	5.33	4.00	500	-637,207	-849,609	-3,398,436
Site 7	Flats 250	Central	Brown	Industrial	3.08	2.00	250	-605,267	-931,181	-1,862,361
Site 8	Flats 100	Central	Brown	Industrial	1.33	0.80	100	-2,082,047	-3,470,079	-2,776,063
Site 9	Flats 60	Central	Brown	Industrial	0.86	0.60	60	-1,955,613	-2,793,733	-1,676,240
Site 10	Flats 30	Central	Brown	Industrial	0.43	0.30	30	-1,941,637	-2,773,767	-832,130
Site 11	Flats 250 LD	Central	Brown	Industrial	5.10	3.57	250	-347,663	-496,662	-1,773,792
Site 12	Flats 100 LD	Central	Brown	Industrial	2.04	1.43	100	-1,343,276	-1,918,966	-2,741,380
Site 13	Flats 60 LD	Central	Brown	Industrial	1.22	0.86	60	-1,350,018	-1,928,598	-1,653,084
Site 14	Flats 30 LD	Central	Brown	Industrial	0.77	0.50	30	-1,081,769	-1,664,260	-832,130
Site 15	Flats LD 12	Central	Brown	Industrial	0.31	0.20	12	-1,082,350	-1,665,154	-333,031

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			EUV	BLV	Residual Value
Site 1	Flats 750 HD	Central	3,500,000	4,200,000	-4,474,300
Site 2	Flats 500 HD	Central	3,500,000	4,200,000	-4,750,286
Site 3	Flats 250 HD	Central	3,500,000	4,200,000	-4,376,024
Site 4	Flats 100 HD	Central	3,500,000	4,200,000	-8,407,576
Site 5	Flats 750	Central	3,500,000	4,200,000	-563,457
Site 6	Flats 500	Central	3,500,000	4,200,000	-637,207
Site 7	Flats 250	Central	3,500,000	4,200,000	-605,267
Site 8	Flats 100	Central	3,500,000	4,200,000	-2,082,047
Site 9	Flats 60	Central	2,500,000	3,000,000	-1,955,613
Site 10	Flats 30	Central	2,500,000	3,000,000	-1,941,637
Site 11	Flats 250 LD	Central	2,500,000	3,000,000	-347,663
Site 12	Flats 100 LD	Central	2,500,000	3,000,000	-1,343,276
Site 13	Flats 60 LD	Central	2,500,000	3,000,000	-1,350,018
Site 14	Flats 30 LD	Central	2,500,000	3,000,000	-1,081,769
Site 15	Flats LD 12	Central	2,500,000	3,000,000	-1,082,350

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					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 16	Housing 100	Rural	Brown	Industrial	3.17	2.22	100	774,898	1,106,997	2,459,993
Site 17	Housing 60	Rural	Brown	Industrial	1.90	1.33	60	791,955	1,131,365	1,508,487
Site 18	Housing 24	Rural	Brown	Industrial	1.14	0.80	24	558,123	797,319	637,855
Site 19	Green 350	Rural	Green	Agricultural	15.35	9.21	350	1,199,578	1,999,296	18,414,569
Site 20	Green 150	Rural	Green	Agricultural	6.59	4.29	150	677,653	1,042,544	4,468,044
Site 21	Green 75	Rural	Green	Agricultural	3.57	2.50	75	623,986	891,408	2,228,521
Site 22	Green 40	Rural	Green	Agricultural	1.90	1.33	40	637,311	910,445	1,213,926
Site 23	Green 20	Rural	Green	Agricultural	0.89	0.67	20	955,925	1,274,566	849,711
Site 24	Green 12	Rural	Green	Agricultural	0.53	0.40	12	738,994	985,326	394,130
Site 25	Green 6	Rural	Green	Agricultural	0.18	0.15	6	812,178	1,015,222	148,569

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			EUV	BLV	Residual Value
Site 16	Housing 100	Rural	2,500,000	3,000,000	774,898
Site 17	Housing 60	Rural	2,500,000	3,000,000	791,955
Site 18	Housing 24	Rural	2,500,000	3,000,000	558,123
Site 19	Green 350	Rural	25,000	380,000	1,199,578
Site 20	Green 150	Rural	25,000	380,000	677,653
Site 21	Green 75	Rural	25,000	380,000	623,986
Site 22	Green 40	Rural	25,000	380,000	637,311
Site 23	Green 20	Rural	25,000	380,000	955,925
Site 24	Green 12	Rural	50,000	410,000	738,994
Site 25	Green 6	Rural	50,000	410,000	812,178

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Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report

- Comments by:

Midday Friday 9th May 2025

to

forwardplanning@swindon.gov.uk

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Appendix 4 – Consultation Questionnaire

The pages in this appendix are not numbered.

Name	
Firm / Developer	
On behalf of	
Site	
Date	

Local Plan Viability Assessment – 16th April 2025

Consultation

1. Swindon Brough Council (the Council, SBC) is preparing a new Local Plan. The Council has undertaken formal consultations and is planning to publish a draft Local Plan in the summer of 2025. The draft Plan will set out a proposed spatial strategy and development allocations to meet the needs of its growing population. HDH has been appointed by the Council to undertake this LPVA to further infirm the plan-making process. As part of its preparation, the new Local Plan needs to be tested to ensure the planned development is deliverable in line with tests set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG).

2. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions – and thus ensure that the analysis is firmly based and robust.

3. This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of the draft report. This questionnaire has been prepared to facilitate comments, however there is no need to use the questionnaire form, or to limit the responses to the particular questions or topics.

4. The pre-consultation draft report sets out the evidence as collated by HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in the next iteration of this viability assessment.

5. Please do not feel that you need to comment to all aspects of the report – please comment of those areas where you have expertise. Where there are areas of agreement it is useful for these to be acknowledged.

Please return to forwardplanning@swindon.gov.uk
before Midday, Friday 9th May 2025

6. The pre-consultation report is set out in Chapters as follows:

Chapter 1

7. This chapter sets out the context to this report.

8. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019*. It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.

9. Please provide any comments on the context and scope of the project.

Context
Response.

Chapter 2

10. This chapter sets out the approach to viability testing, including a review of the requirements of the NPPF and the updated PPG.

11. Please provide any comments on the overall approach taken.

Regulation and Framework.
Response.

Chapter 3

12. This chapter sets out the methodology used. Please provide any comments with regard to the methodology used, including the use of the 'Existing Use Value Plus' approach.

Methodology
Response.

Chapter 4

13. This chapter sets out an assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different geographical areas. Please provide any comments on the assumptions proposed, providing evidence to support the comments made:

14. The market housing assumptions are set out in Table 4.6.

Market Housing Values - Typologies
Response.

15. The value assumptions for the Build to Rent sector are set out in paragraph 4.44.

Build to Rent Housing Values
Response.

16. The affordable housing assumptions are set out in paragraphs 4.49, 4.58 and 4.59.

Affordable Housing Values
Response.

17. The assumptions for specialist older peoples housing are set out in Paragraph 4.69.

Older Peoples Housing Values
Response.

18. The assumptions for student housing are set out in Table 4.17.

Student Housing Values
Response.

Chapter 5

19. This chapter includes an assessment of the non-residential market. The assumptions for non-residential uses are set out in Table 5.1 at the end of Chapter 5. Are these in line with your understanding of the market?

Non-Residential Values
Response.

Chapter 6

20. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.

21. The EUV assumptions are set out in Table 6.6. Are these in line with the current market?

EUV Assumptions
Response.

22. The BLV assumptions are set out in Paragraph 6.27. Does the BLV provide an adequate landowner's premium? If not, why not, and what assumption should be used – and why?

BLV Assumptions
Response.

Chapter 7

23. The cost and general development assumptions to be used in the development appraisals are set out through this chapter. Do the assumptions used reflect current development costs in the Borough?

Construction and Development Costs
Response.

Chapter 8

24. This chapter includes a summary of a range of policy requirements that the Council is considering, together with our understanding of how they are implemented and whether they add to the costs of development. In addition, details of the emerging policy areas are set out.

25. Does this correspond to the working of the policies on the ground?

Current local policy requirements
Response.

26. Are there other emerging areas of national policy that should be taken into account?

Emerging national policy requirements
Response.

Chapter 9

27. The modelling will be based on the expected development to come forward under the Local Plan Review.

28. Do the typologies reflect the expected range of residential development?

Typologies
Response.

29. Do the assumptions (such as gross/net and density) reflect local practice?

Modelling Assumptions
Response.

30. Several non-residential uses have been modelled, do others need to be included?

Non-residential development modelling assumptions
Response.

Chapter 10

31. In due course this chapter will set the results of the appraisals and consideration of residential development.

Chapter 11

32. In due course this chapter will set the results of the appraisals and consideration of residential development.

Chapter 12

33. In due course this chapter will set out the findings and recommendations.

34. It is planned to test the following scenarios:

a. Housing

- Affordable Housing - overall requirement (up to 40%)
- Tenure Mix, Social Rent / Affordable Rent / Affordable Home Ownership
- Accessible and Adaptable Standards

b. Biodiversity net gain, over national requirements

c. Water Standards

d. Custom and self build

e. Climate Change

- Towards zero carbon (different steps), district heating

f. Developer Contributions s106, Open Space Contributions.

g. Relationship between developer contributions and affordable housing

h. Scope to review CIL

35. Should further sensitivity testing be carried out?

Development Scenarios and Sensitivity Testing
Response.

36. Other Matters

Please do not hesitate to make any other comments that pertain to viability
Response.

Thank you for your assistance with this consultation. Please return this questionnaire (or other response) as per the instructions on Page 1.

Appendix 5 – Summary of Landmark Data

2021, 2022, 2023, 2024, 2025

Non New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	229	£500,807	£3,756	66	£163,858	£2,641	135	£326,254	£3,602	209	£254,546	£3,419
Central	32	£372,303	£3,406	68	£121,721	£2,267	54	£268,931	£3,028	316	£209,307	£2,541
Chiseldon and Lawn	176	£518,218	£3,676	22	£135,909	£2,577	214	£328,321	£3,632	46	£313,348	£3,141
Covingham and Dorcan	84	£357,173	£3,477	41	£138,483	£2,355	279	£283,912	£3,386	191	£244,024	£3,253
Eastcott	12	£369,125	£3,489	126	£136,475	£2,591	70	£297,471	£2,989	515	£234,942	£2,776
Gorse Hill and Pinehurst	43	£329,802	£3,200	30	£127,300	£2,611	228	£264,941	£2,891	317	£215,073	£2,695
Haydon Wick	223	£368,656	£3,534	27	£130,481	£2,202	190	£274,833	£3,473	195	£230,623	£3,467
Liden, Eldene and Park South	34	£430,871	£3,630	10	£134,950	£2,102	119	£260,749	£2,925	220	£226,050	£2,797
Lydiard and Freshbrook	174	£350,878	£3,456	8	£147,531	£3,118	142	£255,306	£3,599	228	£216,764	£3,307
Mannington and Western	54	£325,368	£3,314	205	£146,266	£2,468	55	£240,091	£3,226	403	£214,798	£2,934
Old Town	117	£500,790	£3,655	256	£159,537	£2,516	177	£359,073	£3,509	193	£318,119	£3,074
Penhill and Upper Stratton	49	£353,816	£3,472	13	£126,385	£1,961	187	£266,296	£3,186	175	£216,275	£2,899
Priory Vale	238	£390,222	£3,141	272	£149,329	£2,504	149	£276,160	£3,277	278	£260,957	£3,036
Ridgeway	93	£636,977	£3,817	2	£570,000	£3,073	38	£362,414	£3,828	27	£348,191	£3,786
Rodbourne Cheney	86	£350,548	£3,192	56	£134,904	£2,460	223	£265,256	£3,042	217	£225,494	£2,787
Shaw	243	£392,160	£3,396	54	£140,343	£2,854	143	£268,668	£3,596	188	£222,312	£3,562
St Andrews	328	£427,697	£3,353	313	£165,168	£2,603	236	£310,910	£3,294	364	£266,654	£3,067
St Margaret and South Marston	150	£397,114	£3,489	68	£146,120	£2,771	294	£295,260	£3,368	160	£249,736	£3,229
Walcot and Park North	24	£385,250	£3,251	23	£125,304	£2,127	165	£285,240	£3,150	179	£232,520	£2,783
Wroughton and Wichelstowe	111	£491,187	£3,609	61	£186,680	£3,125	211	£307,307	£3,387	95	£265,688	£3,104
SBC Area	**2,500**	**£423,601**	**£3,474**	**1,721**	**£151,127**	**£2,551**	**3,309**	**£290,089**	**£3,318**	**4,516**	**£238,269**	**£2,996**

New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	133	£507,100	£3,796	3	£258,000	£3,583	17	£311,647	£4,020	27	£440,500	£3,696
Chiseldon and Lawn	60	£529,906	£3,851	18	£166,634	£3,021	69	£329,577	£3,434	56	£313,586	£3,648
Eastcott	0	£0	£0	44	£149,759	£3,171	0	£0	£0	0	£0	£0
Old Town	22	£379,089	£3,611	23	£279,084	£4,417	11	£276,332	£3,631	10	£241,928	£3,679
Penhill and Upper Stratton	0	£0	£0	0	£0	£0	1	£305,000	£3,020	0	£0	£0
Ridgeway	41	£442,423	£3,730	0	£0	£0	32	£328,390	£3,895	3	£261,667	£4,015
Shaw	7	£277,143	£5,897	0	£0	£0	0	£0	£0	0	£0	£0
St Andrews	146	£460,235	£3,347	0	£0	£0	63	£341,866	£3,577	2	£327,500	£3,764
St Margaret and South Marston	51	£389,337	£3,589	23	£173,530	£3,179	133	£313,434	£3,530	24	£274,080	£3,199
Walcot and Park North	0	£0	£0	0	£0	£0	0	£0	£0	2	£330,063	£3,478
Wroughton and Wichelstowe	136	£456,510	£3,710	101	£194,661	£3,188	138	£363,123	£3,586	4	£347,750	£3,077
SBC Area	**596**	**£464,419**	**£3,667**	**212**	**£190,725**	**£3,308**	**464**	**£334,541**	**£3,583**	**128**	**£327,677**	**£3,566**

Non New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	85	£483,412	£3,667	23	£164,826	£2,554	50	£303,500	£3,326	72	£238,613	£3,169
Central	12	£333,967	£3,165	19	£119,399	£2,339	22	£262,773	£2,749	95	£187,556	£2,340
Chiseldon and Lawn	68	£472,184	£3,385	7	£120,786	£2,478	73	£305,603	£3,248	20	£278,450	£2,857
Covingham and Dorcan	25	£348,840	£3,206	14	£131,250	£2,096	81	£262,698	£3,136	52	£224,950	£2,809
Eastcott	2	£276,250	£2,896	30	£131,742	£2,484	25	£270,520	£2,796	167	£214,151	£2,564
Gorse Hill and Pinehurst	10	£291,100	£2,753	10	£129,250	£2,454	76	£252,488	£2,640	101	£190,140	£2,462
Haydon Wick	64	£342,414	£3,151	10	£120,850	£2,175	61	£250,135	£3,265	69	£211,289	£3,107
Liden, Eldene and Park South	13	£383,577	£3,304	6	£137,083	£2,264	38	£238,236	£2,828	66	£198,171	£2,435
Lydiard and Freshbrook	57	£326,715	£3,204	2	£110,500	£2,412	39	£229,948	£3,195	69	£200,801	£3,011
Mannington and Western	19	£302,895	£2,944	53	£138,670	£2,360	25	£209,820	£2,825	117	£193,802	£2,588
Old Town	43	£449,940	£3,399	78	£154,715	£2,308	59	£353,062	£3,382	66	£303,176	£2,911
Penhill and Upper Stratton	17	£316,676	£3,499	5	£110,200	£1,704	55	£238,855	£2,899	57	£195,202	£2,554
Priory Vale	94	£355,645	£2,861	69	£138,551	£2,367	57	£252,693	£2,927	99	£241,507	£2,714
Ridgeway	27	£588,605	£3,454	0	£0	£0	11	£324,364	£3,497	8	£344,706	£3,929
Rodbourne Cheney	26	£322,519	£3,120	17	£133,574	£2,459	72	£239,719	£2,720	72	£202,780	£2,622
Shaw	82	£373,074	£3,147	15	£143,567	£2,757	40	£248,231	£3,203	59	£208,729	£3,195
St Andrews	127	£396,830	£3,083	83	£157,258	£2,477	71	£286,282	£2,996	127	£248,130	£2,765
St Margaret and South Marston	57	£393,266	£3,229	17	£145,147	£2,567	96	£269,515	£3,207	54	£235,651	£2,960
Walcot and Park North	12	£357,208	£3,192	8	£128,938	£1,930	52	£268,985	£2,909	50	£211,190	£2,446
Wroughton and Wichelstowe	37	£474,068	£3,422	12	£175,667	£2,999	63	£283,052	£3,082	35	£248,211	£2,934
SBC Area	**877**	**£397,197**	**£3,222**	**478**	**£144,040**	**£2,402**	**1,066**	**£268,450**	**£3,040**	**1,455**	**£219,672**	**£2,723**

New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	31	£490,814	£3,582	0	£0	£0	0	£0	£0	0	£0	£0
Chiseldon and Lawn	6	£336,830	£3,682	6	£148,913	£2,795	20	£292,096	£3,096	28	£296,818	£3,276
Eastcott	0	£0	£0	26	£160,669	£3,303	0	£0	£0	0	£0	£0
Old Town	22	£379,089	£3,611	2	£170,000	£2,093	11	£276,332	£3,631	10	£241,928	£3,679
Penhill and Upper Stratton	0	£0	£0	0	£0	£0	1	£305,000	£3,020	0	£0	£0
Ridgeway	8	£403,538	£3,276	0	£0	£0	9	£303,333	£3,766	2	£265,000	£3,966
Shaw	7	£277,143	£5,897	0	£0	£0	0	£0	£0	0	£0	£0
St Andrews	87	£443,946	£3,262	0	£0	£0	33	£332,472	£3,423	0	£0	£0
St Margaret and South Marston	25	£360,211	£3,623	1	£244,950	£3,550	37	£303,004	£3,464	9	£283,578	£3,306
Wroughton and Wichelstowe	42	£446,838	£3,226	79	£193,978	£3,235	19	£317,786	£3,257	4	£347,750	£3,077
SBC Area	**228**	**£426,054**	**£3,464**	**114**	**£184,036**	**£3,210**	**130**	**£308,748**	**£3,398**	**53**	**£286,856**	**£3,368**

Non New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	65	£474,551	£3,716	16	£184,250	£2,630	29	£350,879	£3,970	46	£264,075	£3,552
Central	6	£434,083	£3,371	19	£104,816	£2,249	8	£253,625	£2,821	87	£213,690	£2,643
Chiseldon and Lawn	40	£564,924	£3,753	6	£158,667	£2,645	50	£349,285	£3,979	8	£338,875	£3,332
Covingham and Dorcan	21	£344,671	£3,722	14	£146,021	£2,460	69	£286,691	£3,470	52	£257,389	£3,417
Eastcott	6	£386,167	£3,731	44	£144,669	£2,502	13	£346,577	£2,993	131	£250,648	£2,848
Gorse Hill and Pinehurst	10	£311,900	£3,507	13	£122,231	£2,571	56	£268,053	£3,025	77	£221,878	£2,738
Haydon Wick	65	£381,031	£3,556	6	£127,750	£2,080	46	£275,396	£3,621	44	£241,159	£3,642
Liden, Eldene and Park South	10	£467,550	£4,044	2	£135,000	£1,696	31	£275,201	£2,865	57	£240,066	£2,790
Lydiard and Freshbrook	38	£357,020	£3,723	1	£150,000	£2,632	37	£260,446	£3,729	48	£218,652	£3,512
Mannington and Western	16	£342,272	£3,704	71	£147,056	£2,442	10	£271,500	£3,286	131	£224,119	£3,091
Old Town	30	£504,783	£3,796	76	£162,448	£2,534	37	£385,122	£3,496	54	£314,050	£3,242
Penhill and Upper Stratton	12	£381,167	£3,248	3	£115,667	£1,866	37	£271,705	£3,347	46	£229,946	£2,948
Priory Vale	69	£401,814	£3,293	87	£150,059	£2,525	36	£281,181	£3,487	86	£271,515	£3,149
Ridgeway	22	£649,909	£3,805	0	£0	£0	10	£389,250	£3,906	8	£338,750	£3,830
Rodbourne Cheney	21	£352,221	£3,431	19	£135,368	£2,466	55	£279,165	£3,223	62	£234,177	£2,990
Shaw	56	£397,268	£3,637	17	£116,147	£2,918	33	£282,273	£3,850	48	£231,155	£3,673
St Andrews	71	£443,787	£3,579	103	£170,414	£2,654	61	£321,723	£3,407	103	£273,913	£3,242
St Margaret and South Marston	37	£394,216	£3,676	28	£151,401	£2,854	77	£314,609	£3,397	38	£262,724	£3,336
Walcot and Park North	5	£363,000	£3,375	6	£129,333	£2,263	44	£299,909	£3,263	44	£235,493	£2,861
Wroughton and Wichelstowe	32	£509,055	£3,785	19	£188,053	£3,179	48	£301,073	£3,334	23	£276,109	£3,275
SBC Area	**632**	**£431,631**	**£3,622**	**550**	**£152,642**	**£2,569**	**787**	**£301,146**	**£3,441**	**1,193**	**£247,295**	**£3,107**

New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	66	£545,061	£3,813	0	£0	£0	11	£301,818	£4,024	11	£442,000	£3,759
Chiseldon and Lawn	27	£544,071	£3,775	11	£169,631	£3,093	27	£336,330	£3,430	20	£348,097	£3,957
Eastcott	0	£0	£0	14	£132,891	£3,003	0	£0	£0	0	£0	£0
Old Town	0	£0	£0	13	£308,417	£4,854	0	£0	£0	0	£0	£0
Ridgeway	12	£429,792	£3,686	0	£0	£0	15	£329,200	£3,937	1	£255,000	£4,113
St Andrews	46	£448,848	£3,451	0	£0	£0	22	£346,773	£3,741	2	£327,500	£3,764
St Margaret and South Marston	19	£434,313	£3,537	13	£194,719	£3,540	48	£316,826	£3,559	4	£293,713	£3,404
Wroughton and Wichelstowe	24	£460,530	£3,958	21	£195,688	£3,006	17	£386,790	£3,571	0	£0	£0
SBC Area	**194**	**£493,676**	**£3,705**	**72**	**£199,676**	**£3,449**	**140**	**£333,936**	**£3,641**	**38**	**£366,021**	**£3,836**

Non New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	41	£589,110	£3,925	14	£148,155	£2,647	33	£332,373	£3,599	45	£266,456	£3,517
Central	4	£351,250	£3,714	24	£136,187	£2,254	12	£278,083	£3,500	66	£220,032	£2,632
Chiseldon and Lawn	28	£575,732	£3,945	3	£125,500	£2,690	53	£341,123	£3,688	7	£359,143	£3,423
Covingham and Dorcan	17	£379,656	£3,568	8	£135,125	£2,481	68	£284,882	£3,466	43	£242,744	£3,320
Eastcott	4	£390,000	£3,273	34	£139,732	£2,853	18	£266,333	£3,195	111	£242,510	£2,916
Gorse Hill and Pinehurst	18	£356,861	£3,301	5	£140,300	£3,208	57	£274,053	£3,017	86	£227,855	£2,794
Haydon Wick	51	£380,662	£3,814	7	£144,714	£2,270	48	£295,047	£3,583	39	£233,192	£3,646
Liden, Eldene and Park South	5	£444,500	£3,494	1	£127,000	£1,477	23	£274,565	£2,981	57	£236,535	£3,022
Lydiard and Freshbrook	40	£367,225	£3,602	2	£180,000	£3,966	27	£266,870	£3,804	55	£230,924	£3,386
Mannington and Western	8	£329,938	£3,293	43	£149,394	£2,510	12	£255,125	£3,749	79	£221,607	£3,122
Old Town	21	£588,071	£3,895	58	£157,516	£2,637	34	£347,681	£3,641	37	£343,480	£3,063
Penhill and Upper Stratton	13	£343,731	£3,634	3	£147,667	£2,623	45	£280,017	£3,179	38	£220,263	£3,045
Priory Vale	37	£421,884	£3,259	65	£152,927	£2,534	31	£298,074	£3,552	44	£271,716	£3,216
Ridgeway	22	£638,070	£3,855	2	£570,000	£3,073	10	£414,000	£4,081	5	£364,000	£4,014
Rodbourne Cheney	20	£368,950	£3,095	12	£130,825	£2,419	54	£289,718	£3,227	46	£236,359	£2,739
Shaw	48	£396,870	£3,550	14	£142,286	£2,906	43	£277,686	£3,672	37	£226,047	£3,808
St Andrews	65	£442,508	£3,488	66	£166,423	£2,652	51	£317,136	£3,440	76	£276,421	£3,342
St Margaret and South Marston	32	£393,766	£3,664	10	£148,350	£3,051	56	£303,223	£3,424	38	£245,831	£3,431
Walcot and Park North	5	£460,900	£3,329	6	£126,500	£2,319	36	£290,066	£3,260	39	£239,556	£2,896
Wroughton and Wichelstowe	23	£482,152	£3,447	13	£183,500	£3,092	61	£325,377	£3,520	22	£290,045	£3,323
SBC Area	**502**	**£443,691**	**£3,599**	**390**	**£153,871**	**£2,633**	**772**	**£300,192**	**£3,439**	**970**	**£246,317**	**£3,129**

New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	28	£451,964	£3,928	3	£258,000	£3,583	4	£308,250	£4,342	16	£439,469	£3,652
Chiseldon and Lawn	26	£547,633	£3,953	1	£239,995	£3,582	14	£351,643	£3,834	7	£262,567	£4,207
Eastcott	0	£0	£0	3	£141,333	£3,110	0	£0	£0	0	£0	£0
Old Town	0	£0	£0	8	£258,688	£4,288	0	£0	£0	0	£0	£0
Ridgeway	9	£481,453	£3,784	0	£0	£0	6	£365,914	£3,880	0	£0	£0
St Andrews	13	£609,538	£3,547	0	£0	£0	5	£365,400	£3,795	0	£0	£0
St Margaret and South Marston	3	£378,328	£3,609	9	£134,987	£2,616	42	£323,927	£3,517	11	£259,171	£3,037
Walcot and Park North	0	£0	£0	0	£0	£0	0	£0	£0	2	£330,063	£3,478
Wroughton and Wichelstowe	58	£459,748	£3,933	1	£226,995	£3,290	83	£369,225	£3,648	0	£0	£0
SBC Area	**137**	**£488,693**	**£3,882**	**25**	**£197,975**	**£3,392**	**154**	**£353,436**	**£3,661**	**36**	**£343,902**	**£3,562**

Non New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	37	£488,257	£3,800	13	£153,958	£2,801	22	£337,523	£3,712	46	£258,303	£3,616
Central	10	£389,658	£3,584	6	£124,742	£2,152	11	£275,709	£3,438	68	£223,676	£2,605
Chiseldon and Lawn	39	£512,833	£3,863	6	£136,000	£2,563	38	£326,526	£3,839	11	£329,091	£3,322
Covingham and Dorcan	21	£361,393	£3,503	5	£143,000	£2,468	60	£308,671	£3,557	44	£252,023	£3,447
Eastcott	0	£0	£0	18	£118,183	£2,453	12	£357,125	£3,103	104	£240,944	£2,852
Gorse Hill and Pinehurst	5	£345,600	£3,235	2	£118,000	£2,144	39	£271,421	£2,996	53	£231,958	£2,908
Haydon Wick	41	£378,171	£3,729	4	£133,750	£2,362	35	£289,414	£3,445	43	£248,534	£3,752
Liden, Eldene and Park South	6	£460,850	£3,952	1	£130,000	£2,321	27	£264,074	£3,068	40	£237,138	£3,084
Lydiard and Freshbrook	38	£362,321	£3,418	2	£159,625	£3,788	39	£267,783	£3,730	52	£217,183	£3,353
Mannington and Western	10	£332,900	£3,337	37	£152,730	£2,629	8	£272,875	£3,685	74	£223,014	£2,987
Old Town	23	£510,957	£3,739	44	£165,723	£2,647	45	£353,058	£3,583	35	£325,857	£3,162
Penhill and Upper Stratton	7	£415,857	£3,512	1	£175,000	£0	48	£277,552	£3,380	34	£228,650	£3,206
Priory Vale	37	£421,416	£3,330	49	£157,816	£2,617	24	£292,646	£3,461	49	£272,060	£3,282
Ridgeway	22	£682,315	£4,205	0	£0	£0	7	£310,179	£3,902	6	£352,250	£3,380
Rodbourne Cheney	19	£367,684	£3,166	8	£142,750	£2,509	41	£258,671	£3,133	36	£242,972	£2,761
Shaw	57	£410,632	£3,366	8	£182,313	£2,776	27	£267,957	£3,785	44	£227,739	£3,700
St Andrews	64	£456,960	£3,493	61	£165,712	£2,621	52	£324,800	£3,453	58	£281,527	£3,058
St Margaret and South Marston	23	£414,326	£3,595	13	£134,300	£2,652	63	£303,595	£3,501	29	£266,466	£3,318
Walcot and Park North	2	£420,000	£3,168	2	£109,000	£1,846	32	£283,406	£3,230	44	£242,436	£2,909
Wroughton and Wichelstowe	19	£505,368	£3,822	17	£195,353	£3,165	38	£325,921	£3,701	14	£260,464	£2,961
SBC Area	**480**	**£440,672**	**£3,586**	**297**	**£156,475**	**£2,644**	**668**	**£299,190**	**£3,477**	**884**	**£247,605**	**£3,126**

New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	8	£450,000	£4,023	0	£0	£0	2	£372,500	£3,356	0	£0	£0
Chiseldon and Lawn	1	£845,000	£4,246	0	£0	£0	8	£361,875	£3,594	1	£450,000	£3,982
Eastcott	0	£0	£0	1	£127,500	£2,277	0	£0	£0	0	£0	£0
Ridgeway	12	£451,705	£4,036	0	£0	£0	2	£322,497	£4,202	0	£0	£0
St Andrews	0	£0	£0	0	£0	£0	3	£370,000	£3,703	0	£0	£0
St Margaret and South Marston	4	£365,995	£3,608	0	£0	£0	6	£277,163	£3,801	0	£0	£0
Wroughton and Wichelstowe	12	£466,675	£3,835	0	£0	£0	19	£360,628	£3,654	0	£0	£0
SBC Area	**37**	**£457,555**	**£3,927**	**1**	**£127,500**	**£2,277**	**40**	**£347,748**	**£3,680**	**1**	**£450,000**	**£3,982**

2025

Non New Build	Detached			Flat			Semi-detached			Terraced		
	Count	Average	Average	Count	Average	Average	Count	Average	Average	Count	Average	Average
Blunsdon and Highworth	1	£530,000	£5,354	0	£0	£0	1	£300,000	£3,704	0	£0	£0
Central	0	£0	£0	0	£0	£0	1	£342,500	£2,927	0	£0	£0
Chiseldon and Lawn	1	£380,000	£3,115	0	£0	£0	0	£0	£0	0	£0	£0
Covingham and Dorcan	0	£0	£0	0	£0	£0	1	£259,000	£2,785	0	£0	£0
Eastcott	0	£0	£0	0	£0	£0	2	£237,500	£2,835	2	£210,000	£0
Haydon Wick	2	£305,000	£3,542	0	£0	£0	0	£0	£0	0	£0	£0
Lydiard and Freshbrook	1	£406,000	£3,980	1	£130,000	£2,826	0	£0	£0	4	£269,313	£3,572
Mannington and Western	1	£370,000	£0	1	£119,000	£1,859	0	£0	£0	2	£259,500	£2,946
Old Town	0	£0	£0	0	£0	£0	2	£383,500	£3,364	1	£315,000	£2,739
Penhill and Upper Stratton	0	£0	£0	1	£127,000	£1,549	2	£342,000	£3,634	0	£0	£0
Priory Vale	1	£515,000	£3,366	2	£164,500	£2,535	1	£358,000	£2,280	0	£0	£0
Rodbourne Cheney	0	£0	£0	0	£0	£0	1	£288,000	£3,512	1	£193,500	£2,977
St Andrews	1	£370,000	£3,627	0	£0	£0	1	£360,000	£2,791	0	£0	£0
St Margaret and South Marston	1	£435,000	£2,919	0	£0	£0	2	£300,500	£3,458	1	£180,000	£2,000
Walcot and Park North	0	£0	£0	1	£97,500	£1,950	1	£370,000	£3,190	2	£345,000	£3,738
Wroughton and Wichelstowe	0	£0	£0	0	£0	£0	1	£325,000	£3,869	1	£175,000	£3,125
SBC Area	**9**	**£401,778**	**£3,681**	**6**	**£133,750**	**£2,209**	**16**	**£320,594**	**£3,254**	**14**	**£254,982**	**£3,175**

No Newbuild Data.

Appendix 6 – Residential Newbuild Asking Prices

Area	Developer / Agent	Scheme	Address	Address	Postcode	Name	Beds	Type	sqm	Asking Price £	£ per sqm
West	Purple Bricks	The Quadrant	Stonehill Green	Swindon	SN5 7DH		4	T		£375,000	
West	Purple Bricks	The Quadrant	Stonehill Green	Swindon	SN5 7DH		3	T	120	£325,000	£2,708
West	Purple Bricks	The Quadrant	Stonehill Green	Swindon	SN5 7DH		3	T	120	£325,000	£2,708
NE	Green Square Homes	Via Alveus	Blunsdon	Swindon	SN26	Woodcote	4	D	147	£528,000	£3,592
NE	Green Square Homes	Via Alveus	Blunsdon	Swindon	SN26	Foxcote	4	D	96	£400,000	£4,167
North	Backhouse Housing	Backhouse Blunsdon	Blunsdon	Swindon	SN26 8AQ	Ridge	3	D	97	£395,000	£4,072
North	Backhouse Housing	Backhouse Blunsdon	Blunsdon	Swindon	SN26 8AQ	Highfield	4	T	119	£430,000	£3,613
North	Backhouse Housing	Backhouse Blunsdon	Blunsdon	Swindon	SN26 8AQ	Barn	2	T	104	£515,000	£4,952
North	Backhouse Housing	Backhouse Blunsdon	Blunsdon	Swindon	SN26 8AQ	Somerfield	4	D	110	£580,000	£5,273
North	Backhouse Housing	Backhouse Blunsdon	Blunsdon	Swindon	SN26 8AQ	Loft	4	D	186	£675,000	£3,629
North	Backhouse Housing	Backhouse Blunsdon	Blunsdon	Swindon	SN26 8AQ	Loft	4	D	186	£675,000	£3,629
North	Backhouse Housing	Backhouse Blunsdon	Blunsdon	Swindon	SN26 8AQ	Q type	5	D	208	£925,000	£4,447
South East	Bovis	Redlands Grove	Wanborough	Swindon	SN3 0AE						
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Cooper	2	S	70	£308,995	£4,414
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Cooper	2	S	70	£308,995	£4,414
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Tailor	3	S	72	£320,995	£4,458
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Tailor	3	S	72	£321,500	£4,465
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Harper	3	S	92	£359,995	£3,913
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Harper	3	S	92	£359,995	£3,913
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Harper	3	S	92	£359,995	£3,913
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Thespian	3	S	83	£369,995	£4,458
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Thespian	3	S	83	£369,995	£4,458
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Tanner	3	S		£379,995	
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Spinner	3	S	110	£404,995	£3,682
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Spinner	3	S	110	£404,995	£3,682
South East	Bellway	Redlands Grove	Wanborough	Swindon	SN4 0AA	Bowyer	4	D	118	£484,995	£4,110
South East	Bewley Homes	Hintons Croft	Wanborough	Swindon	SN4 0DF	Lotmead	4	D	160	£850,000	£5,313
South East	Bewley Homes	Hintons Croft	Wanborough	Swindon	SN4 0DF	Charlbury	4	D	169	£899,950	£5,325
South East	Bewley Homes	Hintons Croft	Wanborough	Swindon	SN4 0DF	Honeyfield	4	D	169	£899,950	£5,325
Central East	Richard James	Barrowby Gate	Kingsdown Park	Swindon	SN3 6GP		4	D	140	£495,000	£3,536
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Carlow	3	T	92	£345,000	£3,750
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Carlow	3	T	92	£348,000	£3,783
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Carlow	3	T	92	£348,000	£3,783
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Carlowe II	3	T	95	£350,000	£3,684
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Grange	4	S	127	£390,000	£3,071
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Grange	4	S	127	£390,000	£3,071

Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Grange	4	S	127	£390,000	£3,071
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Grange	4	S	127	£399,000	£3,142
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Greystones	4	S	95	£375,000	£3,947
Central East	Lagan Homes	Western Gate	Brook Road	Swindon	SN3 6GP	Limerick	4	S	100	£380,000	£3,800
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Cedar	3	T	79	£290,000	£3,671
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Cedar	3	T	79	£300,000	£3,797
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Cedar	3	T	79	£310,000	£3,924
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Beech	2	T	67	£265,000	£3,955
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Beech	2	T	67	£270,000	£4,030
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Birch	2	T	78	£280,000	£3,590
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Cedar	3	T	79	£310,000	£3,924
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Cedar	3	T	79	£315,000	£3,987
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Cedar	3	T	78	£310,000	£3,974
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Chestnut	3	T	103	£360,000	£3,495
Central East	Oakfield	Oakfield	Marlow Avenue	Swindon	SN3 6HN	Rowan	4	T	103	£375,000	£3,641
South	Barratt	Wichel Fields	Mill Lane	Swindon	SN1 7BX	Hemlock	2	F	90	£217,995	£2,422
South	Barratt	Wichel Fields	Mill Lane	Swindon	SN1 7BX	Hawthorn	2	F	90	£219,995	£2,444
South	Barratt	Wichel Fields	Mill Lane	Swindon	SN1 7BX	Juniper	2	F	90	£237,995	£2,644
South	Barratt	Orchards View	Pippin Street	Swindon	SN1 7EU	Haversham Extra	4	S	108	£409,995	£3,796
Central South	Richard James	The Forum	Marlborough Road	Swindon	SN3 1QN		2	F	74	£239,950	£3,243
Central South	Richard James	The Forum	Marlborough Road	Swindon	SN3 1QN		2	F	74	£239,950	£3,243
South	DWH	Canalside	Peglars Way	Wichelstowe	SN1 7BY						
South	DWH	Orchards Rise	Quince Avenue	Swindon	SN1 7EU	Hanbury	4	D	110	£440,000	£4,000
South	DWH	Orchards Rise	Quince Avenue	Swindon	SN1 7EU	Hanbury	4	D	110	£450,000	£4,091
South	DWH	Orchards Rise	Quince Avenue	Swindon	SN1 7EU	Grange	4	D	137	£450,000	£3,285
South	DWH	Orchards Rise	Quince Avenue	Swindon	SN1 7EU	Everleigh	4	D	134	£470,000	£3,507
South	DWH	Orchards Rise	Quince Avenue	Swindon	SN1 7EU	Somerby	4	D	139	£530,000	£3,813
South	DWH	Orchards Rise	Quince Avenue	Swindon	SN1 7EU	Milbourne	4	D	157	£597,000	£3,803
South	DWH	Orchards Rise	Quince Avenue	Swindon	SN1 7EU						
Swindon North	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Brandywell	3	S	76	£335,000	£4,408
Swindon North	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Crayford	3	T	78	£345,000	£4,423
Swindon North	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Harlow	3	D	84	£370,000	£4,405
Swindon North	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Owlerton	4	T	123	£400,000	£3,252
Swindon North	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Owlerton	4	S	123	£410,000	£3,333
Swindon North	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Thornton	4	D	124	£480,000	£3,871
South	Redrow	Badbury Park	Homington Avenue	Coate	SN3 6GE	Warwick Semi	3	S	98	£362,000	£3,694
South	Redrow	Badbury Park	Homington Avenue	Coate	SN3 6GE	Oxford	4	D	133	£494,000	£3,714

South	Redrow	Badbury Park	Homington Avenue	Coate	SN3 6GE	Henley	4	D	138	£595,000	£4,312
South	Redrow	Badbury Park	Homington Avenue	Coate	SN3 6GE	Ledsham	4	D	165	£621,000	£3,764

Appendix 7 - CoStar Non-Residential Data

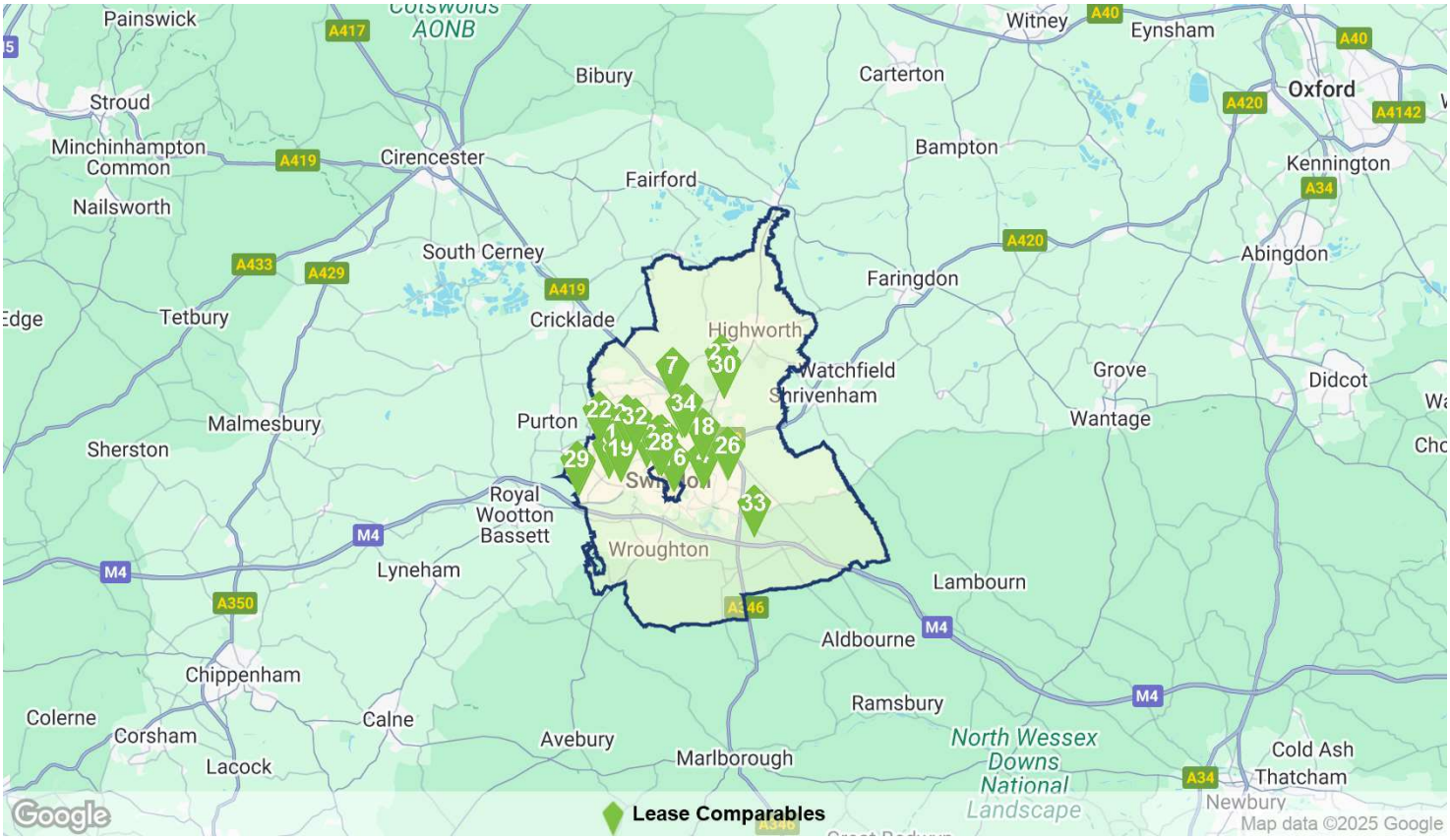
The pages in this appendix are not numbered.

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
62	£15.36	£15.77	21

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	41	£7.50	£15.36	£15.00	£34.34
Achieved Rent Per Sq ft	31	£9.94	£15.77	£15.00	£34.28
Effective Rent Per Sq ft	5	£11.73	£16.39	£16.70	£22.55
Asking Rent Discount	18	-3.1%	3.9%	0.0%	21.4%
TI Allowance	-	-	-	-	-
Rent Free Months	14	0	6	4	15

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	52	1	21	11	152
Deal Size	62	154	4,210	2,502	44,984
Deal in Months	34	12.0	92.0	84.0	192.0
Floor Number	61	GRND	RDJ	RDJ	6

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1	**Hindle Way** Hindle Way	★★★☆☆	2,576	1st	24/03/2025	New Lease	£14.00	Asking
2	**1 Newbridge Sq**	★★★☆☆	5,000	Unkwn	10/03/2025	New Lease	-	-
3	**Edison Park** Edison Park	★★★☆☆	5,044	GRND	07/02/2025	New Lease	£13.50/fri	Achieved
4	**George Hall Court** Cavendish Sq	★★☆☆☆	1,919	GRND	02/12/2024	New Lease	£12.50	Asking
5	**Delta 600-612** Delta Business Park	★★★☆☆	1,500	GRND	19/11/2024	New Lease	£13.50/fri	Asking
6	**Stella** Whitehill Way	★★★★☆	1,596	GRND	26/09/2024	New Lease	£22.00	Asking
5	**Delta 600-612** Delta Business Park	★★★☆☆	7,718	GRND,1-2	25/09/2024	New Lease	-	-
7	**Gemini House** Hargreaves Rd	★★★☆☆	627	1st	24/09/2024	New Lease	£16.50/fri	Achieved
8	**Papermakers House** 1 Rivenhall Rd	★★★☆☆	2,758	1st	10/09/2024	New Lease	£17.00	Asking
8	**Papermakers House** 1 Rivenhall Rd	★★★☆☆	3,000	GRND	27/08/2024	New Lease	£17.00	Asking
9	**3-5 Wood St**	★★☆☆☆	1,738	2nd	04/07/2024	New Lease	£13.46/fri	Achieved
8	**Papermakers House** 1 Rivenhall Rd	★★★☆☆	5,758	GRND,1	17/06/2024	New Lease	£17.00	Asking
1	**Hindle Way** Hindle Way	★★★☆☆	6,042	1st	27/05/2024	New Lease	£14.00/fri	Achieved
10	**Marlborough House** 26 High St	★★★☆☆	550	1st	15/04/2024	New Lease	-	-
11	**Ergo Business Park** Kelvin Rd	★★★☆☆	734	GRND	31/01/2024	New Lease	-	-
12	**Delta 1200** Welton Rd	★★★☆☆	9,776	GRND	31/01/2024	New Lease	£19.15	Effective
13	**Apple Walk**	★★★☆☆	3,815	1st	24/01/2024	New Lease	£16.50	Achieved
5	**Delta 600-612** Delta Business Park	★★★☆☆	852	2nd	09/01/2024	New Lease	£12.50/fri	Asking
3	**Edison Park** Edison Park	★★★☆☆	5,806	GRND	04/12/2023	New Lease	£11.00/fri	Achieved
5	**Delta 600-612** Delta Business Park	★★★☆☆	1,430	2nd	20/11/2023	New Lease	£12.50/fri	Achieved
5	**Delta 600-612** Delta Business Park	★★★☆☆	976	1-2	07/11/2023	New Lease	£12.50/fri	Achieved

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
14	**Newbridge Sq**	★★★☆☆	2,500	3rd	07/11/2023	New Lease	£19.50/fri	Achieved
15	**Copse Farm Office Park** Lancaster Pl	★★★☆☆	3,756	GRND,1	20/10/2023	New Lease	£15.00	Asking
16	**Cornmarket House** 1 The Square	★★☆☆☆	622	2nd	02/10/2023	New Lease	-	-
17	**Links House** Glenmore Business Park	★★★☆☆	5,759	GRND,1-2	29/09/2023	New Lease	£14.00	Asking
14	**Newbridge Sq**	★★★☆☆	2,700	3rd	25/09/2023	New Lease	£16.70/fri	Effective
17	**Links House** Glenmore Business Park	★★★☆☆	5,759	GRND,1-2	01/08/2023	New Lease	£15.00	Asking
18	**Kelvin Rd**	★★★☆☆	2,699	GRND,1	01/08/2023	New Lease	-	-
19	**Delta 500-501** Delta Office Park	★★☆☆☆	1,552	1st	30/07/2023	New Lease	£22.55/fri	Effective
7	**Gemini House** Hargreaves Rd	★★★☆☆	2,279	1st	10/07/2023	New Lease	£14.00/fri	Achieved
20	**Pine Ct**	★★★☆☆	1,547	GRND,1	26/06/2023	New Lease	£14.54	Asking
8	**Papermakers House** 1 Rivenhall Rd	★★★☆☆	1,584	GRND	01/06/2023	New Lease	£24.06/fri	Achieved
21	**Churchward House** Kemble Dr	★★★☆☆	3,805	GRND	29/05/2023	New Lease	£19.05/fri	Achieved
22	**Arclite House** Century	★★★★☆	10,945	1-2	01/05/2023	New Lease	£18.50	Asking
23	**Darby**	★★★☆☆	352	GRND	14/04/2023	New Lease	£24.85/fri	Achieved
24	**42-43 Havelock St**	★★★☆☆	1,257	1st	01/04/2023	New Lease	£9.94/fri	Achieved
25	**Western House** 1 Holbrook Way	★★★☆☆	44,984	GRND,1-6	24/03/2023	Renewal	£15.75/fri	Effective
26	**Dorcan Way** Richmond House Way	★★★☆☆	5,600	GRND	23/03/2023	New Lease	£14.50	Achieved
27	**Stanton Court** Stirling Rd	★★★☆☆	1,528	GRND	09/03/2023	New Lease	-	-
7	**Gemini House** Hargreaves Rd	★★★☆☆	610	GRND	26/02/2023	New Lease	£13.85/fri	Achieved
28	**26 Morley St**	★★★☆☆	463	GRND,1	01/02/2023	New Lease	£16.19	Achieved
29	**Whitehill House** Whitehill Way	★★★☆☆	3,742	2nd	23/01/2023	New Lease	£21.00/fri	Achieved

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
30	**Stirling House** Viscount Way	★★★☆☆	21,185	GRND,1	01/01/2023	New Lease	£15.00/fri	Achieved
31	**The Hub** Kembrey Park	★★★☆☆	1,194	GRND	18/12/2022	New Lease	£16.33	Asking
1	**Hindle Way** Hindle Way	★★★☆☆	2,505	GRND	09/12/2022	New Lease	£12.00/fri	Achieved
32	**BSS House** Cheney Manor Industrial E…	★★★☆☆	154	1st	15/11/2022	New Lease	£34.28	Achieved
32	**BSS House** Cheney Manor Industrial E…	★★★☆☆	300	1st	01/11/2022	New Lease	£28.20	Asking
33	**1 Watts & 2 Ellis Barn** The Old Dairy	★★★☆☆	1,352	GRND	26/10/2022	New Lease	£15.53	Asking
34	**Aspen Park**	★★★☆☆	1,633	GRND,1	04/10/2022	New Lease	£9.03/fri	Asking
26	**Dorcan Way** Edison Park	★★★☆☆	17,737	GRND,1	03/10/2022	New Lease	£13.00/fri	Achieved

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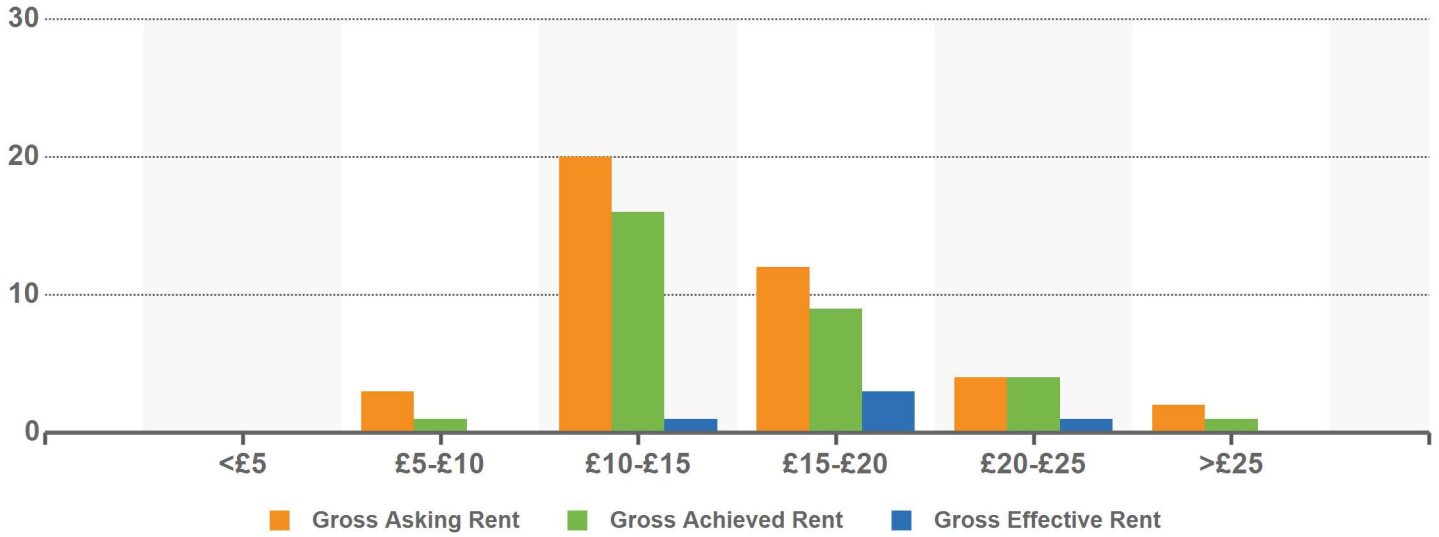
Rents

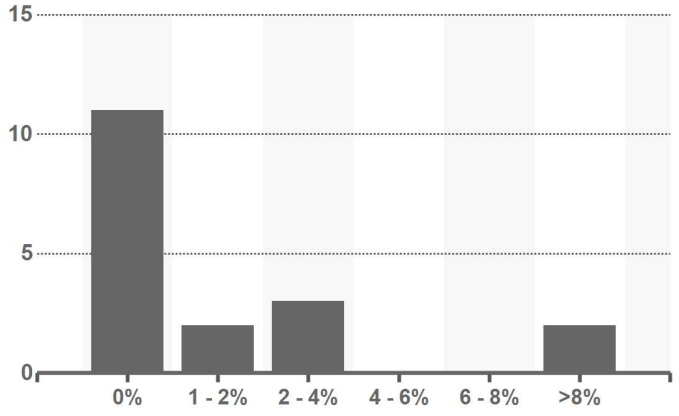
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£15.36	£15.77	£16.39	6.1

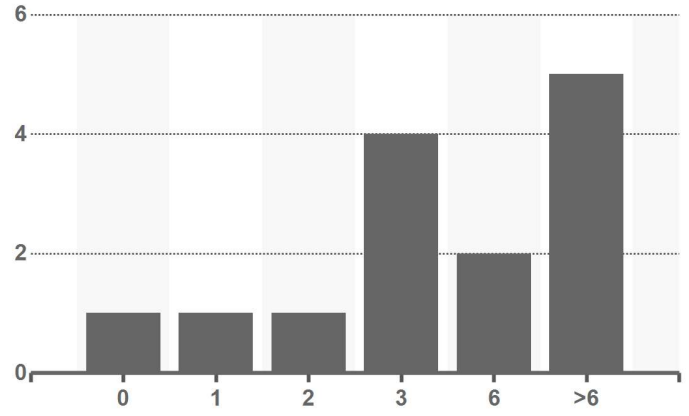
DEALS BY GROSS ASKING, GROSS ACHIEVED, AND GROSS EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



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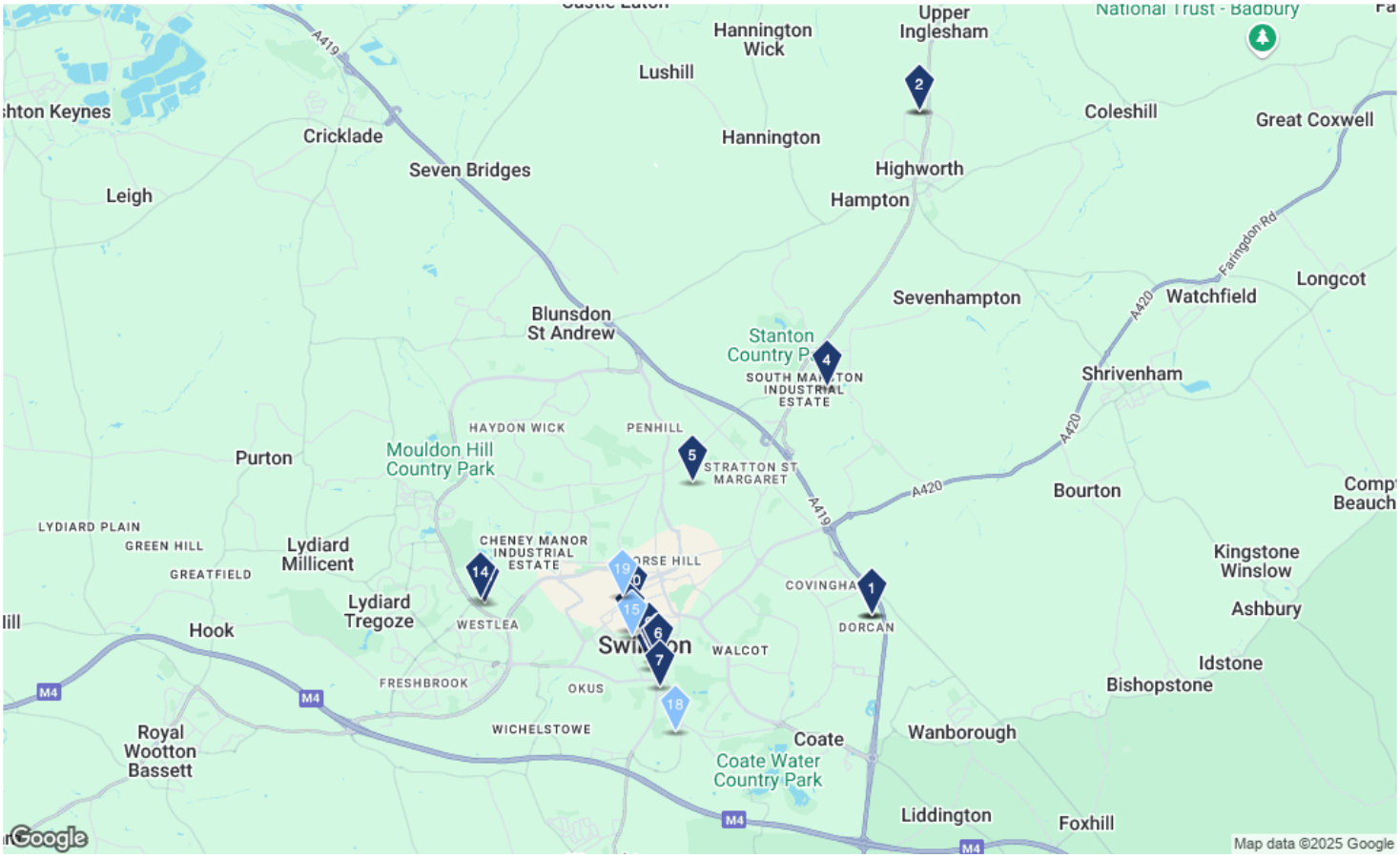
Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£108,000	£6,112,623	£1,646,490	£38,000,000
Sale Price Per Sq ft	£74	£259	£141	£362
Yield	8.6%	8.6%	8.6%	8.6%
Sale Price Per ac	£68,680	£5,015,206	£6,687,378	£30,645,161

Property Attributes	Low	Average	Median	High
Building Sq ft	644 Sq ft	15,775 Sq ft	4,373 Sq ft	123,188 Sq ft
Year Built	1900	1965	1982	2022
% Leased At Sale	0.0%	76.9%	100%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.8	★★★☆☆ 3	★★★★☆ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Office Unit: Suite 4 Murdock Rd Swindon SN3 5HY	Office Unit ★★★☆☆	2000	1,130 Sq ft	15/07/2024	£150,000 (£132.74/Sq ft)	-

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Light industrial Unit: Suite 3 Blackworth Ct Highworth SN6 7NS	Office Unit ★★★☆☆	2004	1,460 Sq ft	20/12/2023	Not Disclosed	-
3	Multi-Property Sale 25 Morley St Swindon SN1 1SG	Office ★★★☆☆ Part of a Portfolio	1928	644 Sq ft	04/07/2023	Not Disclosed	-
4	Stirling House Viscount Way Swindon SN3 4TN	Office ★★★☆☆	2001	21,185 Sq ft (100%)	30/06/2023	£2,850,000 (£134.53/Sq ft)	8.56% Actual
5	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Office ★★☆☆☆ Part of a Portfolio	1978	4,950 Sq ft	21/06/2023	£442,980 (£89.49/Sq ft)	-
6	41 Belle Vue Rd Swindon SN1 3HN	Office ★★☆☆☆	1900	3,797 Sq ft (100%)	01/06/2023	Not Disclosed	-
7	38-42 Newport St Swindon SN1 3DR	Office ★★★☆☆	1928	12,438 Sq ft (0%)	01/05/2023	Not Disclosed	-
8	Light industrial Unit: Suite 2 Blackworth Ct Highworth SN6 7NS	Office Unit ★★★☆☆	2004	1,460 Sq ft	26/01/2023	£108,000 (£73.97/Sq ft)	-
9	Hillside House 163 Victoria Rd Swindon SN1 3BU	Office ★★☆☆☆	1904	938 Sq ft (0%)	01/01/2023	Not Disclosed	-
10	2 Unity Place 1 Carfax Close Swindon SN1 1AP	Office ★★★★☆	2022	123,188 Sq ft (100%)	21/12/2022	£38,000,000 (£308.47/Sq ft)	-
11	Paxton House Prospect Pl Swindon SN1 3LJ	Office ★★★☆☆	1982	13,652 Sq ft (100%)	26/05/2022	£3,700,000 (£271.02/Sq ft)	-
12	75 Victoria Rd Swindon SN1 3BB	Office ★★★☆☆	1911	966 Sq ft (100%)	20/05/2022	£350,000 (£362.32/Sq ft)	-
13	Mayze House 1 Pagoda Park Swindon SN5 7YT	Office ★★★☆☆	1989	22,319 Sq ft (100%)	30/03/2022	£3,300,000 (£147.86/Sq ft)	-
14	Chapel House 2B-2B Westmead Dr Swindon SN5 7UN	Office ★★★☆☆	1994	12,716 Sq ft (100%)	30/03/2022	Not Disclosed	-
15	Retail Unit: Suite 11-12 11-12 Commercial Rd Swindon SN1 5NF	Office Unit ★★★☆☆	1960	1,131 Sq ft	Pending	£150,000 (£132.63/Sq ft)	9.60% Actual
16	Office Unit: Suite 8 Murdock Rd Swindon SN3 5HY	Office Unit ★★★☆☆	2000	1,057 Sq ft	Pending	Not Disclosed	-
17	Office Unit: Suite 7 Murdock Rd Swindon SN3 5HY	Office Unit ★★★☆☆	2000	1,082 Sq ft	Pending	Not Disclosed	-
18	Intel (UK) Ltd Pipers Way Swindon SN3 1RJ	Office ★★★☆☆	1982	187,000 Sq ft (100%)	Pending	Not Disclosed	-
19	S N 1 Station Rd Swindon SN1 1DG	Office ★★★☆☆	1979/2011	50,640 Sq ft (100%)	Pending	Not Disclosed	-

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Comps Statistics

	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£150,000	£6,970,426	£2,850,000	£38,000,000	7
NIA					
For Sale & UC/Pending	1,057 SF	59,945 SF	25,861 SF	187,000 SF	4
Sold Transactions	644 SF	18,160 SF	8,694 SF	123,188 SF	12
Price per SF					
For Sale & UC/Pending	-		-	-	-
Sold Transactions	£89.49	£260.38	£147.86	£362.32	7
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	287	291	291	295	4
Sold Transactions	139	250	184	684	8
Sale Price to Asking Price Ratio					
Sold Transactions	75.00%	87.50%	87.50%	100.00%	2
Light Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£108,000	£108,000	£108,000	£108,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,460 SF	1,460 SF	1,460 SF	1,460 SF	2
Price per SF					
For Sale & UC/Pending	-		-	-	-
Sold Transactions	£73.97	£73.97	£73.97	£73.97	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	307	471	471	635	2
Sale Price to Asking Price Ratio					
Sold Transactions	100.00%	100.00%	100.00%	100.00%	1

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Quick Stats Report

	Low	Average	Median	High	Count
General Retail					
Price					
For Sale & UC/Pending	£150,000	£150,000	£150,000	£150,000	1
Sold Transactions	-	-	-	-	-
Centre Size					
For Sale & UC/Pending	1,131 SF	1,131 SF	1,131 SF	1,131 SF	1
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	£132.63	£132.63	£132.63	£132.63	1
Sold Transactions	-		-	-	-
Net Initial Yield					
For Sale & UC/Pending	9.60%	9.60%	9.60%	9.60%	1
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	336	336	336	336	1
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

Totals

For Sale & UC/Pending	Asking Price Total:	£150,000	Total For Sale Transactions:	5
Sold Transactions	Total Sales Volume:	£48,900,980	Total Sales Transactions:	14
	Total Included in Analysis:	£49,050,980	Total Included in Analysis:	19

Survey Criteria

basic criteria: Type of Property - Office; Sale Date - from 25/03/2022; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Swindon Central (Swindon), Swindon Fringe (Swindon)

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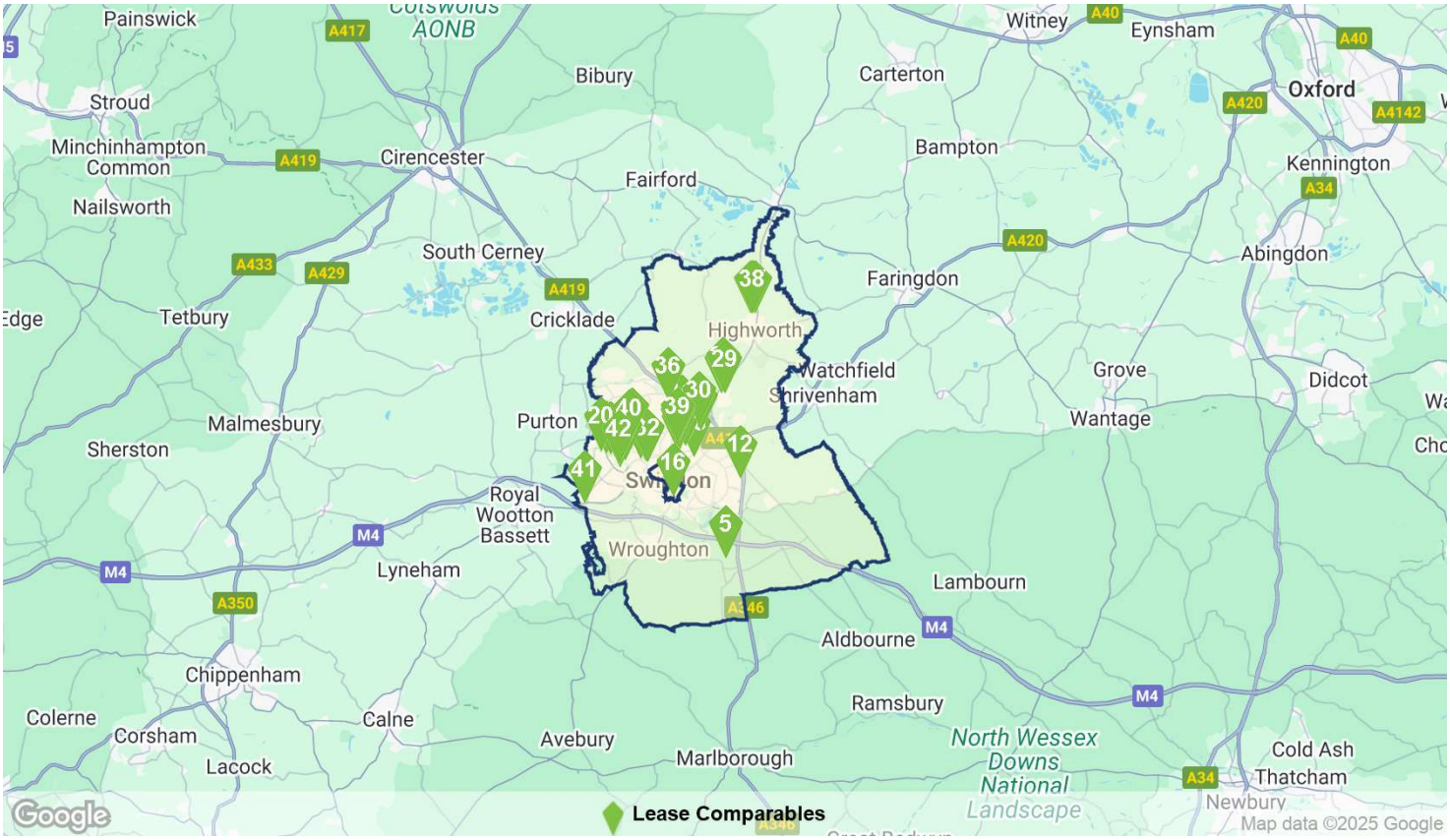
Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
147	£7.87	£7.87	16

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	89	£5.07	£7.87	£8.53	£24.86
Achieved Rent Per Sq ft	56	£1.33	£7.87	£9.05	£22.12
Effective Rent Per Sq ft	8	£7.24	£8.74	£7.78	£22.12
Asking Rent Discount	25	-20.0%	2.7%	0.0%	41.0%
TI Allowance	-	-	-	-	-
Rent Free Months	17	0	3	3	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	115	1	16	12	61
Deal Size	147	500	12,218	4,988	244,662
Deal in Months	59	3.0	91.0	60.0	240.0
Floor Number	146	GRND	GRND	GRND	MEZZ

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1	1 Blackworth Industrial...	★★★☆☆	39,116	GRND	25/02/2025	New Lease	£6.00	Achieved
2	Darby Close	★★★☆☆	750	GRND	06/02/2025	New Lease	£14.66/fri	Achieved
3	Rivermead Dr	★★★☆☆	802	GRND	05/02/2025	New Lease	£13.22	Asking
4	. Gipsy Ln	★★★★☆	3,454	GRND	01/02/2025	New Lease	£17.00	Achieved
4	. Gipsy Ln	★★★★☆	3,512	GRND	01/02/2025	New Lease	£17.00	Achieved
5	Butts Business Centre Butts Rd	★★★☆☆	500	GRND	13/01/2025	New Lease	£14.40	Asking
6	Hillmead Industrial Estate Marshall	★★★☆☆	7,768	GRND,1	09/12/2024	New Lease	£8.50	Asking
7	Stirling Rd	★★★☆☆	34,102	GRND,1	01/12/2024	New Lease	£7.98	Asking
8	Bramble Rd	★★★☆☆	3,433	GRND	30/11/2024	New Lease	£9.03/fri	Achieved
9	Lynton Rd	★★★☆☆	4,935	GRND	22/11/2024	New Lease	£9.00/fri	Asking
3	Rivermead Dr	★★★☆☆	1,446	GRND	20/11/2024	New Lease	£12.93	Asking
10	Napier Close	★★☆☆☆	7,930	GRND,...	15/11/2024	New Lease	£7.06	Asking
11	Block D Southmead Close	★★★★☆	1,545	GRND,1	11/11/2024	New Lease	£10.97	Asking
12	110 Faraday Rd	★★★☆☆	53,708	GRND,1	01/11/2024	New Lease	-	-
13	Westmead Dr	★★★☆☆	5,405	GRND,1	28/10/2024	New Lease	£9.16	Asking
14	Ash Kembrey Park	★★★☆☆	2,269	GRND	04/10/2024	New Lease	£10.47	Achieved
15	Kembrey St	★★★☆☆	1,862	GRND,1	30/09/2024	New Lease	£9.53	Asking
16	Signal Way	★★☆☆☆	1,540	GRND	30/09/2024	New Lease	£11.00	Asking
17	Rivermead Dr	★★★☆☆	20,169	GRND,1	29/09/2024	Renewal	£9.07/fri	Achieved
18	Marshgate	★★★☆☆	11,288	GRND,1	13/09/2024	New Lease	£9.00	Asking
19	Headlands Trading Estate	★★☆☆☆	5,833	GRND,1	10/09/2024	New Lease	£6.53	Asking

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
20	Marshall Rd	★★★☆☆	7,729	GRND,1	10/09/2024	New Lease	£8.51	Achieved
21	Radway Dr	★★★☆☆	3,865	GRND	10/09/2024	New Lease	£10.99	Asking
22	Techno Trading Estate	★★★☆☆	9,463	GRND,1	10/09/2024	New Lease	£7.66	Asking
23	Wyndham Rd	★★☆☆☆	13,303	GRND,1	10/09/2024	New Lease	£7.25	Asking
24	Bramble Rd	★★☆☆☆	33,929	GRND,…	08/08/2024	Renewal	£6.71	Achieved
25	Techno Trading Estate Bramble Rd	★★☆☆☆	2,777	GRND	08/08/2024	Renewal	£6.71	Achieved
26	Bramble Rd	★★☆☆☆	15,900	GRND,…	08/07/2024	Renewal	£6.71	Achieved
27	Dunbeath	★★★☆☆	6,034	GRND,1	01/07/2024	New Lease	£9.53	Achieved
6	Hillmead Industrial Estate Marshall	★★★☆☆	7,854	GRND	01/07/2024	New Lease	-	-
28	15 Avro Gate	★★★☆☆	2,011	GRND	27/06/2024	New Lease	£10.25/fri	Achieved
29	Woodside Rd	★★☆☆☆	5,709	GRND,1	10/06/2024	New Lease	£8.75	Asking
30	428 Parsonage Rd	★★★☆☆	30,558	GRND	02/06/2024	New Lease	£5.96	Asking
4	. Gipsy Ln	★★★★☆	16,535	GRND	01/06/2024	New Lease	£16.00	Achieved
1	1 Blackworth Industrial…	★★★☆☆	27,100	GRND	03/04/2024	New Lease	£1.33	Achieved
31	2271 Dunbeath Rd	★★★☆☆	1,860	GRND	01/04/2024	New Lease	£9.23	Asking
32	Newcombe Dr	★★★☆☆	50,772	GRND,1	01/04/2024	New Lease	£7.25	Effective
33	Westmead Industrial Est	★★★☆☆	1,250	GRND	01/04/2024	New Lease	£11.00	Asking
34	Athena Ave	★★★☆☆	19,111	GRND	01/03/2024	New Lease	£5.95	Asking
35	Blackworth Industrial Es…	★★☆☆☆	800	GRND	19/02/2024	New Lease	£13.13/fri	Asking
36	Crompton Rd	★★★☆☆	37,926	GRND,1…	31/01/2024	New Lease	-	-
37	Barnfield Rd	★★★☆☆	623	GRND	29/01/2024	New Lease	£16.05/fri	Achieved

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
38	Victoria House Blackworth Industrial Estate	★★★☆☆	7,374	GRND	26/01/2024	New Lease	£2.14	Achieved
39	Unit C5 5 Kembrey St	★★★☆☆	29,672	GRND,1	18/01/2024	New Lease	£8.08/fri	Effective
40	4 Ravenseft Park	★★☆☆☆	4,489	GRND	10/01/2024	New Lease	£8.80/fri	Achieved
41	Unit 10 Euro Way	★★☆☆☆	14,104	GRND,...	15/12/2023	New Lease	£8.07/fri	Effective
42	Westmead Dr	★★★☆☆	3,494	GRND,1	01/12/2023	New Lease	-	-
38	Victoria House Blackworth Industrial Estate	★★★☆☆	2,260	GRND	27/11/2023	New Lease	£10.00	Achieved
38	Victoria House Blackworth Industrial Estate	★★★☆☆	1,667	GRND	27/11/2023	New Lease	£10.00	Achieved
38	Victoria House Blackworth Industrial Estate	★★★☆☆	2,616	GRND	23/11/2023	New Lease	-	-

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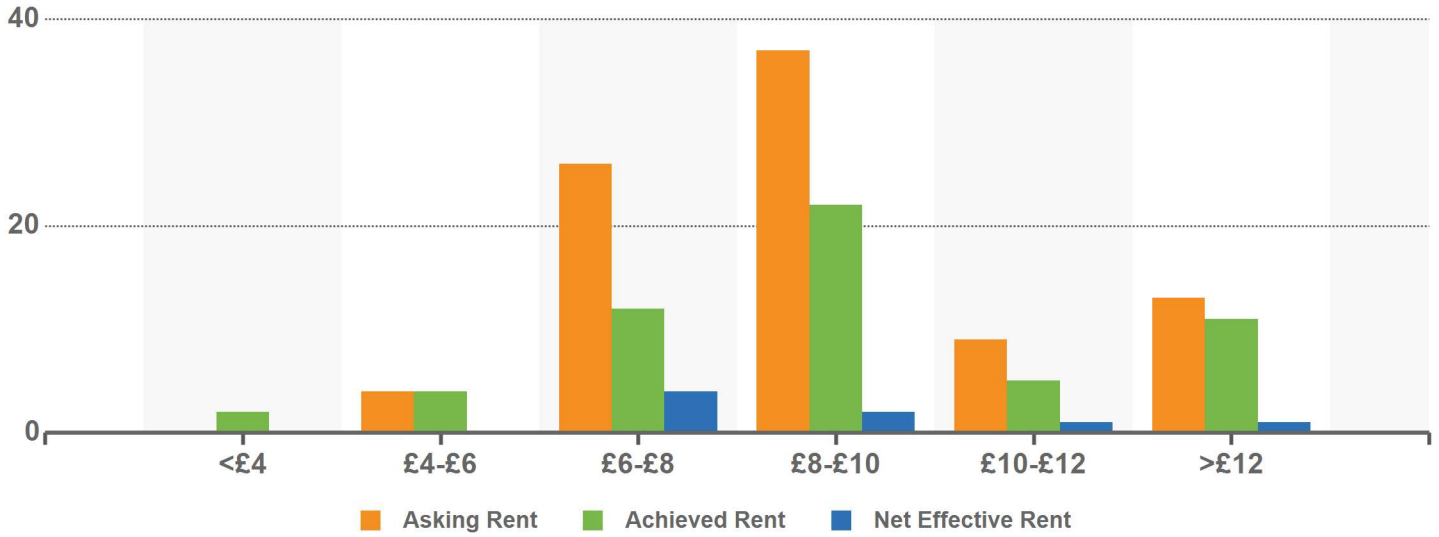
Rents

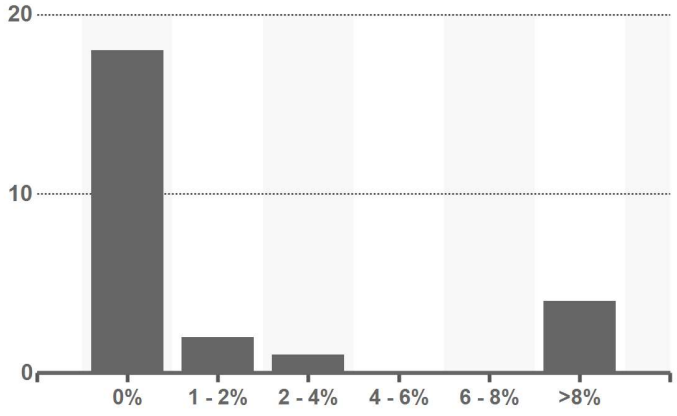
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£7.87	£7.87	£8.74	2.9

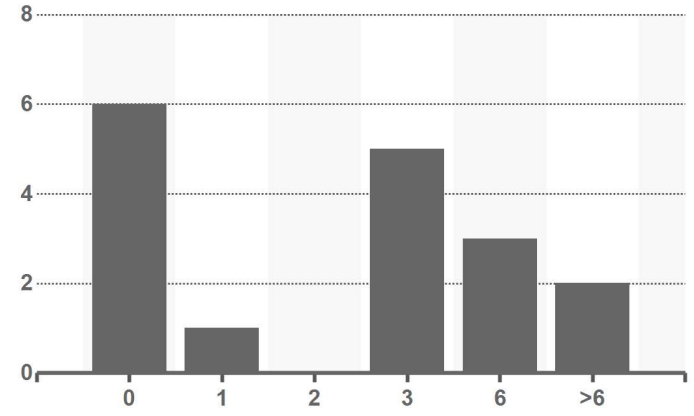
DEALS BY ASKING, ACHIEVED AND EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



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Sale Comps Map & List Report

Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£195,000	£6,591,902	£1,482,483	£126,372,000
Sale Price Per Sq ft	£14	£63	£66	£163
Yield	2.0%	6.5%	5.9%	12.7%
Sale Price Per ac	£37,683	£451,960	£606,361	£2,826,582

Property Attributes	Low	Average	Median	High
Building Sq ft	1,146 Sq ft	64,971 Sq ft	15,900 Sq ft	2,122,342 Sq ft
Year Built	1886	1983	1986	2020
% Leased At Sale	0.0%	89.1%	100%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.7	★★★☆☆ 3	★★★★☆ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	South Marston Park Viscount Way Swindon SN3 4TN	Warehouse ★★★☆☆	1998	63,000 Sq ft (100%)	10/03/2025	Not Disclosed	-

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Oak Tree Business Centre Spitfire Way Swindon SN3 4TX	Industrial ★★★☆☆ Part of a Portfolio	2008	24,324 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
3	Oak Tree Business Park Hunts Rise Swindon SN3 4TG	Industrial ★★★☆☆ Part of a Portfolio	2008	10,233 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
4	Oak Tree Business Centre Spitfire Way Swindon SN3 4TX	Industrial ★★★☆☆ Part of a Portfolio	2008	21,524 Sq ft	19/12/2024	Not Disclosed	6.45% Actual
5	Techno Trading Estate Bramble Rd Swindon SN2 8LU	Industrial ★★☆☆☆ Part of a Portfolio	1971	2,777 Sq ft	07/08/2024	Not Disclosed	8.50% Reversionary
6	Techno Trading Estate Bramble Rd Swindon SN2 8HB	Industrial ★★☆☆☆ Part of a Portfolio	1971	33,929 Sq ft	07/08/2024	Not Disclosed	8.50% Reversionary
7	Techno Trading Estate Bramble Rd Swindon SN2 8HB	Industrial ★★☆☆☆ Part of a Portfolio	1971	15,900 Sq ft	07/08/2024	Not Disclosed	8.50% Reversionary
8	Hawksworth Industrial Estate James Watt Close Swindon SN2 1EL	Warehouse ★★☆☆☆	1982	32,904 Sq ft (100%)	09/07/2024	£1,447,776 (£44.00/Sq ft)	-
9	Jewsons 3 Larch Close Swindon SN2 8YR	Warehouse ★★★☆☆	1993	23,237 Sq ft (100%)	01/06/2024	£3,510,000 (£151.05/Sq ft)	5.71% Actual
10	Block D: Suite 8 Southmead Close Swindon SN5 7FP	Light industrial Unit ★★★★☆	2015	1,146 Sq ft	31/03/2024	Not Disclosed	-
11	The Island Faraday Rd Swindon SN3 5HH	Warehouse ★★★☆☆	1980	89,000 Sq ft (0%)	08/03/2024	£3,250,000 (£36.52/Sq ft)	-
12	Units 1-3: Suite 1 Rivermead Dr Swindon SN5 7ET	Light industrial Unit ★★☆☆☆	1987	6,492 Sq ft	05/02/2024	Not Disclosed	8.20% Actual
13	The Palladium Jennings St Swindon SN2 2BD	Warehouse ★★☆☆☆	1886	13,780 Sq ft	04/01/2024	£195,000 (£14.15/Sq ft)	-
14	Elgin Industrial Estate 1 Athena Av Swindon SN2 8HQ	Showroom ★★★☆☆	1988	9,990 Sq ft (100%)	13/12/2023	Not Disclosed	8.00% Actual
15	Greenbridge Industrial Estate Kelvin Rd Swindon SN3 3JW	Manufacturing ★★★☆☆	1950	26,966 Sq ft (0%)	01/12/2023	Not Disclosed	-
16	Wheatstone House Wheatstone Rd Swindon SN3 5HG	Distribution ★★★☆☆	1990	274,059 Sq ft	07/09/2023	£7,900,000 (£28.83/Sq ft)	12.67% Actual
17	The Groundwell Distribution Cen… Stephenson Rd Swindon SN25 5AX	Distribution ★★★☆☆	1963/2012	149,173 Sq ft (100%)	01/09/2023	£4,250,000 (£28.49/Sq ft)	2.00% Actual
18	BGA House 1 Cheney Manor Swindon SN2 2DS	Light Manufac- turing ★★☆☆☆	1980/2025	56,708 Sq ft (0%)	31/07/2023	£2,880,000 (£50.79/Sq ft)	-
19	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Industrial ★★☆☆☆ Part of a Portfolio	1960	38,338 Sq ft	21/06/2023	£1,489,966 (£38.86/Sq ft)	-
20	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Industrial ★★☆☆☆ Part of a Portfolio	1975	21,824 Sq ft	21/06/2023	£831,207 (£38.09/Sq ft)	-

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
21	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Industrial ★★★☆☆ Part of a Portfolio	1950/2025	14,330 Sq ft	21/06/2023	£679,836 (£47.44/Sq ft)	-
22	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Industrial ★★★☆☆ Part of a Portfolio	1950	6,907 Sq ft	21/06/2023	£485,663 (£70.31/Sq ft)	-
23	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Industrial ★★☆☆☆ Part of a Portfolio	1970	11,453 Sq ft	21/06/2023	£349,676 (£30.53/Sq ft)	-
24	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Industrial ★★☆☆☆ Part of a Portfolio	1984	5,091 Sq ft	21/06/2023	£270,831 (£53.20/Sq ft)	-
25	Headlands Trading Estate Headlands Trading Estate Swindon SN2 7JQ	Industrial ★★★☆☆ Part of a Portfolio	1950	5,770 Sq ft	21/06/2023	£243,053 (£42.12/Sq ft)	-
26	Glenmore Business Park: Suite 2 Southmead Close Swindon SN5 7FP	Industrial Unit ★★★☆☆	2015	1,508 Sq ft	09/06/2023	Not Disclosed	-
27	The Old Brick Yard Kiln Ln Swindon SN2 2NP	Warehouse ★★☆☆☆	1970	18,304 Sq ft (100%)	31/05/2023	£1,860,000 (£101.62/Sq ft)	-
28	Alpha Centre: Suite A Derby Close Swindon SN2 2QJ	Industrial Unit ★★☆☆☆	1978	2,665 Sq ft	30/05/2023	£250,000 (£93.81/Sq ft)	-
29	Clearwater Business Park: Suit… Frankland Rd Swindon SN5 8YZ	Industrial Unit ★★★☆☆	2000	3,460 Sq ft	25/04/2023	Not Disclosed	-
30	Alpha Centre: Suite C Derby Close Swindon SN2 2QJ	Industrial Unit ★★☆☆☆	1978	1,755 Sq ft	30/01/2023	£280,000 (£159.54/Sq ft)	-
31	Elgin Drive Estate B1 Kembrey St Swindon SN2 8UY	Warehouse ★★★☆☆	1999/2014	21,807 Sq ft (100%)	09/01/2023	£1,700,000 (£77.96/Sq ft)	6.00% Actual
32	Dorcan 300 Murdock Rd Swindon SN3 5HY	Industrial ★★★☆☆ Part of a Portfolio	1992	29,258 Sq ft	01/01/2023	£1,536,369 (£52.51/Sq ft)	6.15% Actual 7.00% Pro-Forma
33	Multi-Property Sale Dorcan 100 - Murdock Rd Swindon SN3 5HY	Industrial ★★★☆☆ Part of a Portfolio	-	10,790 Sq ft	01/01/2023	£1,333,333 (£123.57/Sq ft)	6.15% Actual 7.00% Pro-Forma
34	Dorcan 200 Murdock Rd Swindon SN3 5HY	Industrial ★★★☆☆ Part of a Portfolio	1992	16,581 Sq ft	01/01/2023	£1,130,298 (£68.17/Sq ft)	6.15% Actual 7.00% Pro-Forma
35	Cheney Manor Industrial Estate 4 Ravenseft Park Swindon SN2 2QP	Industrial ★★☆☆☆ Part of a Portfolio	1981	20,443 Sq ft	19/12/2022	£1,513,335 (£74.03/Sq ft)	-
36	Cheney Manor Industrial Estate 6 Ravenseft Park Swindon SN2 2QJ	Industrial ★★☆☆☆ Part of a Portfolio	1983	15,298 Sq ft	19/12/2022	£1,228,135 (£80.28/Sq ft)	-
37	Cheney Manor Industrial Estate Cheney Manor Swindon SN2 2QP	Industrial ★★★☆☆ Part of a Portfolio	1990	4,706 Sq ft	19/12/2022	£465,387 (£98.89/Sq ft)	-
38	Hawksworth Trading Estate 16 James Watt Close Swindon SN2 1TU	Light industrial ★★★☆☆ Part of a Portfolio	1983	33,494 Sq ft	10/12/2022	Not Disclosed	6.10% Actual

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
39	Building 103 103 Derby Close Swindon SN2 2YZ	Warehouse ★★☆☆☆	1960	98,643 Sq ft (100%)	01/10/2022	£2,150,000 (£21.80/Sq ft)	-
40	Iceland SW2 Unit 1 Laines Way Swindon SN3 4RS	Warehouse ★★★☆☆	2018	220,994 Sq ft (100%)	30/09/2022	£31,185,000 (£141.11/Sq ft)	4.65% Actual
41	Woodside Business Park Woodside Rd Swindon SN3 4WA	Industrial ★★★☆☆ Part of a Portfolio	1988	2,802 Sq ft	22/09/2022	Not Disclosed	-
42	Woodside Rd Swindon SN3 4WA	Industrial ★★★☆☆ Part of a Portfolio	1988	5,795 Sq ft	22/09/2022	Not Disclosed	-
43	Woodside Business Park Woodside Rd Swindon SN3 4WA	Industrial ★★★☆☆ Part of a Portfolio	2000	4,248 Sq ft	22/09/2022	Not Disclosed	-
44	South Marston Business Park Woodside Rd Swindon SN3 4WA	Industrial ★★★☆☆ Part of a Portfolio	1995	6,685 Sq ft	22/09/2022	Not Disclosed	-
45	Woodside Business Park Woodside Rd Swindon SN3 4WA	Light industrial ★★☆☆☆ Part of a Portfolio	1987	5,275 Sq ft	22/09/2022	Not Disclosed	-
46	Woodside Business Park Woodside Rd Swindon SN3 4WD	Industrial ★★☆☆☆ Part of a Portfolio	1980	13,161 Sq ft	22/09/2022	Not Disclosed	-
47	Woodside Woodside Rd Swindon SN3 4WA	Industrial ★★★☆☆ Part of a Portfolio	1996	9,353 Sq ft	22/09/2022	Not Disclosed	-
48	Woodside Business Park Woodside Rd Swindon SN3 4WA	Industrial ★★☆☆☆ Part of a Portfolio	1982	3,531 Sq ft	22/09/2022	Not Disclosed	-
49	Woodside Business Park Woodside Swindon SN3 4WA	Industrial ★★★☆☆ Part of a Portfolio	1983	11,189 Sq ft	22/09/2022	Not Disclosed	-
50	Dorcan Industrial Estate 12 Murdock Rd Swindon SN3 5HY	Light Manufac- turing ★★☆☆☆	1985	41,012 Sq ft (100%)	29/07/2022	£5,050,000 (£123.13/Sq ft)	-
51	Blackworth Industrial Estate Highworth SN6 7NA	Industrial ★★★☆☆ Part of a Portfolio	1990	5,814 Sq ft	04/07/2022	Not Disclosed	-
52	Victoria House Blackworth Industrial Estate Highworth SN6 7NA	Industrial ★★★☆☆ Part of a Portfolio	1990/2023	22,700 Sq ft	04/07/2022	Not Disclosed	-
53	1 Blackworth Industrial Estate Highworth SN6 7NS	Industrial ★★★☆☆ Part of a Portfolio	1990	143,141 Sq ft	04/07/2022	Not Disclosed	-
54	Trinity Park Hillmead Dr Swindon SN5 5FZ	Warehouse ★★★☆☆	2020	82,814 Sq ft (100%)	28/06/2022	£13,482,797 (£162.81/Sq ft)	-
55	Isis Trading Estate Stratton Rd Swindon SN1 2PG	Industrial ★★★☆☆	2000	5,880 Sq ft (100%)	16/06/2022	£380,000 (£64.63/Sq ft)	-
56	The Chelsea Building Rivermead Dr Swindon SN5 7EX	Warehouse ★★★☆☆	1990	20,635 Sq ft (100%)	14/06/2022	£2,315,000 (£112.19/Sq ft)	5.87% Actual
57	Swindon Honda Works Highworth Rd Swindon SN3 4TZ	Manufacturing ★★★☆☆	1990	2,122,342 Sq ft (100%)	10/06/2022	£126,372,000 (£59.54/Sq ft)	-

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
58	Victoria House Blackworth Industrial Estate Highworth SN6 7NA	Warehouse ★★★☆☆	1990/2023	22,700 Sq ft (100%)	19/05/2022	Not Disclosed	-
59	Unicorn Business Centre Ridgeway Chiseldon SN4 0HT	Industrial ★★★☆☆ Part of a Portfolio	1980	3,310 Sq ft	11/05/2022	Not Disclosed	-
60	Unicorn Business Centre Ridgeway Chiseldon SN4 0HT	Industrial ★★★☆☆ Part of a Portfolio	1990	7,329 Sq ft	11/05/2022	Not Disclosed	-
61	Industrial Unit: Suite 1 Faraday Rd Swindon SN3 5JY	Industrial Unit ★★★☆☆	1980	21,810 Sq ft	09/05/2022	£1,475,000 (£67.63/Sq ft)	5.00% Actual
62	Stanley House Bramble Rd Swindon SN2 8HB	Light Manufac-turing ★★☆☆☆	1972	50,834 Sq ft (100%)	14/04/2022	£800,000 (£15.74/Sq ft)	-
63	Techno Trading Estate Bramble Rd Swindon SN2 6HB	Showroom ★★★☆☆	1979	22,265 Sq ft (100%)	13/04/2022	£1,835,000 (£82.42/Sq ft)	-
64	Unit 3 Marshall Rd Swindon SN5 5FZ	Warehouse ★★★☆☆	1990	16,649 Sq ft (0%)	Pending	£950,000 (£57.06/Sq ft)	-
65	Industrial Unit: Suite 1 Westmead Dr Swindon SN5 7UJ	Industrial Unit ★★★☆☆	1996	3,420 Sq ft	Pending	£375,000 (£109.65/Sq ft)	-
66	Enterprise House: Suite 21 Cheney Manor Industrial Swindon SN2 2YZ	Light industrial Unit ★★★☆☆	1970	3,261 Sq ft	Pending	£175,000 (£53.66/Sq ft)	-

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Comps Statistics

	Low	Average	Median	High	Count
Light Industrial					
Price					
For Sale & UC/Pending	£175,000	£175,000	£175,000	£175,000	1
Sold Transactions	£800,000	£2,910,000	£2,880,000	£5,050,000	3
NIA					
For Sale & UC/Pending	3,261 SF	3,261 SF	3,261 SF	3,261 SF	1
Sold Transactions	5,275 SF	32,886 SF	37,253 SF	56,708 SF	6
Price per SF					
For Sale & UC/Pending	£53.66	£53.66	£53.66	£53.66	1
Sold Transactions	£15.74	£58.77	£50.79	£123.13	3
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	166	166	166	166	1
Sold Transactions	104	303	303	502	2
Sale Price to Asking Price Ratio					
Sold Transactions	104.73%	104.73%	104.73%	104.73%	1
Industrial					
Price					
For Sale & UC/Pending	£375,000	£662,500	£662,500	£950,000	2
Sold Transactions	£195,000	£6,948,215	£1,475,000	£126,372,000	31
NIA					
For Sale & UC/Pending	3,420 SF	10,034 SF	10,034 SF	16,649 SF	2
Sold Transactions	1,146 SF	68,349 SF	15,298 SF	2,122,342 SF	57
Price per SF					
For Sale & UC/Pending	£57.06	£66.02	£83.35	£109.65	2
Sold Transactions	£14.15	£62.93	£67.63	£162.81	31
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	2.00%	5.98%	5.36%	12.67%	6
Days on Market					
For Sale & UC/Pending	196	226	226	257	2
Sold Transactions	13	249	128	1,304	30
Sale Price to Asking Price Ratio					
Sold Transactions	86.03%	102.94%	100.00%	140.00%	7

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Quick Stats Report

		Low	Average	Median	High	Count
Totals						
For Sale & UC/Pending	Asking Price Total:	£1,500,000			Total For Sale Transactions:	3
Sold Transactions	Total Sales Volume:	£224,124,662			Total Sales Transactions:	63
	Total Included in Analysis:	£225,624,662			Total Included in Analysis:	66

Survey Criteria

basic criteria: Type of Property - Industrial, Light industrial; Sale Date - from 25/03/2022; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Swindon Central (Swindon), Swindon Fringe (Swindon)

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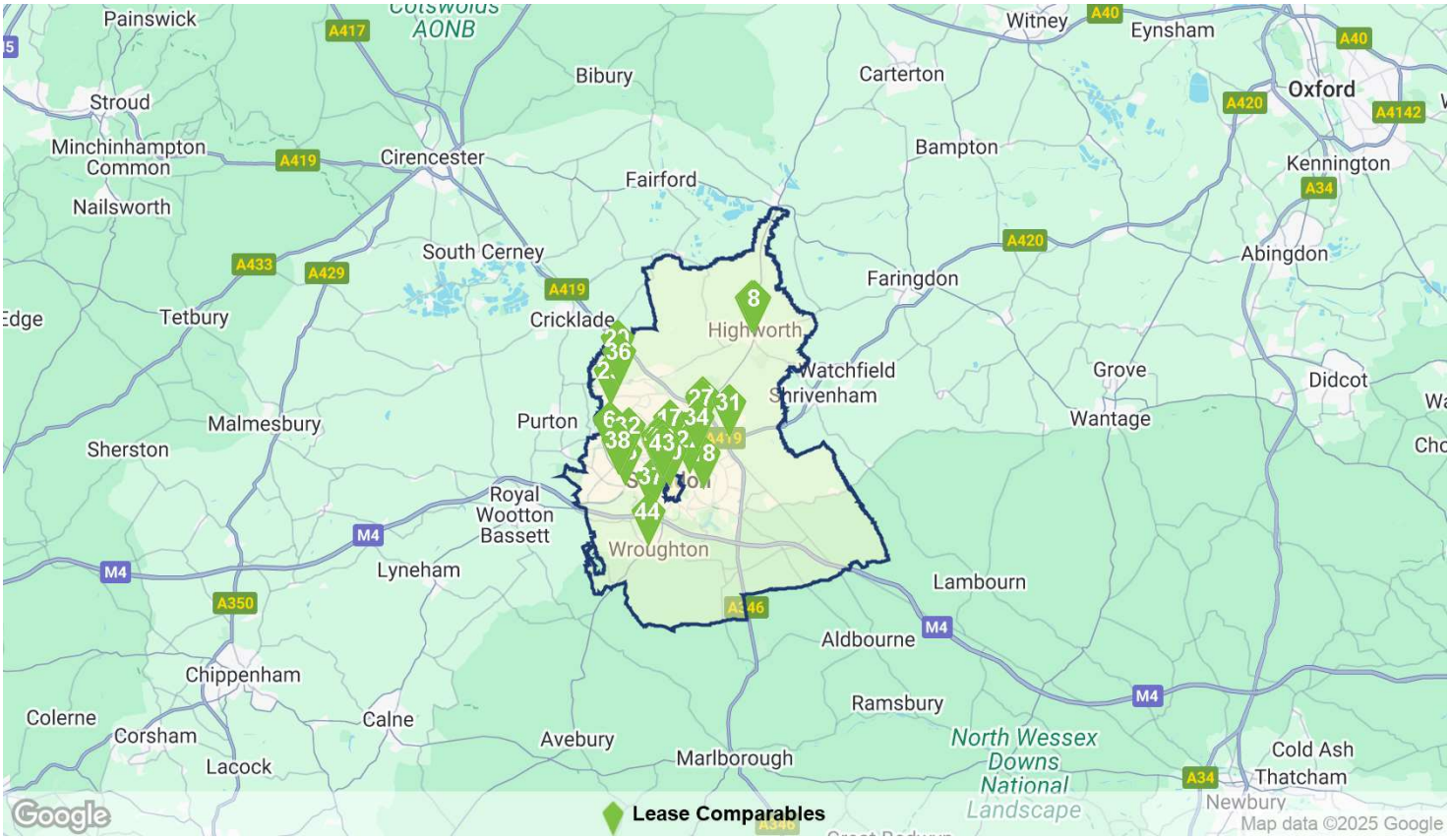
Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
51	£17.74	£15.40	14

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	30	£4.81	£17.74	£19.86	£67.60
Achieved Rent Per Sq ft	21	£0.01	£15.40	£16.68	£32.61
Effective Rent Per Sq ft	6	£13.32	£15.91	£16.40	£32.61
Asking Rent Discount	12	0.0%	10.4%	5.6%	99.9%
TI Allowance	1	£0.00	£0.00	£0.00	£0.00
Rent Free Months	9	0	11	6	36

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	34	1	14	10	63
Deal Size	51	356	2,527	1,178	14,809
Deal in Months	24	12.0	118.0	120.0	240.0
Floor Number	51	BSMT	LBBY	GRND	1

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1	The Brunel Shopping Ce... Canal Walk	★★★☆☆	567	GRND	17/03/2025	New Lease	-	-
2	56-57 Bridge	★★★☆☆	1,075	GRND	03/01/2025	New Lease	£17.67	Asking
3	109-110 Commercial Rd	★★★☆☆	1,052	GRND	11/12/2024	New Lease	£16.16	Asking
4	George Hall Court Cavendish Sq	★★☆☆☆	1,919	GRND	02/12/2024	New Lease	£12.50	Asking
5	1 Swindon St		502	GRND	20/11/2024	New Lease	£27.89	Asking
6	Rivermead Dr	★★★☆☆	450	GRND	01/11/2024	New Lease	-	-
7	49 Havelock	★★★☆☆	646	GRND	01/09/2024	New Lease	£27.86	Asking
8	Barton Court 10 High St	★★☆☆☆	883	BSMT	01/07/2024	New Lease	£13.59/fri	Achieved
9	138-139 Victoria Rd	★★☆☆☆	1,256	GRND	26/06/2024	New Lease	-	-
10	59-60 Bridge St	★★★☆☆	1,580	GRND	01/06/2024	Renewal	-	-
11	21-22 Regent St	★★★★☆	1,292	GRND	01/06/2024	New Lease	£38.70	Asking
12	41 Havelock St	★★★☆☆	673	GRND	01/04/2024	New Lease	£19.32	Achieved
13	42-43 Havelock St	★★★☆☆	710	GRND	01/04/2024	New Lease	£19.72/fri	Achieved
14	55-61 Regent St	★★★☆☆	2,679	GRND	01/04/2024	New Lease	£13.81	Achieved
15	Ellendune Shopping Cen... 1-8 Ellendune	★★★☆☆	1,395	GRND	20/02/2024	New Lease	£28.67/fri	Achieved
16	Hobley Dr	★★☆☆☆	1,806	GRND	27/11/2023	New Lease	£0.01/fri	Achieved
17	70 Cricklade Rd	★★☆☆☆	502	GRND	11/10/2023	New Lease	£24.90/fri	Asking
15	Ellendune Shopping Cen... 1-8 Ellendune	★★★☆☆	1,425	GRND	05/10/2023	New Lease	£24.56/fri	Asking
18	Cavendish Sq	★★★☆☆	935	GRND	29/09/2023	New Lease	£18.72/fri	Achieved
19	107 Commercial Rd	★★★☆☆	852	GRND	17/08/2023	New Lease	-	-
20	Tadpole Garden Village Maizey Rd	★★★★☆	970	GRND	14/07/2023	New Lease	£22.54/fri	Effective

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
21	30 Bridge St	★★★☆☆	2,250	GRND	01/07/2023	New Lease	-	-
22	27 Walsingham Rd	★★★☆☆	2,130	GRND	26/06/2023	New Lease	£8.92/fri	Achieved
23	49-51 Regent St	★★★☆☆	2,570	GRND	12/06/2023	New Lease	-	-
24	39A Havelock St	★★★☆☆	1,016	GRND	22/05/2023	New Lease	£19.69/fri	Asking
1	The Brunel Shopping Ce... Regent	★★★☆☆	1,176	GRND	24/04/2023	New Lease	£67.60/fri	Asking
25	5 Regent St	★★★☆☆	3,290	GRND,1	01/04/2023	New Lease	-	-
26	Mannington Retail Park Telford Way	★★★☆☆	7,136	GRND	06/03/2023	New Lease	£13.32/fri	Effective
1	The Brunel Shopping Ce... Regent	★★★☆☆	5,302	GRND	01/03/2023	New Lease	-	-
27	Hobley Dr	★★☆☆☆	2,000	GRND	21/02/2023	New Lease	-	-
28	19 A-B Regent	★★★☆☆	4,673	GRND	06/02/2023	New Lease	£14.12/fri	Effective
29	Taw Hill Village Centre Aiken Rd	★★★☆☆	895	GRND	15/01/2023	New Lease	£22.35	Achieved
30	The Lock Canal Walk	★★★☆☆	4,368	GRND	11/01/2023	New Lease	£19.46	Asking
31	2-5 Oxford Rd	★★☆☆☆	10,323	GRND	29/12/2022	Renewal	£11.62	Achieved
32	Great Western Way Barnfield Road Retail Park	★★★☆☆	8,100	GRND	08/12/2022	New Lease	£16.30	Achieved
33	26 Bridge St	★★★☆☆	1,178	GRND	17/11/2022	New Lease	£19.10	Asking
34	Stratton Rd	★★★☆☆	6,890	GRND	01/10/2022	New Lease	-	-
26	Mannington Retail Park Telford Way	★★★☆☆	10,268	GRND	30/09/2022	New Lease	£18.11/fri	Effective
35	103-104 Commercial Rd	★★★☆☆	629	GRND	22/09/2022	New Lease	£23.85	Asking
13	42 Havelock St	★★★☆☆	710	GRND	15/08/2022	New Lease	£19.72	Asking
36	Greencote House Isambard Way	★★☆☆☆	1,145	GRND	01/08/2022	New Lease	£18.34	Achieved
37	16 Trevello Rd	★★★☆☆	755	GRND	29/06/2022	New Lease	£21.00	Asking

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
38	Delta Business Park Welton Rd	★★★☆☆	1,098	GRND	29/06/2022	New Lease	£20.49	Asking
39	36 Havelock St	★★★☆☆	478	GRND	28/06/2022	New Lease	£18.83	Asking
40	75 Victoria Rd	★★★☆☆	966	BSMT,G…	20/05/2022	Renewal	£32.61/fri	Effective
41	54-55 Bridge St	★★☆☆☆	5,198	GRND	06/05/2022	New Lease	£4.62/fri	Achieved
42	Plaza 21 Sanford St	★★☆☆☆	3,000	GRND	01/05/2022	-	£10.00	Achieved
43	125 Commercial Rd	★★★☆☆	356	GRND	27/04/2022	New Lease	£22.47	Asking
44	9 Ellendune	★★★☆☆	1,000	GRND	05/04/2022	New Lease	£18.00/fri	Achieved
1	The Brunel Shopping Ce… Regent	★★★☆☆	2,000	GRND	05/04/2022	New Lease	-	-

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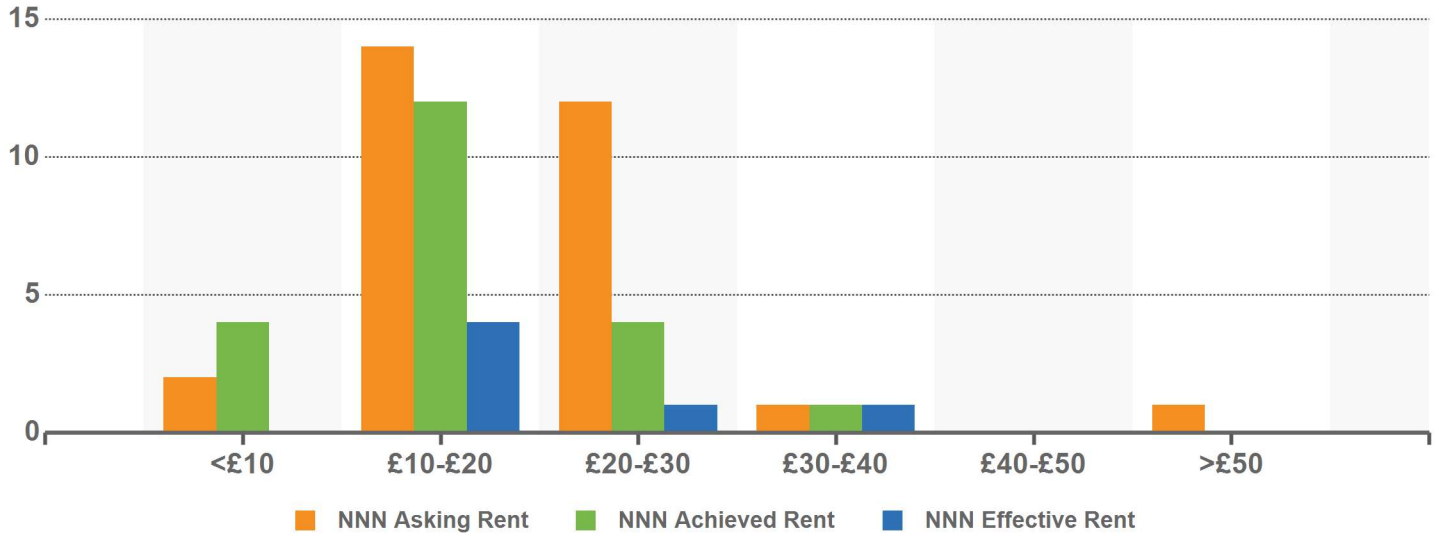
Rents

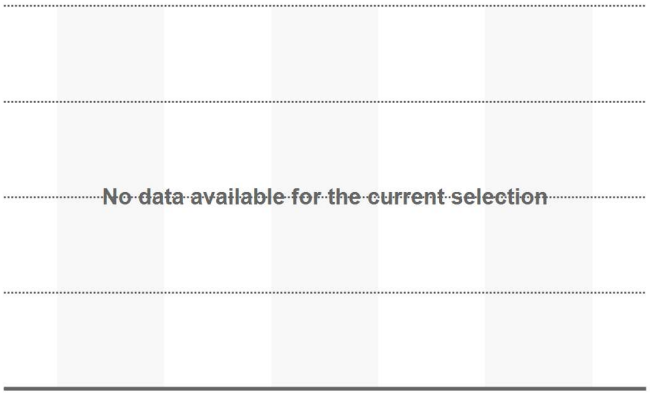
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£17.74	£15.40	£15.91	10.6

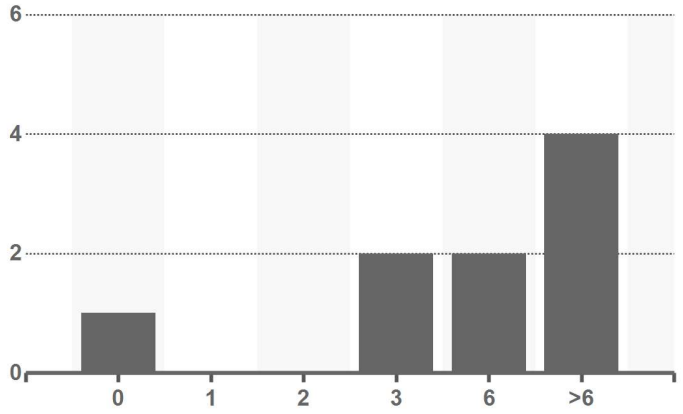
DEALS BY NNN ASKING, NNN ACHIEVED, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



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Sale Comps Map & List Report

Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£265,000	£3,488,409	£664,000	£20,700,000
Sale Price Per Sq ft	£37	£158	£214	£3,775
Yield	5.5%	6.6%	5.9%	8.6%
Sale Price Per ac	£760,933	£1,411,538	£2,531,799	£8,300,000

Property Attributes	Low	Average	Median	High
Building Sq ft	385 Sq ft	16,609 Sq ft	3,779 Sq ft	177,864 Sq ft
Year Built	1901	1954	1947	2014
% Leased At Sale	0.0%	57.1%	100%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.8	★★★☆☆ 3	★★★★☆ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Waitrose Mill Ln Swindon SN1 7BX	Retail ★★★☆☆ Part of a Portfolio	2014	40,000 Sq ft	30/12/2024	£9,115,963 (£227.90/Sq ft)	5.75% Actual

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	24 - 25 Bridge Street 25 Bridge St Swindon SN1 1BP	Retail ★★☆☆☆	1925	10,885 Sq ft (0%)	31/10/2024	£400,000 (£36.75/Sq ft)	-
3	Morrisons Westfields Way Swindon SN25 1QW	Retail ★★★☆☆ Part of a Portfolio	1999	35,238 Sq ft	02/10/2024	£3,054,462 (£86.68/Sq ft)	-
4	The Village Inn Ramleaze Dr Shaw SN5 5PY	Retail ★★★☆☆ Part of a Portfolio	1934	385 Sq ft	25/09/2024	Not Disclosed	-
5	Waitrose Mill Ln Swindon SN1 7BX	Retail ★★★☆☆ Part of a Portfolio	2014	40,000 Sq ft	19/09/2024	Not Disclosed	-
6	Rowan House: Suite 15 14-16 Holbrook Way Swindon SN1 5BY	Retail Unit ★★★☆☆	2008	815 Sq ft	01/08/2024	Not Disclosed	-
7	5 Commercial Rd Swindon SN1 5NF	Retail ★★★☆☆	1960	1,239 Sq ft	23/07/2024	£265,000 (£213.88/Sq ft)	-
8	Retail Unit: Suite 67-68 66-68 Commercial Rd Swindon SN1 5NX	Retail Unit ★★★☆☆	1903	975 Sq ft	26/02/2024	£350,000 (£358.97/Sq ft)	8.57% Actual
9	Asda Swindon Haydon Supercen… Thamesdown Dr Swindon SN25 4BG	Retail ★★★★☆	2002	177,864 Sq ft	15/12/2023	£20,700,000 (£116.38/Sq ft)	-
10	Multi-Property Sale 24 Morley St Swindon SN1 1SG	Retail ★★☆☆☆ Part of a Portfolio	1928	655 Sq ft	04/07/2023	Not Disclosed	-
11	Mercedes Benz Drakes Way Swindon SN3 3HT	Retail ★★★☆☆	2000	31,358 Sq ft	01/07/2023	£7,750,000 (£247.15/Sq ft)	5.50% Actual
12	35-36 Newport St Swindon SN1 3DP	Retail ★★★☆☆	1932	1,545 Sq ft	11/06/2023	Not Disclosed	-
13	Swindon Audi Welton Rd Swindon SN5 7XB	Retail ★★★☆☆	2011	37,046 Sq ft (100%)	18/05/2023	£9,375,000 (£253.06/Sq ft)	5.85% Actual
14	6 Regent St Swindon SN1 1JQ	Retail ★★★☆☆	1926	3,630 Sq ft (0%)	04/05/2023	£432,525 (£119.15/Sq ft)	-
15	Multi-Property Sale 19E Regent St Swindon SN1 1JL	Retail ★★★☆☆ Part of a Portfolio	1906/2022	5,627 Sq ft	06/04/2023	£1,264,618 (£224.74/Sq ft)	-
16	Multi-Property Sale 20 Regent St Swindon SN1 1JL	Retail ★★☆☆☆ Part of a Portfolio	1930	2,004 Sq ft	06/04/2023	£450,382 (£224.74/Sq ft)	-
17	Marlborough Road Filling Station Marlborough Rd Swindon SN3 1NP	Retail ★★☆☆☆ Part of a Portfolio	-	755 Sq ft	04/04/2023	£2,850,000 (£3,774.83/Sq ft)	-
18	84-86 Cricklade Rd Swindon SN2 8AF	Retail ★★☆☆☆	1933	2,653 Sq ft	31/01/2023	Not Disclosed	-
19	366 Cheney Manor Rd Swindon SN2 2PF	Retail ★★★☆☆	1970	10,088 Sq ft (0%)	06/01/2023	£1,500,000 (£148.69/Sq ft)	-
20	Regent St Swindon SN1 1JQ	Retail ★★★☆☆ Part of a Portfolio	2010	6,146 Sq ft	25/11/2022	Not Disclosed	-
21	13 Regent St Swindon SN1 1JQ	Retail ★★★☆☆ Part of a Portfolio	1909	988 Sq ft	25/11/2022	Not Disclosed	-

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
22	34-35 Regent Circus Swindon SN1 1PY	Retail ★★★☆☆	1965	9,300 Sq ft (100%)	24/10/2022	£664,000 (£71.40/Sq ft)	-
23	Brunel House 52 Havelock Sq Swindon SN1 1LE	Retail ★★★☆☆	1962	5,232 Sq ft	31/08/2022	£501,000 (£95.76/Sq ft)	-
24	17 Faringdon Rd Swindon SN1 5AR	Retail ★★★☆☆	1901	3,928 Sq ft	31/08/2022	£330,000 (£84.01/Sq ft)	-
25	127 Commercial Rd Swindon SN1 5PZ	Retail ★★★☆☆	1961	2,666 Sq ft	14/08/2022	Not Disclosed	-
26	7 Faringdon Rd Swindon SN1 5AR	Retail ★★★☆☆	1909	807 Sq ft	03/08/2022	£300,000 (£371.75/Sq ft)	-
27	183 Cricklade Rd Swindon SN2 1AE	Retail ★★★☆☆	1901	3,757 Sq ft (100%)	Pending	£500,000 (£133.08/Sq ft)	-
28	44 Prospect Pl Swindon SN1 3LG	Retail ★★★☆☆	1960	1,065 Sq ft	Pending	£250,000 (£234.74/Sq ft)	-
29	4 Church Rd Wanborough SN4 0BZ	Retail ★★☆☆☆	1970	792 Sq ft (100%)	Pending	£175,000 (£220.96/Sq ft)	-
30	113-116 Victoria Rd Swindon SN1 3BH	Retail ★★★☆☆	1967	9,850 Sq ft (100%)	In Exchange	Not Disclosed	-

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Comps Statistics

	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£175,000	£308,333	£250,000	£500,000	3
Sold Transactions	£265,000	£3,488,409	£664,000	£20,700,000	17
Centre Size					
For Sale & UC/Pending	792 SF	3,866 SF	2,411 SF	9,850 SF	4
Sold Transactions	385 SF	16,609 SF	3,779 SF	177,864 SF	26
Price per SF					
For Sale & UC/Pending	£133.08	£164.77	£220.96	£234.74	3
Sold Transactions	£36.75	£157.73	£213.88	£3,774.83	17
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.50%	6.64%	5.85%	8.57%	3
Days on Market					
For Sale & UC/Pending	70	431	347	960	4
Sold Transactions	49	287	166	1,363	10
Sale Price to Asking Price Ratio					
Sold Transactions	87.13%	95.67%	97.14%	101.27%	4

Totals

For Sale & UC/Pending	Asking Price Total:	£925,000	Total For Sale Transactions:	4
Sold Transactions	Total Sales Volume:	£59,302,950	Total Sales Transactions:	26
	Total Included in Analysis:	£60,227,950	Total Included in Analysis:	30

Survey Criteria

basic criteria: Type of Property - Retail; Sale Date - from 25/03/2022; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Swindon Central (Swindon), Swindon Fringe (Swindon)

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Appendix 8 – Land Registry Development Land Data

Planning Ref	Site	Brief Description	ha	All Units	Aff %	s106 £	s106/ unit	£/ha	£/unit	LR Title	Date Sold	Price Paid	Notes
S/24/0170	Land at Moredon Recreation Ground, Cheyney Manor Industrial Estate Road, Swindon.	66no Affordable Homes, Access, Landscaping, Supporting Infrastructure and Associated Works.	1.67	66	100%	£218,731	£3,314	No PPD		WT308415	26/02/2013	No Price Data	Part of larger plot of land. Owned by Council. Keepmoat are a beneficary
S/21/0925	Land at Marlborough Park Pipers Way Old Town Swindon	82 one, two, and three bed dwellings and associated access, open space and infrastructure.	2.04	82	0%	£47,628	£581	£15,971,594	£397,342	WT257831	30/11/2017	£32,582,051	Places for People Homes Ltd. Built Out?
S/19/0495	George Gay Gardens Kelham Close Park South Swindon SN3 2JP	Demolition of existing buildings and erection of 149no. residential units and associated works.	2.49	149	100%	£0	£0	No PPD		WT113566	09/10/1975	No Price Data	Part of larger plot of land. Owned by Council.
S/OUT/13/1555	Land at South Marston and Rowborough, Swindon New Eastern Villages	Outline for SUE to the east of Swindon and north of the A420. Up to 2,380 dwellings, a mixed use local centres), business uses, community uses. sheltered and/or care accommodation etc	1.62	2380	23%	£20,828,202	£8,751	£349,510	£23,790	WT88583 WT196807 WT20694 WT111202 WT464000 WT450691	12/01/2024 18/08/2000 28/11/2001 28/05/2021 22/03/2022 24/01/2020	£56,620,640	First plot owned by Hallam Land and Taylor Wimpey. Hannick Homes bought next 4 plots, last plot owned by individual £54364208, £175,000,£ 81,432, £1,000,000, £500,000, £500,000

Appendix 9 – CoStar Land Data

Property City	Property Address	Secondary Type	Area ha	£/ha	Sale Date
Gloucester	18 Quay Street	Commercial	0.07		01/01/2025
Gloucester	West Lodge Dr	Residential	1.16	£1,704,734	20/12/2024
Warminster	36-48 High St	Commercial	0.06		09/12/2024
Gloucester	32 St. Barnabas Close	Residential	1.02	£1,575,134	03/12/2024
Gloucester	Bristol Rd	Industrial	1.66	£1,510,395	01/12/2024
Chalgrove	Warpsgrove Ln (Part of a 17 Property Portfolio)	Commercial	0.20		17/10/2024
Chalgrove	58 Monument Rd (Part of a 17 Property Portfolio)	Commercial	1.15		17/10/2024
Hungerford	Wantage Rd	Industrial	0.18		17/10/2024
Thatcham	Newbury Rd	Commercial	1.35		31/08/2024
Berkeley	Gloucestershire Science And Technology Park	Commercial	16.19	£401,538	26/08/2024
Oxford	Garsington Rd	Warehouse	2.64	£5,581,504	14/08/2024
Swindon	Shrivenham Rd	Residential	3.93		30/07/2024
Swindon	Great Western Way (Part of a 73 Property Portfolio)	Commercial	0.36		28/07/2024
Stonehouse	James Sleeman Close	Residential	0.35		15/07/2024
Westbury	Storridge Rd	Industrial	2.70	£573,360	08/07/2024
Chippenham	Malmesbury Rd	Commercial	2.75		04/04/2024
Chippenham	Lacock Rd	Residential	0.60	£3,172,220	05/02/2024
Reading	1 Arkwright Rd	Warehouse	0.20	£6,257,369	31/01/2024
Fairford	Faulkners Close	Residential	0.08		17/01/2024
Swindon	Priors Farley Ln	Residential	105.05	£517,505	12/01/2024
Oxford	55 A Randolph St (Part of a 2 Property Sale)		0.05		15/12/2023
Oxford	55 Randolph St (Part of a 2 Property Sale)		0.05		15/12/2023
Tadley	Skates Ln	Warehouse	0.69	£3,186,405	05/12/2023
Chineham	Crockford Ln	Commercial	2.43	£3,294,667	02/10/2023
Newbury	Newbury Business Park park	Commercial	0.25	£810,152	08/09/2023
Basingstoke	Vyne Rd	Service	0.83	£1,529,327	31/08/2023
Gloucester	Metz Way	Industrial	4.74	£1,677,900	03/07/2023
Tetbury	London Rd	Commercial	0.71	£3,824,873	09/06/2023
Chippenham	Easton Ln	Commercial	6.01	£459,566	02/06/2023
Hungerford	26 Charnham St	Residential	0.14	£5,850,614	14/05/2023
Cheltenham	38B Lansdown Crescent	Commercial	0.08	£8,030,750	14/05/2023
Westbury	West Wilts Trading Estate	Commercial	0.26		21/04/2023
Ashton Keynes	Spine Rd W	Residential	16.39	£1,204,994	20/04/2023
Cheltenham	Gloucester Rd	Office/ Residential	0.71	£4,978,244	17/04/2023
Reading	146 Friar St	Storefront	0.06	£18,886,523	13/04/2023
Oxford	1A Southmoor Rd	Showroom	0.07	£22,296,186	06/04/2023
Didcot	Maxwell Ave (Part of a 4 Property Portfolio)	Industrial	0.45		30/03/2023
Didcot	West Dr (Part of a 4 Property Portfolio)	Industrial	4.97		30/03/2023
Hailey	Giernalls Rd	Residential	1.09	£734,872	28/03/2023
Thatcham	Colthrop Ln	Commercial	0.69	£4,360,588	28/02/2023
Hungerford	Station Rd	Commercial	0.45	£4,942,000	13/02/2023
Swindon	Purton Rd	Commercial	0.65	£9,623,169	13/12/2022
Melksham	New Rd	Residential	17.00	£382,417	02/12/2022
Swindon	Peglars Way	Commercial	0.41	£5,821,219	24/11/2022
Cheltenham	Village Rd	Warehouse	1.56	£4,792,859	29/09/2022
Hook	Reading Rd	Residential	7.24	£659,163	26/09/2022
Swindon	Keypoint	Commercial	2.83		22/09/2022
Swindon	4 Motorway	Commercial	4.05		31/08/2022
Cheltenham	Willowside Farm	Residential	0.28		14/08/2022
Swindon	Purton Rd	Commercial	0.61	£4,896,289	27/07/2022

Swindon	Gipsy Ln	Industrial	2.19	£1,990,528	24/07/2022
Eynsham	Stanton Harcourt Rd (Part of a 4 Property Portfolio)	Commercial	2.91		22/07/2022
Reading	Rose Kiln Ln	Commercial	0.02		19/07/2022
Reading	17 Trelleck Rd	Commercial	20.23	£11,861	06/07/2022
Chippenham	Sandhole Ln	Residential	5.20	£1,173,965	29/06/2022
Swindon	Peglars Way	Residential	1.52	£2,658,887	24/05/2022
Warminster	303 Interchange	Industrial	0.97		03/05/2022
Warminster	303 Interchange	Industrial	0.40		03/05/2022
Warminster	303 Interchange	Industrial	0.49		03/05/2022
Warminster	303 Interchange	Industrial	0.24		03/05/2022
Cheltenham		Commercial	0.65		01/05/2022
Harwell	Cow Ln	Residential	20.15	£874,527	27/04/2022
Basingstoke	A3 at Jct 7	Industrial	16.19	£5,003,775	19/04/2022
Oxford	Cumnor Rd	Industrial	0.11	£4,412,428	31/03/2022
Trowbridge	The Halve	Commercial	0.05	£1,168,932	31/03/2022
Cirencester	Wilkinson Rd	Commercial	3.12	£1,235,500	Pending
Melksham	Bradford Rd	Commercial	1.02	£1,961,111	Pending
Chinnor	53 Oakley Ln	Commercial	0.80	£1,740,932	Pending
Westbury	West Wilts Trading Estate	Commercial	0.74	£992,451	Pending
Charfield	Upper Huntingford Farm	Commercial	12.88	£50,460	Pending
Westbury	West Wilts Trading Estate	Commercial	0.61	£988,400	Pending
Basingstoke	Frances Rd	Commercial	0.12	£2,471,000	Pending
Reading	Henley Rd	Commercial	0.33	£602,683	Pending
Stonehouse	Bristol Rd	Commercial	0.14	£1,341,400	Pending
Stonehouse	45 Bristol Rd	Commercial	0.14	£1,059,000	Pending
Reading	298 Kings Rd	Commercial	0.06		Pending
Leighterton	The St	Residential	1.06		In Exchange
Hardwicke	Bridge Keepers Way	Commercial	0.49		Pending
Cheltenham	Albert Rd	Residential	2.06		In Exchange
Salisbury	Devizes Rd	Commercial	0.57		Pending
Melksham	65-67 Bath Rd	Commercial	27.52		Pending
Stonehouse	28 Bath Rd	Residential	0.74		Pending
Swindon	8 Huddleston Close	Commercial	0.18		Pending
Reading	Wigmore Ln	Commercial	1.50		Pending
Swindon	Cheney Manor Industrial Estate	Residential	1.53		In Exchange
Swindon	Plot 4 Symmetry Park	Commercial	0.73		Pending
Warminster	Woodlands Rd	Residential	1.98		In Exchange
Kingham	Church St	Agricultural	3.57		Pending
Brize Norton	Brize Norton Rd	Commercial	219.44		In Exchange

Appendix 10 – BCIS Data

Rebased to Wiltshire (100; sample 112) Edit
£/m2 study
Description: Rate per m2 gross internal floor area for the building Cost including prelims.
Last updated: 14/06/2025

Building function (Maximum age of projects)	£/m² gross internal floor area					
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
New build						
282. Factories						
Generally (25)	1,296	298	721	1,054	1,538	4,883
Up to 500m2 GFA (25)	1,647	1,054	1,195	1,395	2,066	2,815
500 to 2000m2 GFA (25)	1,346	298	807	1,229	1,513	4,883
Over 2000m2 GFA (25)	1,167	428	634	879	1,250	4,545
282.1 Advance factories						
Generally (15)	1,079	445	857	1,081	1,350	1,652
Up to 500m2 GFA (15)	1,294	1,058	1,083	1,283	1,395	1,652
500 to 2000m2 GFA (15)	1,209	807	1,075	1,293	1,391	1,435
Over 2000m2 GFA (15)	771	445	655	788	883	1,081
284. Warehouses/stores						
Generally (15)	1,117	446	689	881	1,149	5,189
Up to 500m2 GFA (15)	2,145	748	1,132	1,379	2,718	5,189
500 to 2000m2 GFA (15)	1,005	530	751	914	1,104	1,845
Over 2000m2 GFA (15)	872	446	655	738	996	2,436
284.1 Advance warehouses/stores (15)	859	461	723	790	1,065	1,189
320. Offices						
Generally (15)	2,395	1,161	1,817	2,363	2,807	3,731
Air-conditioned						
Generally (15)	2,278	1,403	1,958	2,338	2,723	2,819
1-2 storey (15)	2,100	1,403	1,918	2,084	2,287	2,809
3-5 storey (15)	2,461	1,578	-	2,723	-	2,819
6 storey or above (20)	2,702	2,031	2,429	2,604	2,800	3,819
Not air-conditioned						
Generally (15)	2,503	1,161	1,813	2,505	3,128	3,731
1-2 storey (15)	2,692	1,582	2,151	2,624	3,337	3,731
3-5 storey (20)	2,224	1,161	1,649	1,997	2,632	3,993
6 storey or above (25)	2,773	2,156	-	2,868	-	3,201
341.1 Retail warehouses						
Generally (25)	1,127	577	852	1,000	1,200	3,248
Up to 1000m2 (25)	1,226	816	912	1,038	1,169	3,248
1000 to 7000m2 GFA (25)	1,136	577	853	1,002	1,292	2,325
7000 to 15000m2 (25)	847	823	-	-	-	871
Over 15000m2 GFA (30)	938	826	-	-	-	1,049
342. Shopping centres (30)	1,490	1,308	-	-	-	1,672
343. Department stores (45)	1,445	-	-	-	-	-
344. Hypermarkets, supermarkets						
Generally (35)	1,898	796	1,333	1,694	2,528	3,307
Up to 1000m2 (35)	1,977	1,337	-	1,714	-	3,145
1000 to 7000m2 GFA (35)	1,890	796	1,237	1,690	2,536	3,307
7000 to 15000m2 (35)	1,602	-	-	-	-	-
Over 15000m2 GFA (35)	2,093	-	-	-	-	-
345. Shops						
Generally (30)	1,868	715	1,016	1,532	2,310	4,954
1-2 storey (30)	1,890	715	1,012	1,480	2,405	4,954
3-5 storey (30)	1,584	-	-	-	-	-
447. Care homes for the elderly						
Generally (15)	2,241	1,351	1,766	2,076	2,642	4,209
Up to 500m2 GFA (30)	2,136	2,049	-	-	-	2,223
500 to 2000m2 GFA (15)	2,789	1,401	1,435	2,688	4,209	4,209
Over 2000m2 GFA (15)	2,140	1,351	1,813	2,073	2,468	3,120
810.1 Estate housing						
Generally (15)	1,561	802	1,320	1,493	1,713	5,413
Single storey (15)	1,798	1,049	1,499	1,732	1,962	5,413
2-storey (15)	1,504	802	1,296	1,455	1,649	3,243
3-storey (15)	1,591	963	1,324	1,535	1,778	3,174

4-storey or above (15)	3,255	1,582	2,616	2,920	4,346	4,808
810.11 Estate housing detached (15)	2,096	1,150	1,507	1,754	2,372	5,413
810.12 Estate housing semi detached						
Generally (15)	1,582	919	1,337	1,531	1,738	3,468
Single storey (15)	1,777	1,141	1,548	1,746	1,916	3,468
2-storey (15)	1,523	919	1,320	1,465	1,673	2,662
3-storey (15)	1,518	1,150	1,213	1,434	1,761	2,240
810.13 Estate housing terraced						
Generally (15)	1,567	924	1,297	1,469	1,697	4,808
Single storey (15)	1,748	1,142	1,487	1,690	2,076	2,472
2-storey (15)	1,511	924	1,285	1,444	1,632	3,243
3-storey (15)	1,587	963	1,343	1,525	1,747	3,174
4-storey or above (15)	4,577	4,346	-	-	-	4,808
816. Flats (apartments)						
Generally (15)	1,853	970	1,529	1,740	2,100	6,251
1-2 storey (15)	1,775	1,060	1,467	1,662	2,027	3,523
3-5 storey (15)	1,823	970	1,523	1,729	2,066	3,808
6 storey or above (15)	2,165	1,322	1,731	2,051	2,368	6,251
843. Supported housing						
Generally (15)	1,973	1,001	1,641	1,827	2,201	3,997
Single storey (15)	2,221	1,419	1,771	2,097	2,378	3,997
2-storey (15)	2,029	1,014	1,643	1,905	2,387	3,475
3-storey (15)	1,809	1,001	1,634	1,741	1,991	2,705
4-storey or above (15)	2,014	1,229	1,609	1,865	2,050	3,846
852. Hotels (15)	2,622	1,438	2,066	2,593	3,155	3,753
853. Motels (25)	1,694	1,270	1,532	1,594	2,027	2,048
856.2 Students' residences, halls of residence, etc (15)	2,280	1,325	1,966	2,326	2,510	3,781

Appendix 11 – Provisional Allocations (March 2025)

Site assessment grouping	SLAA ref	Site name and address	Plan Area	Gross site area (ha)	Developable area ratio	Indicative residential density	Indicative constrained residential yield
Group 1 - Priority site	s0025	Bristol Street Car Park	Central	0.91	0.9	125	102
Group 1 - Priority site	s0099c	North Star (Oasis Leisure Centre)	Central	5.95	0.5	250	743
Group 1 - Priority site	s0101	Tented Market	Central	0.23	1	250	57
Group 1 - Priority site	s0508	The Parade (excluding old debenhams building)	Central	1.96	0.5	250	245
Group 1 - Priority site	s0519	Regent Place and Princes Street Car Park	Central	1.66	0.9	175	262
Group 1 - Priority site	s0543	Brunel Shopping Centre (Regent Street)	Central	1.92	0.9	250	432
Group 1 - Priority site	UCS.0617	Polaris House	Central	5.00	0.75	250	937
Group 1 - Priority site	UCS.0959	Civic Campus	Central	2.31	0.4	100	115
Group 1 - Priority site	UCS.0960	Spring Gardens Car Park	Central	0.27	1	100	60
Group 1 - Priority site - Brunel: Farnsby Street cluster	s0430	Brunel West Car Park and House of Fraser, Swindon	Central	1.02	0.5	250	522
Group 1 - Priority site - Brunel: Farnsby Street cluster	s0544	Former House of Fraser and MSCP	Central	1.75	0.9	250	
Group 1 - Priority site - North Star House cluster	s0480	North Star House	Central	4.12	0.1	250	421
Group 1 - Priority site - North Star House cluster	s0480b	North Star Park	Central	1.82	0.7	250	
Group 1 - Priority site - Station Quarter cluster	s0433	Swindon Station Redevelopment	Central	4.55	0.3	250	438
Group 1 - Priority site - Station Quarter cluster	UCS.0601	North Star Avenue parking	Central	0.43	0.9	250	
Group 2 - Reserve site	s0030c	Lower Widhill Farm (Hallam option 2)	North	29.36	0.4	30	352
Group 2 - Reserve site	s0036	Land at Turnpike Rd, Blunsdon	North East	4.13	0.75	30	93
Group 2 - Reserve site - pending planning application S/OUT/19/1267	s0050b	Land at Sams Lane (southern part) (Turley)	North East	5.12	0.75	30	115
Group 2 - Reserve site	s0062	Land south of Highworth Road, Blunsdon	North East	5.92	0.5	30	89
Group 2 - Reserve site	s0072	Land east of Swindon Road, Wroughton (South)	South	9.11	0.7	30	191
Group 2 - Reserve site	s0106b	Tadpole Triangle (SBC)	North	0.43	0.75	30	10
Group 2 - Reserve site	s0111	Thornhill Industrial Estate	North East	5.09	0.5	30	76
Group 2 - Reserve site	s0112	Crown Timber Site	North East	1.94	0.9	30	52

Group 2 - Reserve site - S/RES/20/0555 approved but now considere lapsed.	s0114	Land at North Wroughton	South	11.69	0.5	30	175
Group 2 - Reserve site - Kingsdown phasing	s0375	Land North of Kingsdown Lane	North East	3.42	0.75	30	77
Group 2 - Reserve site - Kingsdown phasing	s0380	Kingsdown Nurseries (Turleys)	North East	2.86	0.75	30	64
Group 2 - Reserve site	s0427b	Akers Land (western side)	South	13.32	0.75	30	300
Group 2 - Reserve site	s0460	Land at 12 Turnpike Rd, Blunsdon (Marrons / Bellway Homes)	North East	2.14	0.75	30	48
Group 2 - Reserve site	s0462	Land rear of 24-32 Shrivenham Road	Central East	0.26	0.74	30	6
Group 2 - Reserve site	s0523	Land within Meadow Cottage	North East	0.61	0.9	30	16
Group 2 - Reserve site	s0528	Land off Tadpole Farm (SBC)	North	10.07	0.5	30	151
Group 2 - Reserve site	s0532	Land west of Shaw Village Centre	West	0.20	0.9	30	6
Group 2 - Reserve site - Kingsdown phasing	s0536	Stubbs Hill Farm (part)	North East	1.93	0.5	30	29
Group 2 - Reserve site	s0540b	Berkley (western side)	South	16.24	0.75	30	365

Appendix 12 – Appraisals – Residential Development

The pages in this appendix are not numbered.

Appendix
Cover

Central Area and Strategic Sites. Swindon LPVA - July 2025

30/08/2025
07:08

Flats 1000 HD

| | | |

Flats 750 HD

2

						Rounded
UNITS	**750**	Social Rent	40.00%	% of Aff	90	90
Affordable	30%	225 Affordable Re	40.00%		90	90
		Shared Owne	20.00%		45	45
		First Homes	0.00%		0	0
					225	225

Modelling			Area ha		Characteristics	
Density	250	units/ha	Total	6.000	Sub Area	Central
Net:Gross	50%		Gross	6.000 ha	Green Brov	Brown
			Net	3.000 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	525		Rounded	m2	m2	Circulation	90		Rounded	m2	90		Rounded	m2	45		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%	10%	52.50	52	3,120	50	20.0%	30%	27.00	27	1,620	30%	27.00	27	1,620	10%	4.50	4	240	10%	0.00	0	0
Flat 6+	2	65	20.0%	50%	262.50	263	20,514	61	20.0%	30%	27.00	27	1,976	30%	27.00	27	1,976	40%	18.00	18	1,318	40%	0.00	0	0
Flat 6+	3	75	20.0%	40%	210.00	210	18,900	74	20.0%	40%	36.00	36	3,197	40%	36.00	36	3,197	50%	22.50	23	2,042	50%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**525.00**	**525**	**42,534**			**100%**	**90.00**	**90**	**6,793**	**100%**	**90.00**	**90**	**6,793**	**100%**	**45.00**	**45**	**3,600**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	0	0
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	6,600	11,424,600
Flat 6+	2		1,731		1,731	25,784	44,632,796
Flat 6+	3		1,731		1,731	27,336	47,318,616
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						59,720	103,376,012
							1,731 £/m2

Occupants		Population	
	Count	per unit	
1 bed	110	1.43	157
2 bed	335	1.92	643
3 bed	305	2.71	827
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**1,627**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		52,066	m2
		5.207	ha
Gross - Net		3.000	ha
Shortfall / Surplus		-2.207	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	525	42,534	81.02	35,445	67.51
Social Rent	90	6,793	75.48	5,661	62.90
Affordable Rent	90	6,793	75.48	5,661	62.90
Shared Ownership	45	3,600	80.00	3,000	66.67
First Homes	0	0	80.00	0	66.67
Total	**750**	**59,720**		**49,767**	
per ha		19,907		16,589	

High density flatted scheme, tall building. Assumes 50% net developable. Limited parking. Open space (5.207ha) off site.

Flats 500 HD

3

						Rounded
UNITS	**500**	Social Rent	40.00%	% of Aff	60	60
Affordable	30%	150 Affordable Re	40.00%		60	60
		Shared Owne	20.00%		30	30
		First Homes	0.00%		0	0
					150	150

Modelling			Area ha			Characteristics	
Density	250	units/ha	Total	2.667		Sub Area	Central
Net:Gross	75%		Gross	2.667	ha	Green Brov	Brown
			Net	2.000	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	350		Rounded	m2	m2	Circulation	60		Rounded	m2	60		Rounded	m2	30		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%	10%	35.00	35	2,100	50	20.0%	30%	18.00	18	1,080	30%	18.00	18	1,080	10%	3.00	3	180	10%	0.00	0	0
Flat 6+	2	65	20.0%	50%	175.00	175	13,650	61	20.0%	30%	18.00	18	1,318	30%	18.00	18	1,318	40%	12.00	12	878	40%	0.00	0	0
Flat 6+	3	75	20.0%	40%	140.00	140	12,600	74	20.0%	40%	24.00	24	2,131	40%	24.00	24	2,131	50%	15.00	15	1,332	50%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**350.00**	350	**28,350**			**100%**	**60.00**	60	**4,529**	**100%**	**60.00**	60	**4,529**	**100%**	**30.00**	30	**2,390**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	0	0
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	4,440	7,685,640
Flat 6+	2		1,731		1,731	17,164	29,710,192
Flat 6+	3		1,731		1,731	18,194	31,494,506
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						39,798	68,890,338
							1,731 £/m2

Occupants		Population	
	Count	per unit	
1 bed	74	1.43	106
2 bed	223	1.92	428
3 bed	203	2.71	550
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**1,084**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		34,692	m2
		3.469	ha
Gross - Net		0.667	ha
Shortfall / Surplus		-2.802	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	350	28,350	81.00	23,625	67.50
Social Rent	60	4,529	75.48	3,774	62.90
Affordable Rent	60	4,529	75.48	3,774	62.90
Shared Ownership	30	2,390	79.68	1,992	66.40
First Homes	0	0	79.68	0	66.40
Total	**500**	**39,798**		**33,165**	
per ha		19,899		16,583	

High density flatted scheme, tall building. Assumes 75% net developable. Limited parking. Open space (3.469ha) off site.

Flats 250 HD

4

					Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff 30	30
Affordable	30%	75 Affordable Re	40.00%	30	30
		Shared Owne	20.00%	15	15
		First Homes	0.00%	0	0
				75	75

Modelling			Area ha		Characteristics	
Density	250	units/ha	Total	2.000	Sub Area	Central
Net:Gross	50%		Gross	2.000 ha	Green Brov	Brown
			Net	1.000 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%	10%	17.50	17	1,020	50	20.0%	30%	9.00	9	540	30%	9.00	9	540	10%	1.50	1	60	10%	0.00	0	0
Flat 6+	2	65	20.0%	50%	87.50	88	6,864	61	20.0%	30%	9.00	9	659	30%	9.00	9	659	40%	6.00	6	439	40%	0.00	0	0
Flat 6+	3	75	20.0%	40%	70.00	70	6,300	74	20.0%	40%	12.00	12	1,066	40%	12.00	12	1,066	50%	7.50	8	710	50%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**14,184**			**100%**	**30.00**	30	**2,264**	**100%**	**30.00**	30	**2,264**	**100%**	**15.00**	15	**1,210**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	0	0
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	2,160	3,738,960
Flat 6+	2		1,731		1,731	8,621	14,922,605
Flat 6+	3		1,731		1,731	9,142	15,824,110
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,922	34,485,674
							1,731 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	112	1.92	215
3 bed	102	2.71	276
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,374	m2
		1.737	ha
Gross - Net		1.000	ha
Shortfall / Surplus		-0.737	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	175	14,184	81.05	11,820	67.54
Social Rent	30	2,264	75.48	1,887	62.90
Affordable Rent	30	2,264	75.48	1,887	62.90
Shared Ownership	15	1,210	80.64	1,008	67.20
First Homes	0	0	80.64	0	67.20
Total	**250**	**19,922**		**16,602**	
per ha		19,922		16,602	

High density flatted scheme, tall building. Assumes 50% net developable. Limited parking. Open space (1.737ha) off site.

Flats 125 HD

5

UNITS	**125**	Social Rent	40.00%	% of Aff	15	15
Affordable	30%	37.5 Affordable Re	40.00%		15	15
		Shared Owne	20.00%		7.5	8
		First Homes	0.00%		0	0
					37.5	38

Modelling			Area ha		Characteristics	
Density	250	units/ha	Total	0.556	Sub Area	Central
Net:Gross	90%		Gross	0.556	ha Green Brov	Brown
			Net	0.500	ha Use	PDL

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	87.5		Rounded	m2	m2	Circulation	15		Rounded	m2	15		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%	10%	8.75	8	480	50	20.0%	30%	4.50	5	300	30%	4.50	5	300	10%	0.80	1	60	10%	0.00	0	0
Flat 6+	2	65	20.0%	50%	43.75	44	3,432	61	20.0%	30%	4.50	5	366	30%	4.50	5	366	40%	3.20	3	220	40%	0.00	0	0
Flat 6+	3	75	20.0%	40%	35.00	35	3,150	74	20.0%	40%	6.00	5	444	40%	6.00	5	444	50%	4.00	4	355	50%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**87.50**	**87**	**7,062**			**100%**	**15.00**	15	**1,110**	**100%**	**15.00**	15	**1,110**	**100%**	**8.00**	8	**635**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	1,140	2,338,140
Flat 6+	2			2,051	2,051	4,384	8,990,764
Flat 6+	3			2,051	2,051	4,393	9,010,453
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						9,917	20,339,357
							2,051 £/m2

Occupants		Population	
	Count	per unit	
1 bed	19	1.43	27
2 bed	57	1.92	109
3 bed	49	2.71	133
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**269**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		8,621	m2
		0.862	ha
Gross - Net		0.056	ha
Shortfall / Surplus		-0.807	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	87	7,062	81.17	5,885	67.64
Social Rent	15	1,110	74.00	925	61.67
Affordable Rent	15	1,110	74.00	925	61.67
Shared Ownership	8	635	79.35	529	66.13
First Homes	0	0	79.35	0	66.13
Total	**125**	**9,917**		**8,264**	
per ha		19,834		16,528	

High density flatted scheme, tall building. Assumes 90% net developable. Limited parking. Open space (0.862ha) off site.

Flats 60 HD

6

						Rounded
UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			Area ha		Characteristics	
Density	250	units/ha	Total	0.240	Sub Area	Central
Net:Gross	100%		Gross	0.240 ha	Green Brov	Brown
			Net	0.240 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%	10%	4.20	4	240	50	20.0%	30%	2.10	2	120	30%	2.10	2	120	10%	0.40	0	0	10%	0.00	0	0
Flat 6+	2	65	20.0%	50%	21.00	21	1,638	61	20.0%	30%	2.10	2	146	30%	2.10	2	146	40%	1.60	2	146	40%	0.00	0	0
Flat 6+	3	75	20.0%	40%	16.80	17	1,530	74	20.0%	40%	2.80	3	266	40%	2.80	3	266	50%	2.00	2	178	50%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	42	**3,408**			**100%**	**7.00**	7	**533**	**100%**	**7.00**	7	**533**	**100%**	**4.00**	4	**324**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	480	984,480
Flat 6+	2			2,051	2,051	2,077	4,260,337
Flat 6+	3			2,051	2,051	2,240	4,595,060
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,798	9,839,878
							2,051 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.419	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	42	3,408	81.14	2,840	67.62
Social Rent	7	533	76.11	444	63.43
Affordable Rent	7	533	76.11	444	63.43
Shared Ownership	4	324	81.00	270	67.50
First Homes	0	0	81.00	0	67.50
Total	**60**	**4,798**		**3,998**	
per ha		19,990		16,658	

High density flatted scheme, tall building. Assumes 100% net developable. Limited parking. Open space (0.4192ha) off site.

Flats 250

7

					Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff 30	30
Affordable	30%	75 Affordable Re	40.00%	30	30
		Shared Owne	20.00%	15	15
		First Homes	0.00%	0	0
				75	75

Modelling			Area ha			Characteristics	
Density	125	units/ha	Total	2.667		Sub Area	Central
Net:Gross	75%		Gross	2.667	ha	Green Brov	Brown
			Net	2.000	ha	Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	40%	6.00	6	412	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	50%	7.50	8	666	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,298**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,134**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,082	12,308,886
Flat to5	3		1,523		1,523	8,570	13,052,491
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,677	28,445,452
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	112	1.92	215
3 bed	102	2.71	276
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,374	m2
		1.737	ha
Gross - Net		0.667	ha
Shortfall / Surplus		-1.071	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,134	75.60	1,008	67.20
First Homes	0	0	75.60	0	67.20
Total	**250**	**18,677**		**16,602**	
per ha		9,339		8,301	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (1.737ha) off site.

Flats 100

8

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	1.333	Sub Area	Central
Net:Gross	75%		Gross	1.333 ha	Green Brov	Brown
			Net	1.000 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	40%	2.40	2	137	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	50%	3.00	3	250	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**443**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,246	5,611,686
Flat to5	3			1,729	1,729	3,278	5,668,094
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,424	12,835,880
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	45	1.92	86
3 bed	39	2.71	106
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**215**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,879	m2
		0.688	ha
Gross - Net		0.333	ha
Shortfall / Surplus		-0.355	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		70	5,316	75.94	4,725	67.50
Social Rent		12	833	69.38	740	61.67
Affordable Rent		12	833	69.38	740	61.67
Shared Ownership		6	443	73.88	394	65.67
First Homes		0	0	73.88	0	65.67
Total		**100**	**7,424**		**6,599**	
per ha			7,424		6,599	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.688ha) off site.

Flats 50

9

UNITS **50**
Affordable 30% 15

			Rounded
Social Rent	40.00%	% of Aff	
		6	6
Affordable Re	40.00%		
		6	6
Shared Owne	20.00%		
		3	3
First Homes	0.00%		
		0	0
		15	15

Modelling
Density 120 units/ha
Net:Gross 75%

Area ha
Total 0.556
Gross 0.556 ha
Net 0.417 ha

Characteristics
Sub Area Central
Green Brov Brown
Use PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	35		Rounded	m2	m2	Circulation	6		Rounded	m2	6		Rounded	m2	3		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	3.50	3	169	50	12.5%	30%	1.80	2	113	30%	1.80	2	113	10%	0.30	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	17.50	18	1,316	61	12.5%	30%	1.80	2	137	30%	1.80	2	137	40%	1.20	1	69	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	14.00	14	1,181	74	12.5%	40%	2.40	2	167	40%	2.40	2	167	50%	1.50	2	167	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**35.00**	35	**2,666**			**100%**	**6.00**	6	**416**	**100%**	**6.00**	6	**416**	**100%**	**3.00**	3	**235**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	394	680,794
Flat to5	2			1,729	1,729	1,659	2,869,059
Flat to5	3			1,729	1,729	1,681	2,906,017
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						3,734	6,455,870
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	7	1.43	10
2 bed	23	1.92	44
3 bed	20	2.71	54
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**108**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		3,468	m2
		0.347	ha
Gross - Net		0.139	ha
Shortfall / Surplus		-0.208	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	35	2,666	76.18	2,370	67.71
Social Rent	6	416	69.38	370	61.67
Affordable Rent	6	416	69.38	370	61.67
Shared Ownership	3	235	78.38	209	69.67
First Homes	0	0	78.38	0	69.67
Total	**50**	**3,734**		**3,319**	
per ha		8,961		7,966	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.347ha) off site.

Flats 25

10

UNITS **25**
Affordable 30%

			Rounded
Social Rent	40.00%	% of Aff	
7.5 Affordable Re	40.00%	3	3
Shared Owne	20.00%	3	3
First Homes	0.00%	1.5	2
		0	0
		7.5	8

Modelling
Density 100 units/ha
Net:Gross 90%

Area ha
Total 0.278
Gross 0.278 ha
Net 0.250 ha

Characteristics
Sub Area Central
Green Brov Brown
Use PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	17.5		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.75	1	56	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.20	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	8.75	9	658	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	40%	0.80	1	69	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	7.00	7	591	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	50%	1.00	1	83	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**17.50**	**17**	**1,305**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	169	291,769
Flat to5	2			1,729	1,729	864	1,493,856
Flat to5	3			1,729	1,729	840	1,453,008
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,873	3,238,633
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	1.43	4
2 bed	12	1.92	23
3 bed	10	2.71	27
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**54**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		1,742	m2
		0.174	ha
Gross - Net		0.028	ha
Shortfall / Surplus		-0.146	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		17	1,305	76.76	1,160	68.24
Social Rent		3	208	69.38	185	61.67
Affordable Rent		3	208	69.38	185	61.67
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
Total		**25**	**1,873**		**1,665**	
per ha			7,493		6,660	

Flatted scheme, up to 5 stories. Assumes 90% net developable. Limited parking. Open space 174ha) off site.

Flats 9

11

UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 100 units/ha
Net:Gross 90%

Area ha
Total 0.100
Gross 0.100 ha
Net 0.090 ha

Characteristics
Sub Area Central
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703
							1,729 £/m2

Occupants		Population
	Count	per unit
1 bed	0	1.43 0
2 bed	5	1.92 10
3 bed	4	2.71 11
4 bed	0	3.40 0
5 bed	0	3.40 0
		Residents 20

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.010	ha
Shortfall / Surplus		-0.055	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			7,813		6,944	

Flatted scheme, up to 5 stories. Assumes 90% net developable. Below affordable threshold.

Flats 250 LD

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						Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff	30	30
Affordable	30%	75 Affordable Re	40.00%		30	30
		Shared Owne	20.00%		15	15
		First Homes	0.00%		0	0
					75	75

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	5.066	Sub Area	Central
Net:Gross	66%		Gross	5.066 ha	Green Brov	Brown
			Net	3.333 ha	Use	PDL

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	**175**	**13,298**			**100%**	**30.00**	**30**	**2,123**	**100%**	**30.00**	**30**	**2,123**	**100%**	**15.00**	**15**	**1,105**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,219	12,517,918
Flat to5	3		1,523		1,523	8,404	12,798,911
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,648	28,400,904
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	114	1.92	219
3 bed	100	2.71	271
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**541**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,324	m2
		1.732	ha
Gross - Net		1.732	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,105	73.65	982	65.47
First Homes	0	0	73.65	0	65.47
Total	**250**	**18,648**		**16,576**	
per ha		5,594		4,973	

Low density flatted scheme. Assumes 66% net developable. Open space (1.732ha) onsite.

Flats 100 LD

13

					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	2.019	Sub Area	Central
Net:Gross	66%		Gross	2.019 ha	Green Brov	Brown
			Net	1.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,314	5,730,338
Flat to5	3			1,729	1,729	3,195	5,524,155
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,409	12,810,593
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.685	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,316	75.94	4,725	67.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,409**		**6,586**	
per ha		5,557		4,940	

Low density flatted scheme. Assumes 66% net developable. Open space (0.685ha) on site.

Flats 60 LD

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UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			
Density	75	units/ha	
Net:Gross	75%		

Area ha		
Total	1.067	
Gross	1.067	ha
Net	0.800	ha

Characteristics	
Sub Area	Central
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	21.00	21	1,536	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	16.80	17	1,434	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	42	**3,195**			**100%**	**7.00**	7	**500**	**100%**	**7.00**	7	**500**	**100%**	**4.00**	4	**304**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	1,947	3,367,011
Flat to5	3			1,729	1,729	2,100	3,631,548
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,498	7,776,610
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.267	ha
Shortfall / Surplus		-0.153	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		42	3,195	76.07	2,840	67.62
Social Rent		7	500	71.36	444	63.43
Affordable Rent		7	500	71.36	444	63.43
Shared Ownership		4	304	75.94	270	67.50
First Homes		0	0	75.94	0	67.50
Total		**60**	**4,498**		**3,998**	
per ha			5,622		4,998	

Low density flatted scheme. Assumes 75% net developable. Open space (0.419ha) off site.

Flats 25 LD

15

UNITS **25**
Affordable 30%

Social Rent 40.00% % of Aff
7.5 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
3	3
3	3
1.5	2
0	0
7.5	8

Modelling
Density 75 units/ha
Net:Gross 80%

Area ha
Total 0.417
Gross 0.417 ha
Net 0.333 ha

Characteristics
Sub Area Central
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 17.5		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 3		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.75	1	56	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.20	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	8.75	9	658	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	1.00	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	7.00	7	591	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.80	1	83	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**17.50**	**17**	**1,305**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	169	291,769
Flat to5	2			1,729	1,729	864	1,493,856
Flat to5	3			1,729	1,729	840	1,453,008
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,873	3,238,633
							1,729 £/m2

Occupants		Population
	Count	per unit
1 bed	3	1.43
2 bed	12	1.92
3 bed	10	2.71
4 bed	0	3.40
5 bed	0	3.40
		Residents

4	23
27	0
0	**54**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		1,742	m2
		0.174	ha
Gross - Net		0.083	ha
Shortfall / Surplus		-0.091	ha

Summary		Units	Construction m2	Average	Saleable m2	Average
Market		17	1,305	76.76	1,160	68.24
Social Rent		3	208	69.38	185	61.67
Affordable Rent		3	208	69.38	185	61.67
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
Total		**25**	**1,873**		**1,665**	
per ha			5,619		4,995	

Low density flatted scheme. Assumes 75% net developable. Open space (0.174ha) off site.

Flats 9 LD

16

UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 75 units/ha
Net:Gross 75%

Area ha
Total 0.160
Gross 0.160 ha
Net 0.120 ha

Characteristics
Sub Area Central
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703
							1,729 £/m2

Occupants		Population
	Count	per unit
1 bed	0	1.43 0
2 bed	5	1.92 10
3 bed	4	2.71 11
4 bed	0	3.40 0
5 bed	0	3.40 0
		Residents 20

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.040	ha
Shortfall / Surplus		-0.025	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			5,859		5,208	

Low density flatted scheme. 100% net developable. Below affordable and POS thresholds.

Mixed 950

17

						Rounded
UNITS	**950**	Social Rent	40.00%	% of Aff	114	114
Affordable	30%	285 Affordable Re	40.00%		114	114
		Shared Owne	20.00%		57	57
		First Homes	0.00%		0	0
					285	285

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	19.253	Sub Area	Central
Net:Gross	66%		Gross	19.253 ha	Green Brov	Brown
			Net	12.667 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	665		Rounded	m2	m2	Circulation	114		Rounded	m2	114		Rounded	m2	57		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	199.50	200	15,000	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	199.50	200	19,000	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	66.50	65	3,656	50	12.5%	30%	34.20	34	1,913	30%	34.20	34	1,913	10%	5.70	5	281	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	133.00	133	9,726	61	12.5%	30%	34.20	34	2,333	30%	34.20	34	2,333	50%	28.50	29	1,990	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	66.50	67	5,653	74	12.5%	40%	45.60	46	3,830	40%	45.60	46	3,830	40%	22.80	23	1,915	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**665.00**	665	**53,035**			**100%**	**114.00**	114	**8,075**	**100%**	**114.00**	114	**8,075**	**100%**	**57.00**	57	**4,186**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	15,000	19,455,000
Terrace	3		1,297		1,297	19,000	24,643,000
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	7,763	11,822,288
Flat to5	2		1,523		1,523	16,382	24,950,167
Flat to5	3		1,523		1,523	15,227	23,190,531
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						73,372	104,060,985
							1,418 £/m2

Occupants		Population	
	Count	per unit	
1 bed	138	1.43	197
2 bed	430	1.92	826
3 bed	382	2.71	1,035
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**2,058**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		65,861	m2
		6.586	ha
Gross - Net		6.586	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		665	53,035	79.75	50,920	76.57
Social Rent		114	8,075	70.84	7,178	62.96
Affordable Rent		114	8,075	70.84	7,178	62.96
Shared Ownership		57	4,186	73.44	3,721	65.28
First Homes		0	0	73.44	0	65.28
Total		**950**	**73,372**		**68,997**	
per ha			5,792		5,447	

Mix of houses and flats. POS (6.586 ha) on site. 66% net developable.

Mixed 250

18

					Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff	30	30
Affordable	30%	75 Affordable Re	40.00%		30	30
		Shared Owne	20.00%		15	15
		First Homes	0.00%		0	0
					75	75

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	5.070	Sub Area	Central
Net:Gross	66%		Gross	5.070 ha	Green Brov	Brown
			Net	3.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	52.50	53	3,975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	52.50	53	5,035	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	16	900	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	35.00	35	2,559	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	17.50	18	1,519	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,988**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,105**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,975	5,155,575
Terrace	3		1,297		1,297	5,035	6,530,395
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,969	2,998,406
Flat to5	2		1,523		1,523	4,344	6,615,341
Flat to5	3		1,523		1,523	4,016	6,116,749
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,339	27,416,466
							1,418 £/m2

Occupants		Population	
	Count	per unit	
1 bed	35	1.43	50
2 bed	114	1.92	219
3 bed	101	2.71	274
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		17,364	m2
		1.736	ha
Gross - Net		1.736	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	175	13,988	79.93	13,435	76.77
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,105	73.65	982	65.47
First Homes	0	0	73.65	0	65.47
Total	**250**	**19,339**		**18,191**	
per ha		5,802		5,457	

Mix of houses and flats. POS (1.736 ha) on site. 66% net developable.

Mixed 100

19

					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.905	Sub Area	Central
Net:Gross	70%		Gross	1.905	ha Green Brov	Brown
			Net	1.333	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	21.00	21	1,575	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	21.00	21	1,995	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	14.00	14	1,024	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	7.00	7	591	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,578**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,575	2,313,675
Terrace	3			1,469	1,469	1,995	2,930,655
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	1,779	3,075,243
Flat to5	3			1,729	1,729	1,423	2,460,583
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,672	12,336,256
							1,608 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.571	ha
Shortfall / Surplus		-0.114	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,578	79.69	5,355	76.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,672**		**7,216**	
per ha		5,754		5,412	

Mix of houses and flats. POS (0.685ha) off site. 70% net developable.

Mixed 60

20

						Rounded
UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.143	Sub Area	Central
Net:Gross	70%		Gross	1.143	ha Green Brov	Brown
			Net	0.800	ha Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	12.60	13	975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	12.60	13	1,235	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	8.40	8	585	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	4.20	4	338	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	42	**3,358**			**100%**	**7.00**	7	**500**	**100%**	**7.00**	7	**500**	**100%**	**4.00**	4	**304**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	975	1,432,275
Terrace	3			1,469	1,469	1,235	1,814,215
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	997	1,723,381
Flat to5	3			1,729	1,729	1,004	1,735,052
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,660	7,482,972
							1,606 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.343	ha
Shortfall / Surplus		-0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	42	3,358	79.94	3,230	76.90
Social Rent	7	500	71.36	444	63.43
Affordable Rent	7	500	71.36	444	63.43
Shared Ownership	4	304	75.94	270	67.50
First Homes	0	0	75.94	0	67.50
Total	**60**	**4,660**		**4,388**	
per ha		5,825		5,485	

Mix of houses and flats. POS (0.419ha) off site. 70% net developable.

Mixed 24

21

					Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	3
Affordable	30%	7.2 Affordable Re	40.00%		3
		Shared Owne	20.00%		1
		First Homes	0.00%		0
				7.2	7

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	0.457	Sub Area	Central
Net:Gross	70%		Gross	0.457 ha	Green Brov	Brown
			Net	0.320 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	5.04	5	375	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	5.04	5	475	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.68	2	113	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.10	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	3.36	3	219	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	0.50	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	1.68	2	169	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.40	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,351**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	375	550,875
Terrace	3			1,469	1,469	475	697,775
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	225	389,025
Flat to5	2			1,729	1,729	425	735,257
Flat to5	3			1,729	1,729	335	579,647
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,836	2,952,580
							1,609 £/m2

Occupants		Population	
	Count	per unit	
1 bed	4	1.43	6
2 bed	11	1.92	21
3 bed	9	2.71	24
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**51**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,639	m2
		0.164	ha
Gross - Net		0.137	ha
Shortfall / Surplus		-0.027	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,351	79.45	1,295	76.18
Social Rent	3	208	69.38	185	61.67
Affordable Rent	3	208	69.38	185	61.67
Shared Ownership	1	69	68.63	61	61.00
First Homes	0	0	68.63	0	61.00
Total	**24**	**1,836**		**1,726**	
per ha		5,736		5,394	

Mix of houses and flats. POS (0.164ha) off site. 70% net developable.

Mixed 9

22

UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 75 units/ha
Net:Gross 70%

Area ha
Total 0.171
Gross 0.171 ha
Net 0.120 ha

Characteristics
Sub Area Central
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	2.70	3	225	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	2.70	3	285	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	1.80	2	146	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	0.90	1	84	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**741**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	225	330,525
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	146	252,866
Flat to5	3			1,729	1,729	84	145,884
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						741	1,147,941
							1,550 £/m2

Occupants		Population
	Count	per unit
1 bed	0	1.43
2 bed	5	1.92
3 bed	4	2.71
4 bed	0	3.40
5 bed	0	3.40
		Residents

0	0
10	10
11	11
0	0
0	0
20	

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.051	ha
Shortfall / Surplus		-0.014	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	741	82.29	715	79.44
Social Rent		0	0	82.29	0	79.44
Affordable Rent		0	0	82.29	0	79.44
Shared Ownership		0	0	82.29	0	79.44
First Homes		0	0	82.29	0	79.44
Total		**9**	**741**		**715**	
per ha			6,172		5,958	

Mix of houses and flats. Below affordable and POS thresholds.

Kingsdown Cluster

35

					Rounded
UNITS	**515**	Social Rent	40.00%	% of Aff	61.8	62
Affordable	30%	154.5 Affordable Re	40.00%		61.8	62
		Shared Owne	20.00%		30.9	31
		First Homes	0.00%		0	0
					154.5	155

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	25.520		Sub Area	North East
Net:Gross	67%		Gross	25.520	ha	Green Brov	Green
			Net	17.167	ha	Use	Agricultural

				Market						Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	360.5		Rounded	m2	m2	Circulation	62		Rounded	m2	62		Rounded	m2	31		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	90.13	90	6,750	70	0.0%	10%	6.20	7	490	10%	6.20	7	490	25%	7.75	8	560	25%	0.00	0	0
Terrace	3	95	0.0%	20%	72.10	72	6,840	84	0.0%	15%	9.30	9	756	15%	9.30	9	756	20%	6.20	6	504	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	6.20	6	582	10%	6.20	6	582	15%	4.65	5	485	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	9.30	9	711	15%	9.30	9	711	15%	4.65	5	395	15%	0.00	0	0
Semi	3	105	0.0%	20%	72.10	72	7,560	93	0.0%	15%	9.30	9	837	15%	9.30	9	837	15%	4.65	5	465	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	6.20	6	636	10%	6.20	6	636	10%	3.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	90.13	90	12,150	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	36.05	36	5,220	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	15.50	16	900	25%	15.50	16	900		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**360.50**	**360**	**38,520**			**100%**	**62.00**	**62**	**4,912**	**100%**	**62.00**	**62**	**4,912**	**100%**	**31.00**	**31**	**2,621**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	8,290	10,752,130
Terrace	3		1,297		1,297	8,856	11,486,232
Terrace	4		1,297		1,297	1,649	2,138,753
Semi	2		1,337		1,337	1,817	2,429,329
Semi	3		1,337		1,337	9,699	12,967,563
Semi	4		1,337		1,337	1,484	1,984,108
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	12,150	18,310,050
Det	5		1,507		1,507	5,220	7,866,540
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,800	2,741,400
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						50,965	70,676,105
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	32	1.43	46
2 bed	135	1.92	259
3 bed	191	2.71	518
4 bed	121	3.40	411
5 bed	36	3.40	122
		Residents	**1,356**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		43,404	m2
		4.340	ha
Gross - Net		8.353	ha
Shortfall / Surplus		4.013	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	360	38,520	107.00	38,520	107.00
Social Rent	62	4,912	79.23	4,812	77.61
Affordable Rent	62	4,912	79.23	4,812	77.61
Shared Ownership	31	2,621	84.55	2,621	84.55
First Homes	0	0	84.55	0	84.55
Total	**515**	**50,965**		**50,765**	
per ha		2,969		2,957	

Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.

Marlowe Avenue Cluster

36	UNITS	**976**		Social Rent	40.00%	% of Aff	117.12	117	Modelling			Area ha			Characteristics								
	Affordable	30%	292.8	Affordable Re	40.00%		117.12	117	Density	75	units/ha	Total	17.351		Sub Area	Central							
				Shared Owne	20.00%		58.56	59	Net:Gross	75%		Gross	17.351	ha	Green Brov	Green							
				First Homes	0.00%		0	0				Net	13.013	ha	Use	Playing Fields							
							292.8	293															

				Market						Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	683.2		Rounded	m2	m2	Circulation	117		Rounded	m2	117		Rounded	m2	59		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	68.32	68	3,825	50	12.5%	30%	35.10	35	1,969	30%	35.10	35	1,969	10%	5.90	6	338	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	341.60	342	25,009	61	12.5%	30%	35.10	35	2,402	30%	35.10	35	2,402	50%	29.50	30	2,059	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	273.28	273	23,034	74	12.5%	40%	46.80	47	3,913	40%	46.80	47	3,913	40%	23.60	23	1,915	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**683.20**	**683**	**51,868**			**100%**	**117.00**	**117**	**8,283**	**100%**	**117.00**	**117**	**8,283**	**100%**	**59.00**	**59**	**4,311**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	8,100	12,336,300
Flat to5	2		1,523		1,523	31,871	48,539,914
Flat to5	3		1,523		1,523	32,775	49,915,754
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						72,746	110,791,968
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	144	1.43	206
2 bed	442	1.92	849
3 bed	390	2.71	1,057
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**2,111**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		67,567	m2
		6.757	ha
Gross - Net		4.338	ha
Shortfall / Surplus		-2.419	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	683	51,868	75.94	46,105	67.50
Social Rent	117	8,283	70.80	7,363	62.93
Affordable Rent	117	8,283	70.80	7,363	62.93
Shared Ownership	59	4,311	73.07	3,832	64.95
First Homes	0	0	73.07	0	64.95
Total	**976**	**72,746**		**64,663**	
per ha		5,590		4,969	

Potential Strategic Site. Part of wider side in non-residential uses. Flatted Development, modelled based on LHMA mix, assuming 75

Pipers Way Cluster

| | | |

Tadpole North Cluster

38 UNITS **513** Affordable 30% 153.9

			Rounded
Social Rent	40.00% % of Aff	61.56	62
Affordable Re	40.00%	61.56	62
Shared Owne	20.00%	30.78	31
First Homes	0.00%	0	0
		153.9	155

Modelling
Density 30 units/ha
Net:Gross 50%

Area ha
Total 34.200
Gross 34.200 ha
Net 17.100 ha

Characteristics
Sub Area North
Green Brov Green
Use Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	359.1		Rounded	m2	m2	Circulation	62		Rounded	m2	62		Rounded	m2	31		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	89.78	88	6,600	70	0.0%	10%	6.20	7	490	10%	6.20	7	490	25%	7.75	8	560	25%	0.00	0	0
Terrace	3	95	0.0%	20%	71.82	72	6,840	84	0.0%	15%	9.30	9	756	15%	9.30	9	756	20%	6.20	6	504	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	6.20	6	582	10%	6.20	6	582	15%	4.65	5	485	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	9.30	9	711	15%	9.30	9	711	15%	4.65	5	395	15%	0.00	0	0
Semi	3	105	0.0%	20%	71.82	72	7,560	93	0.0%	15%	9.30	9	837	15%	9.30	9	837	15%	4.65	5	465	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	6.20	6	636	10%	6.20	6	636	10%	3.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	89.78	90	12,150	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	35.91	36	5,220	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	15.50	16	900	25%	15.50	16	900		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**359.10**	**358**	**38,370**			**100%**	**62.00**	**62**	**4,912**	**100%**	**62.00**	**62**	**4,912**	**100%**	**31.00**	**31**	**2,621**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	8,140	10,557,580
Terrace	3		1,297		1,297	8,856	11,486,232
Terrace	4		1,297		1,297	1,649	2,138,753
Semi	2		1,337		1,337	1,817	2,429,329
Semi	3		1,337		1,337	9,699	12,967,563
Semi	4		1,337		1,337	1,484	1,984,108
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	12,150	18,310,050
Det	5		1,507		1,507	5,220	7,866,540
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,800	2,741,400
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						50,815	70,481,555
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	32	1.43	46
2 bed	133	1.92	255
3 bed	191	2.71	518
4 bed	121	3.40	411
5 bed	36	3.40	122
		Residents	**1,353**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		43,281	m2
		4.328	ha
Gross - Net		17.100	ha
Shortfall / Surplus		12.772	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	358	38,370	107.18	38,370	107.18
Social Rent	62	4,912	79.23	4,812	77.61
Affordable Rent	62	4,912	79.23	4,812	77.61
Shared Ownership	31	2,621	84.55	2,621	84.55
First Homes	0	0	84.55	0	84.55
Total	**513**	**50,815**		**50,615**	
per ha		2,972		2,960	

Potential Strategic Site. LHMA mix with emphasis on larger units. Modelled based on information from SBC. Whole site area 39.86ha

Wrought East Cluster

| | | |

NEV Cluster

| | | |

FOR APPRAISALS

SITE			Site 1 Flats 1000 HD	Site 2 Flats 750 HD	Site 3 Flats 500 HD	Site 4 Flats 250 HD	Site 5 Flats 125 HD	Site 6 Flats 60 HD	Site 7 Flats 250	Site 8 Flats 100	Site 9 Flats 50	Site 10 Flats 25	Site 11 Flats 9	Site 12 Flats 250 LD	Site 13 Flats 100 LD	Site 14 Flats 60 LD	Site 15 Flats 25 LD	Site 16 Flats 9 LD	Site 17 Mixed 950	Site 18 Mixed 250	Site 19 Mixed 100	Site 20 Mixed 60	Site 21 Mixed 24	Site 22 Mixed 9	Site 35 Kingsdown Cluster	Site 36 Marlowe Avenue Cluster	Site 37 Pipers Way Cluster	Site 38 Tadpole North Cluster	Site 39 Wrought East Cluster	Site 40 NEV Cluster
	Sub Area		1 Central	2 Central	3 Central	4 Central	5 Central	6 Central	7 Central	8 Central	9 Central	10 Central	11 Central	12 Central	13 Central	14 Central	15 Central	16 Central	17 Central	18 Central	19 Central	20 Central	21 Central	22 Central	35 North East	36 Central	37 Central South	38 North	39 South	40 North East
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	55% Green / 4	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Playing Fields	Mixed	Agricultural	Agricultural	Agricultural
AREA																														
	Total	ha	5.333	6.000	2.667	2.000	0.556	0.240	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	25.520	17.351	9.080	34.200	50.350	116.060
	Gross	ha	5.333	6.000	2.667	2.000	0.556	0.240	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	25.520	17.351	9.080	34.200	50.350	116.060
	Net	ha	4.000	3.000	2.000	1.000	0.500	0.240	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	17.167	13.013	7.573	17.100	34.367	80.633
UNITS																														
	Units		1000	750	500	250	125	60	250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	515	976	568	513	1031	2419
UNIT SIZE																														
Total	Market	sqm	78.98	81.02	81.00	81.05	81.17	81.14	75.99	75.94	76.18	76.76	78.13	75.99	75.94	76.07	76.76	78.13	79.75	79.93	79.69	79.94	79.45	82.29	107	76	76	107	107	107
	Social Rent	sqm	73.59	75.48	75.48	75.48	74.00	76.11	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	79	71	71	79	80	80
	Affordable Rent	sqm	73.59	75.48	75.48	75.48	74.00	76.11	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	79	71	71	79	80	80
	Shared Ownership	sqm	77.69	80.00	79.68	80.64	79.35	81.00	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	85	73	74	85	85	85
	First Homes	sqm	77.69	80.00	79.68	80.64	79.35	81.00	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	85	73	74	85	85	85
Saleable																														
	Market	sqm	67.50	67.51	67.50	67.54	67.64	67.62	67.54	67.50	67.71	68.24	69.44	67.54	67.50	67.62	68.24	69.44	76.57	76.77	76.50	76.90	76.18	79.44	107	68	67	107	107	107
	Social Rent	sqm	62.90	62.90	62.90	62.90	61.67	63.43	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	78	63	63	78	78	78
	Affordable Rent	sqm	62.90	62.90	62.90	62.90	61.67	63.43	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	78	63	63	78	78	78
	Shared Ownership	sqm	66.40	66.67	66.40	67.20	66.13	67.50	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	85	65	65	85	85	85
	First Homes	sqm	66.40	66.67	66.40	67.20	66.13	67.50	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	85	65	65	85	85	85
BASE CONSTRUCTION																														
	BCIS +	£/sqm	1,731	1,731	1,731	1,731	2,051	2,051	1,523	1,729	1,729	1,729	1,729	1,523	1,729	1,729	1,729	1,729	1,418	1,418	1,608	1,606	1,609	1,550	1,387	1,523	1,523	1,387	1,386	1,386
	Site Costs	%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	10%	10%	10%	10%	10%	15%	15%	15%	15%	10%	10%	15%	10%	10%	15%	15%	15%
	Extras		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	945,000	0	0	945,000	1,890,000	4,440,000
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	2.5%	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
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	3.8%	2.5%	2.5%	2.5%
	Small Sites	%																												
FEES																														
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
SALES																														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																														
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																														
	EUV		2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000	1,138,750	25,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%		0%	0%	0%
	Premium	£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	225,000	225,000	348,750	225,000	225,000	225,000
	Easements etc	£																												
VALUES																														
	Market	£/m2	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	4,000	4,000	4,000	4,000	4,000	4,000	4,000	3,500	3,500	4,000	4,000	4,000
	Social Rent	£/m2	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725
	Affordable Rent	£/m2	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550
	Shared Ownership	£/m2	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,450	2,450	2,800	2,800	2,800
	First Homes	£/m2	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,800	2,800	2,800	2,800	2,800	2,800	2,703	2,450	2,450	2,703	2,692	2,690
GRANT																														
	Market	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																														
	Biodiversity NG	%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.10%	0.10%	0.40%	0.10%	0.10%	0.10%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
		£/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
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/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
		£/unit	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00
	Water	£/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
		£/unit	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	9,096	5,982	5,977	5,992	5,932	6,040	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	25,332	5,962	5,957	25,332	25,332	25,332
	Post CIL s106	£/unit	9,096	5,982	5,977	5,992	5,932	6,040	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	25,332	5,962	5,957	25,332	25,332	25,332
	CIL	Houses	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	4.98
		Flats	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	4.98
	BSL	Greenfield																							27.06	27.06	14.88	27.06	27.06	27.06
		Brownfield	13.53	13.53	13.53	13.53	13.53	13.53	13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53	13.53				0.00			
	Affordable Housing																													
	Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Social Rent	40.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
	Affordable Rent	40.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
	Shared Ownership	20.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 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	Site 22	Site 35	Site 36	Site 37	Site 38	Site 39	Site 40
			Flats 1000 HD	Flats 750 HD	Flats 500 HD	Flats 250 HD	Flats 125 HD	Flats 60 HD	Flats 250	Flats 100	Flats 50	Flats 25	Flats 9	Flats 250 LD	Flats 100 LD	Flats 60 LD	Flats 25 LD	Flats 9 LD	Mixed 950	Mixed 250	Mixed 100	Mixed 60	Mixed 24	Mixed 9	Kingsdown Cluster	Marlowe Avenue Cluster	Pipers Way Cluster	Tadpole North Cluster	Wrought East Cluster	NEV Cluster
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	35	36	37	38	39	40
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Playing Fields	Mixed	Agricultural	Agricultural	Agricultural
			Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	Central	North East	Central	Central South	North	South	North East
Site Area	Gross	ha	5.333	6.000	2.667	2.000	0.556	0.240	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	25.520	17.351	9.080	34.200	50.350	116.060
	Net	ha	4.000	3.000	2.000	1.000	0.500	0.240	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	17.167	13.013	7.573	17.100	34.367	80.633
Units			1,000	750	500	250	125	60	250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	515	976	568	513	1,031	2,419
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent		12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
	Social Rent		12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
	Shared Ownership		6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000	1,138,750	25,000	25,000	25,000
		£ site	13,333,333	15,000,000	6,666,667	5,000,000	1,388,889	600,000	6,666,667	3,333,333	1,388,889	694,444	250,000	12,664,213	5,046,773	2,666,667	1,041,667	400,000	48,131,947	12,674,453	4,761,905	2,857,143	1,142,857	428,571	638,000	433,778	10,339,850	855,000	1,258,750	2,901,500
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	225,000	225,000	348,750	225,000	225,000	225,000
		£ site	2,666,667	3,000,000	1,333,333	1,000,000	277,778	120,000	1,333,333	666,667	277,778	138,889	50,000	2,532,843	1,009,355	533,333	208,333	80,000	9,626,389	2,534,891	952,381	571,429	228,571	85,714	5,742,000	3,904,000	3,166,650	7,695,000	11,328,750	26,113,500
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	250,000	250,000	1,487,500	250,000	250,000	250,000
		£ site	16,000,000	18,000,000	8,000,000	6,000,000	1,666,667	720,000	8,000,000	4,000,000	1,666,667	833,333	300,000	15,197,056	6,056,128	3,200,000	1,250,000	480,000	57,758,336	15,209,344	5,714,286	3,428,571	1,371,429	514,286	6,380,000	4,337,778	13,506,500	8,550,000	12,587,500	29,015,000
			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
Residual	Gross	£/ha	-5,628,141	-3,951,521	-6,288,152	-4,480,086	-14,799,198	-17,540,720	-595,089	-1,838,128	-2,385,238	-2,388,473	-1,032,879	-612,230	-1,561,421	-1,947,836	-2,040,771	-1,082,049	1,090,740	904,273	71,462	46,138	369,471	2,171,150	870,938	65,814	-140,574	648,919	810,557	786,539
	Net	£/ha	-7,504,188	-7,903,043	-8,384,203	-8,960,172	-16,443,554	-17,540,720	-793,453	-2,450,837	-3,180,317	-2,653,859	-1,147,644	-930,410	-2,364,041	-2,597,114	-2,550,963	-1,442,732	1,657,876	1,375,340	102,088	65,912	527,816	3,101,643	1,294,739	87,752	-168,541	1,297,837	1,187,533	1,132,110
		£ site	-30,016,751	-23,709,128	-16,768,406	-8,960,172	-8,221,777	-4,209,773	-1,586,905	-2,450,837	-1,325,132	-663,465	-103,288	-3,101,366	-3,152,055	-2,077,691	-850,321	-173,128	20,999,767	4,584,466	136,117	52,730	168,901	372,197	22,226,348	1,141,950	-1,276,414	22,193,015	40,811,552	91,285,773

Appendix
Site 1

Site 1 — **1 Flats 1000 HD** Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					1,000	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.98	67.50		70.00%	700	3,500	165,375,000	55,283
Affordable Overall				30%	300			
Social Rent	73.59	62.90		12.00%	120	1,725	13,020,300	8,831
Affordable Rent	73.59	62.90		12.00%	120	2,550	19,247,400	8,831
Shared Ownersl	77.69	66.40		6.00%	60	2,450	9,760,800	4,661
First Homes	77.69	66.40		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	4.000	ha		250	/ha		**207,403,500**	**77,606**
SITE AREA - Gro	5.333	ha		188	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-30,016,751**	**-7,504,188**	**-5,628,141**
Existing Use Value	13,333,333		2,500,000
Uplift 20%	2,666,667		500,000
Plus /ha 0	0		0
Benchmark Land Value	**16,000,000**		**3,000,000**

Additional Profit	**-26,223,470**	**-474**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r — *Closing balance =* 0

RUN CIL MACRO ctrl+l — *Closing balance =* 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-30,016,751	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-450,251	-450,251	
Fees						
	Planning			211,300		
	Professional		8.00%	13,303,573	13,514,873	
CONSTRUCTION						
	Build Cost	BCIS +	1,835	142,396,329		
		Extras		0		
		Unit extras	1,075.00	1,075,000		
		Site	5.00%	7,119,816		
	BNG			1,054,138		
	Contingency	5.00%		7,529,557		
	Abnormals	5.00%		7,119,816		
				0	166,294,657	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	6,222,105		
	Legals	%	0.5%	1,037,018		
		£/unit	0	0		
	Misc.	%	0.0%	0	7,259,123	**156,601,650**

Developers Profit				
	Market Housing	% Value	17.50%	**28,940,625**
	Affordable Hou:	% Value	17.50%	**7,354,988**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,000		
No dwgs under	50	635	31,750
No dwgs over 5	950	189	179,550
		Total	211,300

Stamp duty calc - Residual		
Land payment		-30,016,751
	Total	0

Stamp duty calc - AP		
Land payment		16,000,000
	Total	789,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	747,972	
		Total	747,972

Pre CIL s106	9,096	£/ Unit (all)	
		Total	9,096,292

Post CIL s106	9,096	£/ Unit (all)	
		Total	9,096,292

CIL	84.33	£/sqm	**4,661,973**

BNG	0.70%	**Total**	1,054,138

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,731.00	Per Unit
CO2 Plus	6.00%		103.86	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,834.86	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	100	200	200	200	200	50																	
Market Housing			8,268,750	16,537,500	33,075,000	33,075,000	33,075,000	33,075,000	8,268,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			651,015	1,302,030	2,604,060	2,604,060	2,604,060	2,604,060	651,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			962,370	1,924,740	3,849,480	3,849,480	3,849,480	3,849,480	962,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			488,040	976,080	1,952,160	1,952,160	1,952,160	1,952,160	488,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**10,370,175**	**20,740,350**	**41,480,700**	**41,480,700**	**41,480,700**	**41,480,700**	**10,370,175**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-450,251																							
Planning Fee		211,300																							
Professional		13,303,573																							
Build Cost - BCIS Base			7,529,557	15,059,115	30,118,229	30,118,229	30,118,229	30,118,229	7,529,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff			1,890,805	2,849,216	3,367,445	1,968,853	1,968,853	1,968,853	492,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG			52,707	105,414	210,828	210,828	210,828	210,828	52,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			376,478	752,956	1,505,911	1,505,911	1,505,911	1,505,911	376,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			355,991	711,982	1,423,963	1,423,963	1,423,963	1,423,963	355,991	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	311,105	622,211	1,244,421	1,244,421	1,244,421	1,244,421	311,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	51,851	103,702	207,404	207,404	207,404	207,404	51,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0			0																	
COSTS BEFORE LAND INT AND I		**13,064,622**	**10,568,494**	**20,204,594**	**38,078,201**	**36,679,609**	**36,679,609**	**36,679,609**	**9,169,902**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va	Land	**-30,016,751**																							
	Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									28,940,625
ordable for Rent																									7,354,988
First Homes																									0
Cash Flow		16,952,129	-198,319	535,756	3,402,499	4,801,091	4,801,091	4,801,091	1,200,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-36,295,613
Opening Balance		0																							
Closing Balance		16,952,129	16,753,810	17,289,567	20,692,066	25,493,157	30,294,248	35,095,340	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	36,295,613	0

Appendix
Site 2

Site 2	2 Flats 750 HD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					750	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	81.02	67.51		70.00%	525	3,500	124,057,500	42,534
Affordable Overall				30%	225			
Social Rent	75.48	62.90		12.00%	90	1,725	9,765,225	6,793
Affordable Rent	75.48	62.90		12.00%	90	2,550	14,435,550	6,793
Shared Ownersl	80.00	66.67		6.00%	45	2,450	7,350,000	3,600
First Homes	80.00	66.67		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.000	ha		250	/ha		**155,608,275**	**59,720**
SITE AREA - Gro	6.000	ha		125	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-23,709,128**	**-7,903,043**	**-3,951,521**
Existing Use Value	15,000,000		2,500,000
Uplift 20%	3,000,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**18,000,000**		**3,000,000**

Additional Profit	**-27,725,169**	**-652** £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-23,709,128	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-355,637	-355,637	
Fees						
	Planning			164,050		
	Professional		8.00%	10,235,753	10,399,803	
CONSTRUCTION						
	Build Cost	BCIS +	1,835	109,578,573		
		Extras		0		
		Unit extras	1,075.00	806,250		
		Site	5.00%	5,478,929		
	BNG			811,046		
	Contingency	5.00%		5,793,188		
	Abnormals	5.00%		5,478,929		
				0	127,946,914	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	4,668,248		
	Legals	%	0.5%	778,041		
		£/unit	0	0		
	Misc.	%	0.0%	0	5,446,290	**119,728,242**

Developers Profit				
	Market Housing	% Value	17.50%	**21,710,063**
	Affordable Hou:	% Value	17.50%	**5,521,386**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	750		
No dwgs under	50	635	31,750
No dwgs over 5	700	189	132,300
		Total	164,050

Stamp duty calc - Residual		
Land payment		-23,709,128
	Total	0

Stamp duty calc - AP		
Land payment		18,000,000
	Total	889,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	575,485	
		Total	575,485

Pre CIL s106	5,982	£/ Unit (all)	
		Total	4,486,208

Post CIL s106	5,982	£/ Unit (all)	
		Total	4,486,208

CIL	84.33	£/sqm	**3,586,892**

BNG	0.70%	**Total**	811,046

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,731.00	Per Unit
CO2 Plus	6.00%		103.86	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,834.86	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	150	150	150																		
Market Housing		8,270,500	16,541,000	24,811,500	24,811,500	24,811,500	24,811,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		651,015	1,302,030	1,953,045	1,953,045	1,953,045	1,953,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		962,370	1,924,740	2,887,110	2,887,110	2,887,110	2,887,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		490,000	980,000	1,470,000	1,470,000	1,470,000	1,470,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**10,373,885**	**20,747,770**	**31,121,655**	**31,121,655**	**31,121,655**	**31,121,655**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-355,637																							
Planning Fee	164,050																							
Professional	10,235,753																							
Build Cost - BCIS Base		7,724,250	15,448,500	23,172,750	23,172,750	23,172,750	23,172,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,413,514	2,109,649	2,088,406	1,012,339	1,012,339	1,012,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		54,070	108,140	162,209	162,209	162,209	162,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		386,213	772,425	1,158,638	1,158,638	1,158,638	1,158,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		365,262	730,524	1,095,786	1,095,786	1,095,786	1,095,786	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	311,217	622,433	933,650	933,650	933,650	933,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	51,869	103,739	155,608	155,608	155,608	155,608	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**10,044,167**	**10,306,394**	**19,895,410**	**28,767,047**	**27,690,979**	**27,690,979**	**27,690,979**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-23,709,128**																							
Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								21,710,063
ordable for Rent																								5,521,386
First Homes																								0
Cash Flow	13,664,962	67,491	852,360	2,354,608	3,430,676	3,430,676	3,430,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-27,231,448
Opening Balance	0																							
Closing Balance	13,664,962	13,732,453	14,584,813	16,939,421	20,370,097	23,800,772	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	27,231,448	0

Appendix
Site 3

Site 3	3	Flats 500 HD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					500	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	81.00	67.50		70.00%	350	3,500	82,687,500	28,350
Affordable Overall				30%	150			
Social Rent	75.48	62.90		12.00%	60	1,725	6,510,150	4,529
Affordable Rent	75.48	62.90		12.00%	60	2,550	9,623,700	4,529
Shared Ownersl	79.68	66.40		6.00%	30	2,450	4,880,400	2,390
First Homes	79.68	66.40		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	2.000	ha		250	/ha		**103,701,750**	**39,798**
SITE AREA - Gro	2.667	ha		188	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-16,768,406**	**-8,384,203**	**-6,288,152**
Existing Use Value		6,666,667		2,500,000
Uplift	20%	1,333,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**8,000,000**		**3,000,000**
Additional Profit		**-44,553,207**	**-1,572**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-16,768,406	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-251,526	-251,526	
Fees						
	Planning			116,800		
	Professional		8.00%	6,821,179	6,937,979	
CONSTRUCTION						
	Build Cost	BCIS +	1,835	73,023,758		
		Extras		0		
		Unit extras	1,075.00	537,500		
		Site	5.00%	3,651,188		
	BNG			540,487		
	Contingency	5.00%		3,860,622		
	Abnormals	5.00%		3,651,188		
				0	85,264,744	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,111,053		
	Legals	%	0.5%	518,509		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,629,561	**78,812,353**

Developers Profit				
	Market Housing	% Value	17.50%	**14,470,313**
	Affordable Hou	% Value	17.50%	**3,677,494**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		-16,768,406
	Total	0

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	383,576	
		Total	383,576

Pre CIL s106	5,977	£/ Unit (all)	
		Total	2,988,305

Post CIL s106	5,977	£/ Unit (all)	
		Total	2,988,305

CIL	84.33	£/sqm	**2,390,756**

BNG	0.70%	**Total**	540,487

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,731.00	Per Unit
CO2 Plus	6.00%		103.86	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,834.86	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	25	25	25	25	35	35	30	30	30	30	30	30	30	30	30	30				
Market Housing				0	0	0	2,480,625	2,480,625	4,134,375	4,134,375	4,134,375	4,134,375	5,788,125	5,788,125	4,961,250	4,961,250	4,961,250	4,961,250	4,961,250	4,961,250	4,961,250	4,961,250	4,961,250	4,961,250
Social Rent				0	0	0	195,305	195,305	325,508	325,508	325,508	325,508	455,711	455,711	390,609	390,609	390,609	390,609	390,609	390,609	390,609	390,609	390,609	390,609
Affordable Rent				0	0	0	288,711	288,711	481,185	481,185	481,185	481,185	673,659	673,659	577,422	577,422	577,422	577,422	577,422	577,422	577,422	577,422	577,422	577,422
Shared Ownership				0	0	0	146,412	146,412	244,020	244,020	244,020	244,020	341,628	341,628	292,824	292,824	292,824	292,824	292,824	292,824	292,824	292,824	292,824	292,824
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,111,053**	**3,111,053**	**5,185,088**	**5,185,088**	**5,185,088**	**5,185,088**	**7,259,123**	**7,259,123**	**6,222,105**	**6,222,105**	**6,222,105**	**6,222,105**	**6,222,105**	**6,222,105**	**6,222,105**	**6,222,105**	**6,222,105**	**6,222,105**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-251,526																							
Planning Fee	116,800																							
Professional	3,410,590		3,410,590																					
Build Cost - BCIS Base		0	772,124	1,544,249	2,831,123	3,345,873	3,860,622	3,860,622	4,375,372	4,890,122	5,147,496	4,890,122	4,632,747	4,632,747	4,632,747	4,632,747	4,632,747	4,632,747	4,632,747	4,632,747	3,088,498	1,544,249	0	0
BSL/BSL/s106/CIL/Tariff		717,227	29,883	59,766	1,065,873	129,493	160,923	160,923	905,743	208,438	218,399	208,438	206,149	206,149	202,313	202,313	202,313	202,313	202,313	202,313	142,547	82,781	23,015	23,015
BNG		0	5,405	10,810	19,818	23,421	27,024	27,024	30,628	34,231	36,032	34,231	32,429	32,429	32,429	32,429	32,429	32,429	32,429	32,429	21,619	10,810	0	0
Contingency		0	38,606	77,212	141,556	167,294	193,031	193,031	218,769	244,506	257,375	244,506	231,637	231,637	231,637	231,637	231,637	231,637	231,637	231,637	154,425	77,212	0	0
Abnormals		0	36,512	73,024	133,877	158,218	182,559	182,559	206,901	231,242	243,413	231,242	219,071	219,071	219,071	219,071	219,071	219,071	219,071	219,071	146,048	73,024	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	93,332	93,332	155,553	155,553	155,553	155,553	217,774	217,774	186,663	186,663	186,663	186,663	186,663	186,663	186,663	186,663	186,663	186,663
Legals	0	0	0	0	0	0	15,555	15,555	25,925	25,925	25,925	25,925	36,296	36,296	31,111	31,111	31,111	31,111	31,111	31,111	31,111	31,111	31,111	31,111
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**3,275,864**	**717,227**	**4,293,120**	**1,765,061**	**4,192,247**	**3,824,299**	**4,533,047**	**4,533,047**	**5,918,890**	**5,790,017**	**6,084,193**	**5,790,017**	**5,576,102**	**5,576,102**	**5,535,971**	**5,535,971**	**5,535,971**	**5,535,971**	**5,535,971**	**5,535,971**	**3,770,910**	**2,005,849**	**240,788**	**240,788**
For Residual Va Land	**-16,768,406**																							
Interest		0	0	0	0	0	22,740	48,023	73,748	87,880	100,004	117,489	130,131	102,955	75,304	64,615	53,738	42,671	31,411	19,953	8,295	0	0	0
Developers Return																								
Market Housing																								14,470,313
ordable for Rent																								3,677,494
First Homes																								0
Cash Flow	13,492,542	-717,227	-4,293,120	-1,765,061	-4,192,247	-3,824,299	-1,444,734	-1,470,017	-807,550	-692,809	-999,110	-722,418	1,552,889	1,580,065	610,830	621,519	632,396	643,463	654,723	666,181	2,442,900	4,216,256	5,981,317	-12,166,489
Opening Balance	0																							
Closing Balance	13,492,542	12,775,315	8,482,195	6,717,134	2,524,887	-1,299,412	-2,744,146	-4,214,162	-5,021,712	-5,714,521	-6,713,631	-7,436,049	-5,883,160	-4,303,095	-3,692,265	-3,070,746	-2,438,350	-1,794,888	-1,140,164	-473,983	1,968,917	6,185,173	12,166,489	0

Appendix
Site 4

Site 4	4	Flats 250 HD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	81.05	67.54		70.00%	175	3,500	41,370,000	14,184
Affordable Overall				30%	75			
Social Rent	75.48	62.90		12.00%	30	1,725	3,255,075	2,264
Affordable Rent	75.48	62.90		12.00%	30	2,550	4,811,850	2,264
Shared Ownersl	80.64	67.20		6.00%	15	2,450	2,469,600	1,210
First Homes	80.64	67.20		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.000	ha		250	/ha		**51,906,525**	**19,922**
SITE AREA - Gro	2.000	ha		125	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-8,960,172**	**-8,960,172**	**-4,480,086**
Existing Use Value		5,000,000		2,500,000
Uplift	20%	1,000,000		500,000
Plus /ha	0	0		0
Benchmark Land Value		**6,000,000**		**3,000,000**
Additional Profit		**-20,656,264**	**-1,456**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-8,960,172	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-134,403	-134,403
Fees					
Planning				69,550	
Professional			8.00%	3,414,574	3,484,124
CONSTRUCTION					
Build Cost	BCIS +		1,835	36,554,815	
	Extras			0	
	Unit extras		1,075.00	268,750	
	Site		5.00%	1,827,741	
BNG				270,559	
Contingency		5.00%		1,932,565	
Abnormals		5.00%		1,827,741	
				0	42,682,171
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	1,557,196	
Legals	%		0.5%	259,533	
	£/unit		0	0	
Misc.	%		0.0%	0	1,816,728	**38,888,449**

Developers Profit				
Market Housing	% Value	17.50%		**7,239,750**
Affordable Hou:	% Value	17.50%		**1,843,892**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		-8,960,172
	Total	0

Stamp duty calc - AP		
Land payment		6,000,000
	Total	289,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	191,910	
		Total	191,910

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

CIL	84.33	£/sqm	**1,196,137**

BNG	0.70%	**Total**	270,559

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,731.00	Per Unit
CO2 Plus	6.00%		103.86	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,834.86	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,654,800	2,482,200	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	98,784	148,176	246,960	246,960	246,960	246,960	246,960	246,960	246,960	246,960	246,960	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,076,261**	**3,114,392**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-134,403																							
Planning Fee	69,550																							
Professional	1,707,287		1,707,287																					
Build Cost - BCIS Base		0	515,351	1,288,377	2,576,754	3,349,780	3,865,131	3,865,131	3,865,131	3,865,131	3,865,131	3,865,131	3,865,131	2,576,754	1,288,377	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		358,841	19,972	49,930	578,315	129,818	157,467	161,305	527,822	168,981	168,981	168,981	168,981	119,051	69,121	19,191	19,191	0	0	0	0	0	0	0
BNG		0	3,607	9,019	18,037	23,448	27,056	27,056	27,056	27,056	27,056	27,056	27,056	18,037	9,019	0	0	0	0	0	0	0	0	0
Contingency		0	25,768	64,419	128,838	167,489	193,257	193,257	193,257	193,257	193,257	193,257	193,257	128,838	64,419	0	0	0	0	0	0	0	0	0
Abnormals		0	24,370	60,925	121,849	158,404	182,774	182,774	182,774	182,774	182,774	182,774	182,774	121,849	60,925	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	62,288	93,432	155,720	155,720	155,720	155,720	155,720	155,720	155,720	155,720	155,720	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,381	15,572	25,953	25,953	25,953	25,953	25,953	25,953	25,953	25,953	25,953	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,642,435**	**358,841**	**2,296,354**	**1,472,669**	**3,423,793**	**3,828,940**	**4,498,353**	**4,538,526**	**4,977,712**	**4,618,871**	**4,618,871**	**4,618,871**	**4,618,871**	**3,146,202**	**1,673,533**	**200,864**	**200,864**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-8,960,172**																							
Interest		0	0	0	0	4,094	71,172	114,804	141,735	140,489	132,942	125,262	117,448	109,497	75,635	15,409	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,239,750
ordable for Rent																								1,843,892
First Homes																								0
Cash Flow	7,317,737	-358,841	-2,296,354	-1,472,669	-3,423,793	-3,833,033	-2,493,264	-1,538,938	71,205	431,292	438,840	446,520	454,334	1,934,954	3,441,484	4,974,379	4,989,789	0	0	0	0	0	0	-9,083,642
Opening Balance	0																							
Closing Balance	7,317,737	6,958,896	4,662,542	3,189,873	-233,920	-4,066,953	-6,560,217	-8,099,155	-8,027,950	-7,596,657	-7,157,818	-6,711,298	-6,256,964	-4,322,011	-880,526	4,093,853	9,083,642	9,083,642	9,083,642	9,083,642	9,083,642	9,083,642	9,083,642	0

Appendix
Site 5

Site 5	5	Flats 125 HD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					125	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	81.17	67.64		70.00%	88	3,500	20,715,876	7,103
Affordable Overall				30%	37.5			
Social Rent	74.00	61.67		12.00%	15	1,725	1,595,625	1,110
Affordable Rent	74.00	61.67		12.00%	15	2,550	2,358,750	1,110
Shared Ownersl	79.35	66.13		6.00%	8	2,450	1,215,047	595
First Homes	79.35	66.13		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.500	ha		250	/ha		**25,885,298**	**9,918**
SITE AREA - Gro	0.556	ha		225	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-8,221,777**	**-16,443,554**	**-14,799,198**
Existing Use Value		1,388,889		2,500,000
Uplift	20%	277,778		500,000
Plus /ha	0	0		0
Benchmark Land Value		**1,666,667**		**3,000,000**
Additional Profit		**-12,640,864**	**-1,780**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-8,221,777	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	-123,327	-123,327	
Fees						
	Planning			45,925		
	Professional		8.00%	2,012,030	2,057,955	
CONSTRUCTION						
	Build Cost	BCIS +	2,174	21,561,699		
		Extras		0		
		Unit extras	1,075.00	134,375		
		Site	5.00%	1,078,085		
	BNG			159,419		
	Contingency	5.00%		1,138,708		
	Abnormals	5.00%		1,078,085		
				0	25,150,371	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	776,559		
	Legals	%	0.5%	129,426		
		£/unit	0	0		
	Misc.	%	0.0%	0	905,985	**19,769,208**

Developers Profit				
	Market Housing	% Value	17.50%	**3,625,278**
	Affordable Hou	% Value	17.50%	**904,649**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	125		
No dwgs under	50	635	31,750
No dwgs over 5	75	189	14,175
		Total	45,925

Stamp duty calc - Residual		
Land payment		-8,221,777
	Total	0

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	96,098	
		Total	96,098

Pre CIL s106	5,932	£/ Unit (all)	
		Total	741,451

Post CIL s106	5,932	£/ Unit (all)	
		Total	741,451

CIL	84.33	£/sqm	**598,961**

BNG	0.70%	**Total**	159,419

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,051.00	Per Unit
CO2 Plus	6.00%		123.06	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,174.06	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	10	10	10	10	10	10	10	10	10	10	10	10									
Market Housing				0	0	0	828,635	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	1,657,270	0	0	0	0	0
Social Rent				0	0	0	63,825	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0
Affordable Rent				0	0	0	94,350	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0
Shared Ownership				0	0	0	48,602	97,204	97,204	97,204	97,204	97,204	97,204	97,204	97,204	97,204	97,204	97,204	97,204	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,035,412**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**2,070,824**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-123,327																							
Planning Fee	45,925																							
Professional	1,006,015		1,006,015																					
Build Cost - BCIS Base		0	303,655	910,966	1,518,277	1,821,933	1,821,933	1,821,933	1,821,933	1,821,933	1,821,933	1,821,933	1,821,933	1,821,933	1,821,933	1,214,622	607,311	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,896	9,886	29,658	229,118	59,316	63,160	306,588	67,004	186,796	67,004	67,004	67,004	67,004	67,004	47,232	27,460	7,688	7,688	0	0	0	0	0
BNG		0	2,126	6,377	10,628	12,754	12,754	12,754	12,754	12,754	12,754	12,754	12,754	12,754	12,754	8,502	4,251	0	0	0	0	0	0	0
Contingency		0	15,183	45,548	75,914	91,097	91,097	91,097	91,097	91,097	91,097	91,097	91,097	91,097	91,097	60,731	30,366	0	0	0	0	0	0	0
Abnormals		0	14,374	43,123	71,872	86,247	86,247	86,247	86,247	86,247	86,247	86,247	86,247	86,247	86,247	57,498	28,749	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	31,062	62,125	62,125	62,125	62,125	62,125	62,125	62,125	62,125	62,125	62,125	62,125	62,125	0	0	0	0	0
Legals	0	0	0	0	0	0	5,177	10,354	10,354	10,354	10,354	10,354	10,354	10,354	10,354	10,354	10,354	10,354	10,354	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**928,614**	**59,896**	**1,351,239**	**1,035,673**	**1,905,810**	**2,071,346**	**2,111,429**	**2,391,097**	**2,151,512**	**2,271,305**	**2,151,512**	**2,151,512**	**2,151,512**	**2,151,512**	**2,151,512**	**1,461,064**	**770,615**	**80,167**	**80,167**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-8,221,777**																							
Interest		0	0	0	0	0	0	3,619	9,287	10,862	14,561	16,227	17,923	19,649	21,405	23,192	12,927	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,625,278
ordable for Rent																								904,649
First Homes																								0
Cash Flow	7,293,163	-59,896	-1,351,239	-1,035,673	-1,905,810	-2,071,346	-1,076,017	-323,892	-89,976	-211,343	-95,249	-96,916	-98,612	-100,338	-102,094	586,568	1,287,282	1,990,657	1,990,657	0	0	0	0	-4,529,927
Opening Balance	0																							
Closing Balance	7,293,163	7,233,267	5,882,028	4,846,355	2,940,545	869,199	-206,818	-530,710	-620,686	-832,029	-927,278	-1,024,194	-1,122,806	-1,223,144	-1,325,237	-738,669	548,613	2,539,270	4,529,927	4,529,927	4,529,927	4,529,927	4,529,927	0

Appendix
Site 6

Site 6	6	Flats 60 HD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	81.14	67.62		70.00%	42	3,500	9,940,000	3,408
Affordable Overall				30%	18			
Social Rent	76.11	63.43		12.00%	7	1,725	787,783	548
Affordable Rent	76.11	63.43		12.00%	7	2,550	1,164,549	548
Shared Ownersl	81.00	67.50		6.00%	4	2,450	595,350	292
First Homes	81.00	67.50		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.240	ha		250	/ha		**12,487,681**	**4,796**
SITE AREA - Gro	0.240	ha		250	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-4,209,773**	**-17,540,720**	**-17,540,720**
Existing Use Value	600,000		2,500,000
Uplift 20%	120,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**720,000**		**3,000,000**
Additional Profit	**-5,113,778**	**-1,501**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-4,209,773	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-63,147	-63,147
Fees					
Planning				33,640	
Professional			8.00%	972,864	1,006,504
CONSTRUCTION					
Build Cost	BCIS +		2,174	10,426,022	
	Extras			0	
	Unit extras		1,075.00	64,500	
	Site		5.00%	521,301	
BNG				77,083	
Contingency		5.00%		550,591	
Abnormals		5.00%		521,301	
				0	12,160,798
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	374,630	
Legals	%		0.5%	62,438	
	£/unit		0	0	
Misc.	%		0.0%	0	437,069 **9,331,451**

Developers Profit			
Market Housing	% Value	17.50%	**1,739,500**
Affordable Hou:	% Value	17.50%	**445,844**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-4,209,773
	Total	0

Stamp duty calc - AP		
Land payment		720,000
	Total	25,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	46,110	
		Total	46,110

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397

Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397

CIL	84.33	£/sqm	**287,397**

BNG	0.70%	**Total**	77,083

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,051.00	Per Unit
CO2 Plus	6.00%		123.06	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,174.06	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	1,656,667	1,656,667	1,656,667	1,656,667	1,656,667	1,656,667	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,297	131,297	131,297	131,297	131,297	131,297	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	194,091	194,091	194,091	194,091	194,091	194,091	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	99,225	99,225	99,225	99,225	99,225	99,225	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,081,280**	**2,081,280**	**2,081,280**	**2,081,280**	**2,081,280**	**2,081,280**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-63,147																							
Planning Fee	33,640																							
Professional	486,432		486,432																					
Build Cost - BCIS Base		0	611,768	1,223,536	1,835,304	1,835,304	1,835,304	1,835,304	1,223,536	611,768	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,740	20,133	40,266	146,618	60,399	68,084	183,043	47,951	85,298	7,685	7,685	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,282	8,565	12,847	12,847	12,847	12,847	8,565	4,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,588	61,177	91,765	91,765	91,765	91,765	61,177	30,588	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	28,961	57,922	86,884	86,884	86,884	86,884	57,922	28,961	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	62,438	62,438	62,438	62,438	62,438	62,438	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,406	10,406	10,406	10,406	10,406	10,406	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**456,926**	**28,740**	**1,182,165**	**1,391,466**	**2,173,418**	**2,087,199**	**2,167,729**	**2,282,688**	**1,471,996**	**833,742**	**80,530**	**80,530**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-4,209,773**																							
Interest		0	0	0	0	17,901	54,741	57,212	61,737	52,155	31,236	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,739,500
Affordable for Rent																								445,844
First Homes																								0
Cash Flow	3,752,847	-28,740	-1,182,165	-1,391,466	-2,173,418	-2,105,101	-141,189	-258,619	547,547	1,195,383	1,969,514	2,000,750	0	0	0	0	0	0	0	0	0	0	0	-2,185,344
Opening Balance	0																							
Closing Balance	3,752,847	3,724,108	2,541,943	1,150,477	-1,022,941	-3,128,042	-3,269,231	-3,527,850	-2,980,303	-1,784,920	184,594	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	0

Appendix
Site 7

Site 7	7	Flats 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	3,500	41,370,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	75.60	67.20		6.00%	15	2,450	2,469,600	1,134
First Homes	75.60	67.20		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	2.000	ha		125	/ha		**51,906,525**	**18,677**
SITE AREA - Gro	2.667	ha		94	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,586,905**	**-793,453**	**-595,089**
Existing Use Value		6,666,667		2,500,000
Uplift	20%	1,333,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**8,000,000**		**3,000,000**

Additional Profit	**-16,279,164**	**-1,224**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-1,586,905	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-23,804	-23,804	
Fees						
	Planning			69,550		
	Professional		8.00%	2,820,486	2,890,036	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	30,152,179		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	5.00%	1,507,609		
	BNG			223,500		
	Contingency	5.00%		1,596,427		
	Abnormals	5.00%		1,507,609		
				0	35,256,073	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,557,196		
	Legals	%	0.5%	259,533		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,816,728	**38,352,129**

Developers Profit				
	Market Housing	% Value	17.50%	**7,239,750**
	Affordable Hou:	% Value	17.50%	**1,843,892**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		-1,586,905
	Total	0

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	223,500

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,654,800	2,482,200	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	98,784	148,176	246,960	246,960	246,960	246,960	246,960	246,960	246,960	246,960	246,960	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,076,261**	**3,114,392**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**5,190,653**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-23,804																							
Planning Fee	69,550																							
Professional	1,410,243		1,410,243																					
Build Cost - BCIS Base		0	425,714	1,064,285	2,128,569	2,767,140	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	2,128,569	1,064,285	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		112,138	19,972	49,930	436,274	129,818	156,987	609,136	167,782	392,057	167,782	167,782	167,782	117,852	67,922	17,992	17,992	0	0	0	0	0	0	0
BNG		0	2,980	7,450	14,900	19,370	22,350	22,350	22,350	22,350	22,350	22,350	22,350	14,900	7,450	0	0	0	0	0	0	0	0	0
Contingency		0	21,286	53,214	106,428	138,357	159,643	159,643	159,643	159,643	159,643	159,643	159,643	106,428	53,214	0	0	0	0	0	0	0	0	0
Abnormals		0	20,101	50,254	100,507	130,659	150,761	150,761	150,761	150,761	150,761	150,761	150,761	100,507	50,254	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	62,288	93,432	155,720	155,720	155,720	155,720	155,720	155,720	155,720	155,720	155,720	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,381	15,572	25,953	25,953	25,953	25,953	25,953	25,953	25,953	25,953	25,953	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,455,990**	**112,138**	**1,900,296**	**1,225,133**	**2,786,679**	**3,185,345**	**3,755,263**	**4,243,747**	**3,875,062**	**4,099,338**	**3,875,062**	**3,875,062**	**3,875,062**	**2,649,929**	**1,424,797**	**199,664**	**199,664**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,586,905**																							
Interest		0	0	32,927	54,943	104,671	162,246	194,468	217,635	198,421	182,795	162,971	142,800	122,277	79,954	15,450	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,239,750
Affordable for Rent																								1,843,892
First Homes																								0
Cash Flow	130,915	-112,138	-1,900,296	-1,258,059	-2,841,621	-3,290,016	-1,841,249	-1,323,824	1,097,956	892,894	1,132,795	1,152,619	1,172,790	2,418,447	3,685,902	4,975,538	4,990,988	0	0	0	0	0	0	-9,083,642
Opening Balance	0																							
Closing Balance	130,915	18,777	-1,881,518	-3,139,578	-5,981,199	-9,271,214	-11,112,463	-12,436,287	-11,338,331	-10,445,437	-9,312,642	-8,160,022	-6,987,232	-4,568,786	-882,884	4,092,654	9,083,642	9,083,642	9,083,642	9,083,642	9,083,642	9,083,642	9,083,642	0

Appendix
Site 8

Site 8	8	Flats 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	3,500	16,537,500	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	73.88	65.67		6.00%	6	2,450	965,300	443
First Homes	73.88	65.67		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.000	ha		100	/ha		**20,666,300**	**7,424**
SITE AREA - Gro	1.333	ha		75	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-2,450,837**	**-2,450,837**	**-1,838,128**
Existing Use Value	3,333,333		2,500,000
Uplift 20%	666,667		500,000
Plus /ha 0	0		0
Benchmark Land Value	**4,000,000**		**3,000,000**
Additional Profit	**-9,169,459**	**-1,725**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-2,450,837
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-36,763	-36,763
Fees					
Planning				41,200	
Professional			8.00%	1,271,567	1,312,767
CONSTRUCTION					
Build Cost	BCIS +		1,833	13,606,033	
	Extras			0	
	Unit extras		1,075.00	107,500	
	Site		5.00%	680,302	
BNG				100,757	
Contingency		5.00%		719,692	
Abnormals		5.00%		680,302	
				0	15,894,584
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	619,989	
Legals	%		0.5%	103,332	
	£/unit		0	0	
Misc.	%		0.0%	0	723,321 **15,443,072**

Developers Profit			
Market Housing	% Value	17.50%	**2,894,063**
Affordable Hou	% Value	17.50%	**722,540**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-2,450,837
	Total	0

Stamp duty calc - AP		
Land payment		4,000,000
	Total	189,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,907	£/ Unit (all)	
		Total	590,661

Post CIL s106	5,907	£/ Unit (all)	
		Total	590,661

CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	100,757

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	96,530	96,530	96,530	96,530	96,530	96,530	96,530	96,530	96,530	96,530	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,066,630**	**2,066,630**	**2,066,630**	**2,066,630**	**2,066,630**	**2,066,630**	**2,066,630**	**2,066,630**	**2,066,630**	**2,066,630**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-36,763																							
Planning Fee	41,200																							
Professional	635,783			635,783																				
Build Cost - BCIS Base		0	479,794	959,589	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	959,589	479,794	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		44,827	19,689	39,377	193,546	59,066	66,258	245,565	66,258	155,911	66,258	66,258	46,569	26,881	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,359	6,717	10,076	10,076	10,076	10,076	10,076	10,076	10,076	10,076	6,717	3,359	0	0	0	0	0	0	0	0	0	0
Contingency		0	23,990	47,979	71,969	71,969	71,969	71,969	71,969	71,969	71,969	71,969	47,979	23,990	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,677	45,353	68,030	68,030	68,030	68,030	68,030	68,030	68,030	68,030	45,353	22,677	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	61,999	61,999	61,999	61,999	61,999	61,999	61,999	61,999	61,999	61,999	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,333	10,333	10,333	10,333	10,333	10,333	10,333	10,333	10,333	10,333	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**640,221**	**44,827**	**1,185,292**	**1,099,016**	**1,783,005**	**1,648,525**	**1,728,049**	**1,907,355**	**1,728,049**	**1,817,702**	**1,728,049**	**1,728,049**	**1,178,540**	**629,032**	**79,524**	**79,524**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,450,837**																							
Interest		0	0	0	9,074	40,435	69,992	65,292	63,647	58,836	55,509	50,556	45,515	30,770	6,151	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,894,063
ordable for Rent																								722,540
First Homes																								0
Cash Flow	1,810,616	-44,827	-1,185,292	-1,099,016	-1,792,079	-1,688,960	268,589	93,983	274,934	190,092	283,072	288,026	842,574	1,406,828	1,980,955	1,987,106	0	0	0	0	0	0	0	-3,616,603
Opening Balance	0																							
Closing Balance	1,810,616	1,765,790	580,498	-518,518	-2,310,597	-3,999,557	-3,730,968	-3,636,985	-3,362,051	-3,171,959	-2,888,887	-2,600,861	-1,758,287	-351,459	1,629,497	3,616,603	3,616,603	3,616,603	3,616,603	3,616,603	3,616,603	3,616,603	3,616,603	0

Appendix
Site 9

Site 9	9	Flats 50	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					50	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.18	67.71		70.00%	35	3,500	8,295,000	2,666
Affordable Overall				30%	15			
Social Rent	69.38	61.67		12.00%	6	1,725	638,250	416
Affordable Rent	69.38	61.67		12.00%	6	2,550	943,500	416
Shared Ownersl	78.38	69.67		6.00%	3	2,450	512,050	235
First Homes	78.38	69.67		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.417	ha		120	/ha		**10,388,800**	**3,734**
SITE AREA - Gro	0.556	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,325,132**	**-3,180,317**	**-2,385,238**
Existing Use Value	1,388,889		2,500,000
Uplift 20%	277,778		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,666,667**		**3,000,000**
Additional Profit	**-3,450,491**	**-1,294**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-1,325,132
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-19,877	-19,877
Fees					
Planning				31,750	
Professional			8.00%	639,514	671,264
CONSTRUCTION					
Build Cost	BCIS +		1,833	6,843,222	
	Extras			0	
	Unit extras		1,075.00	53,750	
	Site		5.00%	342,161	
BNG				50,674	
Contingency		5.00%		361,957	
Abnormals		5.00%		342,161	
				0	7,993,925
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	311,664	
Legals	%		0.5%	51,944	
	£/unit		0	0	
Misc.	%		0.0%	0	363,608 **7,683,788**

Developers Profit			
Market Housing	% Value	17.50%	**1,451,625**
Affordable Hou	% Value	17.50%	**366,415**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	50		
No dwgs under	50	635	31,750
No dwgs over 5	0	189	0
		Total	31,750

Stamp duty calc - Residual		
Land payment		-1,325,132
	Total	0

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	36,074	
		Total	36,074

Pre CIL s106	5,982	£/ Unit (all)	
		Total	299,081

Post CIL s106	5,982	£/ Unit (all)	
		Total	299,081

CIL	84.33	£/sqm	**224,845**

BNG	0.70%	**Total**	50,674

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10																	
Market Housing				0	0	0	1,659,000	1,659,000	1,659,000	1,659,000	1,659,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	102,410	102,410	102,410	102,410	102,410	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,077,760**	**2,077,760**	**2,077,760**	**2,077,760**	**2,077,760**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-19,877																							
Planning Fee	31,750																							
Professional	319,757		319,757																					
Build Cost - BCIS Base		0	482,609	965,218	1,447,827	1,447,827	1,447,827	965,218	482,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		56,211	19,939	118,573	59,816	149,754	67,031	47,092	27,154	7,215	7,215	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,378	6,757	10,135	10,135	10,135	6,757	3,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,130	48,261	72,391	72,391	72,391	48,261	24,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,811	45,621	68,432	68,432	68,432	45,621	22,811	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	62,333	62,333	62,333	62,333	62,333	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,389	10,389	10,389	10,389	10,389	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**331,630**	**56,211**	**872,624**	**1,184,430**	**1,658,601**	**1,748,539**	**1,738,538**	**1,185,671**	**632,803**	**79,936**	**79,936**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,325,132**																							
Interest		0	0	0	19,596	48,964	80,421	75,892	61,608	37,400	3,092	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,451,625
ordable for Rent																								366,415
First Homes																								0
Cash Flow	993,502	-56,211	-872,624	-1,184,430	-1,678,197	-1,797,503	258,802	816,198	1,383,348	1,960,424	1,994,731	0	0	0	0	0	0	0	0	0	0	0	0	-1,818,040
Opening Balance	0																							
Closing Balance	993,502	937,290	64,666	-1,119,763	-2,797,960	-4,595,464	-4,336,662	-3,520,464	-2,137,115	-176,691	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	1,818,040	0

Appendix
Site 10

Site 10	10 Flats 25	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	3,500	4,179,412	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,450	248,063	114
First Homes	75.94	67.50		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.250	ha		100	/ha		**5,218,349**	**1,874**
SITE AREA - Gro	0.278	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-663,465**	**-2,653,859**	**-2,388,473**
Existing Use Value	694,444		2,500,000
Uplift 20%	138,889		500,000
Plus /ha 0	0		0
Benchmark Land Value	**833,333**		**3,000,000**
Additional Profit	**-1,672,257**	**-1,245**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-663,465
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-9,952	-9,952
Fees					
Planning				15,875	
Professional			8.00%	320,880	336,755
CONSTRUCTION					
Build Cost	BCIS +		1,833	3,433,709	
	Extras			0	
	Unit extras		1,075.00	26,875	
	Site		5.00%	171,685	
BNG				25,426	
Contingency		5.00%		181,613	
Abnormals		5.00%		171,685	
				0	4,010,994
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	156,550	
Legals	%		0.5%	26,092	
	£/unit		0	0	
Misc.	%		0.0%	0	182,642 **3,856,975**

Developers Profit			
Market Housing	% Value	17.50%	**731,397**
Affordable Hou	% Value	17.50%	**181,814**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-663,465
	Total	0

Stamp duty calc - AP		
Land payment		833,333
	Total	31,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790
Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790
CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	25,426
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	835,882	835,882	835,882	835,882	835,882	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	49,613	49,613	49,613	49,613	49,613	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,043,670**	**1,043,670**	**1,043,670**	**1,043,670**	**1,043,670**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-9,952																							
Planning Fee	15,875																							
Professional	160,440		160,440																					
Build Cost - BCIS Base		0	242,151	484,303	726,454	726,454	726,454	484,303	242,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,695	3,390	5,085	5,085	5,085	3,390	1,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,108	24,215	36,323	36,323	36,323	24,215	12,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	31,310	31,310	31,310	31,310	31,310	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,218	5,218	5,218	5,218	5,218	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**166,363**	**28,322**	**437,892**	**639,870**	**832,357**	**832,357**	**872,521**	**595,068**	**317,616**	**40,164**	**40,164**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-663,465**																							
Interest		0	0	0	10,657	25,410	40,421	38,133	30,950	18,786	1,553	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								731,397
ordable for Rent																								181,814
First Homes																								0
Cash Flow	497,102	-28,322	-437,892	-639,870	-843,014	-857,767	130,728	410,468	695,104	984,721	1,001,953	0	0	0	0	0	0	0	0	0	0	0	0	-913,211
Opening Balance	0																							
Closing Balance	497,102	468,780	30,888	-608,983	-1,451,997	-2,309,764	-2,179,035	-1,768,567	-1,073,463	-88,742	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	0

Appendix
Site 11

Site 11	11	Flats 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	3,500	2,187,500	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,450	0	0
First Homes	78.13	69.44		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.090	ha		100	/ha		**2,187,500**	**703**
SITE AREA - Gro	0.100	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-103,288**	**-1,147,644**	**-1,032,879**
Existing Use Value	250,000		2,500,000
Uplift 20%	50,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**300,000**		**3,000,000**
Additional Profit	**-456,733**	**-650**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 164,461

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-103,288	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-1,549	-1,549	
Fees						
	Planning			5,715		
	Professional		8.00%	120,389	126,104	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	1,288,645		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	5.00%	64,432		
	BNG			9,539		
	Contingency	5.00%		68,138		
	Abnormals	5.00%		64,432		
				0	1,504,862	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	65,625		
	Legals	%	0.5%	10,938		
		£/unit	0	0		
	Misc.	%	0.0%	0	76,563	**1,602,691**

Developers Profit				
	Market Housing	% Value	17.50%	**382,813**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		-103,288
	Total	0

Stamp duty calc - AP		
Land payment		300,000
	Total	4,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,539

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	729,167	729,167	729,167	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**729,167**	**729,167**	**729,167**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,549																							
Planning Fee	5,715																							
Professional	60,194			60,194																				
Build Cost - BCIS Base		0	151,417	302,834	454,251	302,834	151,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,060	2,120	3,180	2,120	1,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,571	15,142	22,713	15,142	7,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	21,875	21,875	21,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,646	3,646	3,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**64,361**	**59,295**	**233,844**	**347,299**	**520,949**	**347,299**	**199,170**	**25,521**	**25,521**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-103,288**																							
Interest		0	356	4,455	10,611	19,913	26,339	17,525	5,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								382,813
ordable for Rent																								0
First Homes																								0
Cash Flow	38,927	-59,295	-234,200	-351,754	-531,559	-367,212	503,657	686,121	698,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-382,813
Opening Balance	0																							
Closing Balance	38,927	-20,367	-254,568	-606,322	-1,137,881	-1,505,093	-1,001,436	-315,315	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	382,812	0

Appendix
Site 12

Site 12	12	Flats 250 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	3,500	41,370,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,450	2,405,900	1,105
First Homes	73.65	65.47		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		**51,842,825**	**18,648**
SITE AREA - Gro	5.066	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-3,101,366**	**-930,410**	**-612,230**
Existing Use Value	12,664,213		2,500,000
Uplift 20%	2,532,843		500,000
Plus /ha 0	0		0
Benchmark Land Value	**15,197,056**		**3,000,000**
Additional Profit	**-29,119,170**	**-2,190**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-3,101,366	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-46,520	-46,520	
Fees						
	Planning			69,550		
	Professional		8.00%	2,943,388	3,012,938	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	30,104,958		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	10.00%	3,010,496		
	BNG			233,689		
	Contingency	5.00%		1,669,210		
	Abnormals	5.00%		1,505,248		
				0	36,792,352	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,555,285		
	Legals	%	0.5%	259,214		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,814,499	**38,471,902**

Developers Profit				
	Market Housing	% Value	17.50%	**7,239,750**
	Affordable Hou:	% Value	17.50%	**1,832,744**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		-3,101,366
	Total	0

Stamp duty calc - AP		
Land payment		15,197,056
	Total	749,353

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

Post CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	233,689

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,654,800	2,482,200	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	4,137,000	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	96,236	144,354	240,590	240,590	240,590	240,590	240,590	240,590	240,590	240,590	240,590	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,073,713**	**3,110,570**	**5,184,283**	**5,184,283**	**5,184,283**	**5,184,283**	**5,184,283**	**5,184,283**	**5,184,283**	**5,184,283**	**5,184,283**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-46,520																							
Planning Fee	69,550																							
Professional	1,471,694			1,471,694																				
Build Cost - BCIS Base		0	445,123	1,112,807	2,225,614	2,893,298	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	2,225,614	1,112,807	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		112,138	19,905	49,763	435,940	129,385	156,487	608,636	167,282	391,557	167,282	167,282	167,282	117,518	67,755	17,992	17,992	0	0	0	0	0	0	0
BNG		0	3,116	7,790	15,579	20,253	23,369	23,369	23,369	23,369	23,369	23,369	23,369	15,579	7,790	0	0	0	0	0	0	0	0	0
Contingency		0	22,256	55,640	111,281	144,665	166,921	166,921	166,921	166,921	166,921	166,921	166,921	111,281	55,640	0	0	0	0	0	0	0	0	0
Abnormals		0	20,070	50,175	100,350	130,455	150,525	150,525	150,525	150,525	150,525	150,525	150,525	100,350	50,175	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	62,211	93,317	155,528	155,528	155,528	155,528	155,528	155,528	155,528	155,528	155,528	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,369	15,553	25,921	25,921	25,921	25,921	25,921	25,921	25,921	25,921	25,921	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,494,724**	**112,138**	**1,982,164**	**1,276,175**	**2,888,764**	**3,318,055**	**3,908,302**	**4,396,742**	**4,027,967**	**4,252,242**	**4,027,967**	**4,027,967**	**4,027,967**	**2,751,792**	**1,475,617**	**199,441**	**199,441**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-3,101,366**																							
Interest		0	0	8,534	31,016	82,113	141,616	176,199	201,791	185,086	172,015	154,789	137,263	119,429	78,951	15,431	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,239,750
ordable for Rent																								1,832,744
First Homes																								0
Cash Flow	1,606,642	-112,138	-1,982,164	-1,284,709	-2,919,780	-3,400,168	-1,976,205	-1,462,371	954,525	746,954	984,301	1,001,526	1,019,053	2,313,061	3,629,715	4,969,410	4,984,841	0	0	0	0	0	0	-9,072,494
Opening Balance	0																							
Closing Balance	1,606,642	1,494,505	-487,660	-1,772,369	-4,692,149	-8,092,317	-10,068,521	-11,530,892	-10,576,367	-9,829,414	-8,845,113	-7,843,587	-6,824,534	-4,511,472	-881,757	4,087,653	9,072,494	9,072,494	9,072,494	9,072,494	9,072,494	9,072,494	9,072,494	0

Appendix
Site 13

Site 13	13	Flats 100 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	3,500	16,537,500	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,450	933,450	429
First Homes	71.44	63.50		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**20,634,450**	**7,409**
SITE AREA - Gro	2.019	ha		50	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-3,152,055**	**-2,364,041**	**-1,561,421**
Existing Use Value		5,046,773		2,500,000
Uplift	20%	1,009,355		500,000
Plus /ha	0	0		0
Benchmark Land Value		**6,056,128**		**3,000,000**

Additional Profit	**-11,451,573**	**-2,154**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-3,152,055	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-47,281	-47,281	
Fees						
	Planning			41,200		
	Professional		8.00%	1,326,493	1,367,693	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	13,579,229		
		Extras		0		
		Unit extras	1,075.00	107,500		
		Site	10.00%	1,357,923		
	BNG			105,313		
	Contingency	5.00%		752,233		
	Abnormals	5.00%		678,961		
				0	16,581,158	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	619,034		
	Legals	%	0.5%	103,172		
		£/unit	0	0		
	Misc.	%	0.0%	0	722,206	**15,471,721**

Developers Profit				
	Market Housing	% Value	17.50%	**2,894,063**
	Affordable Hou:	% Value	17.50%	**716,966**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-3,152,055
	Total	0

Stamp duty calc - AP		
Land payment		6,056,128
	Total	292,306

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161

Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161

CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	105,313

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	1,653,750	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	93,345	93,345	93,345	93,345	93,345	93,345	93,345	93,345	93,345	93,345	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,063,445**	**2,063,445**	**2,063,445**	**2,063,445**	**2,063,445**	**2,063,445**	**2,063,445**	**2,063,445**	**2,063,445**	**2,063,445**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-47,281																							
Planning Fee	41,200																							
Professional	663,246		663,246																					
Build Cost - BCIS Base		0	501,488	1,002,977	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,002,977	501,488	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		44,827	19,605	39,211	193,296	58,816	66,008	245,315	66,008	155,661	66,008	66,008	46,403	26,797	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,510	7,021	10,531	10,531	10,531	10,531	10,531	10,531	10,531	10,531	7,021	3,510	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,074	50,149	75,223	75,223	75,223	75,223	75,223	75,223	75,223	75,223	50,149	25,074	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,632	45,264	67,896	67,896	67,896	67,896	67,896	67,896	67,896	67,896	45,264	22,632	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	61,903	61,903	61,903	61,903	61,903	61,903	61,903	61,903	61,903	61,903	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,317	10,317	10,317	10,317	10,317	10,317	10,317	10,317	10,317	10,317	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**657,166**	**44,827**	**1,235,557**	**1,144,621**	**1,851,412**	**1,716,932**	**1,796,345**	**1,975,651**	**1,796,345**	**1,885,998**	**1,796,345**	**1,796,345**	**1,224,034**	**651,723**	**79,413**	**79,413**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-3,152,055**																							
Interest		0	0	0	0	31,177	61,769	58,175	57,657	53,992	51,831	48,064	44,231	30,315	6,141	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,894,063
ordable for Rent																								716,966
First Homes																								0
Cash Flow	2,494,889	-44,827	-1,235,557	-1,144,621	-1,851,412	-1,748,109	205,332	29,618	209,443	123,455	215,269	219,036	795,180	1,381,406	1,977,892	1,984,032	0	0	0	0	0	0	0	-3,611,029
Opening Balance	0																							
Closing Balance	2,494,889	2,450,062	1,214,505	69,884	-1,781,528	-3,529,637	-3,324,305	-3,294,686	-3,085,243	-2,961,788	-2,746,518	-2,527,482	-1,732,302	-350,895	1,626,996	3,611,029	3,611,029	3,611,029	3,611,029	3,611,029	3,611,029	3,611,029	3,611,029	0

Appendix
Site 14

Site 14	14	Flats 60 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.07	67.62		70.00%	42	3,500	9,940,000	3,195
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,450	595,350	273
First Homes	75.94	67.50		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**12,487,681**	**4,496**
SITE AREA - Gro	1.067	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-2,077,691**	**-2,597,114**	**-1,947,836**
Existing Use Value	2,666,667		2,500,000
Uplift 20%	533,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,200,000**		**3,000,000**
Additional Profit	**-5,970,072**	**-1,869**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-2,077,691	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-31,165	-31,165
Fees					
Planning				33,640	
Professional			8.00%	804,851	838,491
CONSTRUCTION					
Build Cost	BCIS +		1,833	8,239,848	
	Extras			0	
	Unit extras		1,075.00	64,500	
	Site		10.00%	823,985	
BNG				63,898	
Contingency		5.00%		456,417	
Abnormals		5.00%		411,992	
				0	10,060,641
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	374,630	
Legals	%		0.5%	62,438	
	£/unit		0	0	
Misc.	%		0.0%	0	437,069 **9,227,344**

Developers Profit			
Market Housing	% Value	17.50%	**1,739,500**
Affordable Hou	% Value	17.50%	**445,844**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-2,077,691
	Total	0

Stamp duty calc - AP		
Land payment		3,200,000
	Total	149,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	43,228	
		Total	43,228

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397

Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397

CIL	84.33	£/sqm	**269,434**

BNG	0.70%	**Total**	63,898

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	2,485,000	2,485,000	2,485,000	2,485,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	196,946	196,946	196,946	196,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	291,137	291,137	291,137	291,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	148,838	148,838	148,838	148,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,121,920**	**3,121,920**	**3,121,920**	**3,121,920**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-31,165																							
Planning Fee	33,640																							
Professional	402,426			402,426																				
Build Cost - BCIS Base		0	760,694	1,521,389	2,282,083	2,282,083	1,521,389	760,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		67,359	30,200	154,701	90,599	198,373	71,207	41,007	10,807	10,807	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,325	10,650	15,975	15,975	10,650	5,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,035	76,069	114,104	114,104	76,069	38,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,333	68,665	102,998	102,998	68,665	34,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	93,658	93,658	93,658	93,658	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,610	15,610	15,610	15,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**404,901**	**67,359**	**1,271,012**	**1,831,475**	**2,605,759**	**2,713,533**	**1,857,247**	**988,661**	**120,074**	**120,074**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,077,691**																							
Interest		0	0	0	26,198	72,258	121,009	100,995	65,430	14,043	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,739,500
ordable for Rent																								445,844
First Homes																								0
Cash Flow	1,672,791	-67,359	-1,271,012	-1,831,475	-2,631,958	-2,785,791	1,143,664	2,032,265	2,936,416	2,987,803	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,185,344
Opening Balance	0																							
Closing Balance	1,672,791	1,605,432	334,420	-1,497,055	-4,129,013	-6,914,803	-5,771,139	-3,738,875	-802,459	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	2,185,344	0

Appendix
Site 15

Site 15	15	Flats 25 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	3,500	4,179,412	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,450	248,063	114
First Homes	75.94	67.50		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.333	ha		75	/ha		**5,218,349**	**1,874**
SITE AREA - Gro	0.417	ha		60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-850,321**	**-2,550,963**	**-2,040,771**
Existing Use Value		1,041,667		2,500,000
Uplift	20%	208,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**1,250,000**		**3,000,000**

Additional Profit	**-2,448,538**	**-1,823**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-850,321	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-12,755	-12,755	
Fees						
	Planning			15,875		
	Professional		8.00%	335,397	351,272	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	3,433,709		
		Extras		0		
		Unit extras	1,075.00	26,875		
		Site	10.00%	343,371		
	BNG			26,628		
	Contingency	5.00%		190,198		
	Abnormals	5.00%		171,685		
				0	4,192,466	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	156,550		
	Legals	%	0.5%	26,092		
		£/unit	0	0		
	Misc.	%	0.0%	0	182,642	**3,863,305**

Developers Profit				
	Market Housing	% Value	17.50%	**731,397**
	Affordable Hou	% Value	17.50%	**181,814**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-850,321
	Total	0

Stamp duty calc - AP		
Land payment		1,250,000
	Total	52,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790

Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790

CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	26,628

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	835,882	835,882	835,882	835,882	835,882	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	49,613	49,613	49,613	49,613	49,613	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,043,670**	**1,043,670**	**1,043,670**	**1,043,670**	**1,043,670**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-12,755																							
Planning Fee	15,875																							
Professional	167,699		167,699																					
Build Cost - BCIS Base		0	253,597	507,194	760,791	760,791	760,791	507,194	253,597	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,775	3,550	5,326	5,326	5,326	3,550	1,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,680	25,360	38,040	38,040	38,040	25,360	12,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	31,310	31,310	31,310	31,310	31,310	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,218	5,218	5,218	5,218	5,218	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**170,819**	**28,322**	**457,249**	**664,066**	**868,651**	**868,651**	**908,815**	**619,264**	**329,714**	**40,164**	**40,164**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-850,321**																							
Interest		0	0	0	8,227	23,573	39,187	37,512	30,742	18,786	1,553	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								731,397
ordable for Rent																								181,814
First Homes																								0
Cash Flow	679,502	-28,322	-457,249	-664,066	-876,879	-892,224	95,668	386,893	683,214	984,721	1,001,953	0	0	0	0	0	0	0	0	0	0	0	0	-913,211
Opening Balance	0																							
Closing Balance	679,502	651,180	193,931	-470,135	-1,347,014	-2,239,238	-2,143,570	-1,756,677	-1,073,463	-88,742	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	913,211	0

Appendix
Site 16

Site 16	16	Flats 9 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	3,500	2,187,500	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,450	0	0
First Homes	78.13	69.44		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**2,187,500**	**703**
SITE AREA - Gro	0.160	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-173,128**	**-1,442,732**	**-1,082,049**
Existing Use Value	400,000		2,500,000
Uplift 20%	80,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**480,000**		**3,000,000**
Additional Profit	**-754,689**	**-1,073**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 164,461

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-173,128	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-2,597	-2,597	
Fees						
	Planning			5,715		
	Professional		8.00%	125,837	131,552	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	1,288,645		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	10.00%	128,865		
	BNG			9,990		
	Contingency	5.00%		71,359		
	Abnormals	5.00%		64,432		
				0	1,572,967	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	65,625		
	Legals	%	0.5%	10,938		
		£/unit	0	0		
	Misc.	%	0.0%	0	76,563	**1,605,357**

Developers Profit				
	Market Housing	% Value	17.50%	**382,813**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		-173,128
	Total	0

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,990

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	729,167	729,167	729,167	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**729,167**	**729,167**	**729,167**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,597																							
Planning Fee	5,715																							
Professional	62,919			62,919																				
Build Cost - BCIS Base		0	158,576	317,152	475,728	317,152	158,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,110	2,220	3,330	2,220	1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,929	15,858	23,786	15,858	7,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	21,875	21,875	21,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,646	3,646	3,646	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**66,037**	**59,295**	**244,135**	**362,434**	**543,650**	**362,434**	**206,738**	**25,521**	**25,521**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-173,128**																							
Interest		0	0	3,436	9,839	19,525	26,209	17,525	5,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								382,813
ordable for Rent																								0
First Homes																								0
Cash Flow	107,091	-59,295	-244,135	-365,870	-553,489	-381,958	496,220	686,121	698,128	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-382,813
Opening Balance	0																							
Closing Balance	107,091	47,796	-196,339	-562,209	-1,115,698	-1,497,656	-1,001,436	-315,315	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	382,813	0

Appendix
Site 17

Site 17	17	Mixed 950	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					950	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.75	76.57		70.00%	665	4,000	203,680,000	53,035
Affordable Overall				30%	285			
Social Rent	70.84	62.96		12.00%	114	1,725	12,382,050	8,075
Affordable Rent	70.84	62.96		12.00%	114	2,550	18,303,900	8,075
Shared Ownersl	73.44	65.28		6.00%	57	2,800	10,418,800	4,186
First Homes	73.44	65.28		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	12.667	ha		75	/ha		**244,784,750**	**73,372**
SITE AREA - Gro	19.253	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**20,999,767**	**1,657,876**	**1,090,740**
Existing Use Value	48,131,947		2,500,000
Uplift 20%	9,626,389		500,000
Plus /ha 0	0		0
Benchmark Land Value	**57,758,336**		**3,000,000**
Additional Profit	**-210,787,062**	**-3,974**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,049,481,423

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				20,999,767	
	Stamp Duty			1,039,488		
	Easements etc.			0		
	Legals /Acquisition		1.50%	314,997	1,354,485	
Fees						
	Planning			201,850		
	Professional		8.00%	11,254,040	11,455,890	
CONSTRUCTION						
	Build Cost	BCIS +	1,503	110,304,644		
		Extras		0		
		Unit extras	1,075.00	1,021,250		
		Site	15.00%	16,545,697		
	BNG			895,101		
	Contingency	5.00%		6,393,580		
	Abnormals	5.00%		5,515,232		
				0	140,675,503	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,343,543		
	Legals	%	0.5%	1,223,924		
		£/unit	0	0		
	Misc.	%	0.0%	0	8,567,466	**183,053,112**

Developers Profit				
	Market Housing	% Value	17.50%	**35,644,000**
	Affordable Hou:	% Value	17.50%	**7,193,331**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	950		
No dwgs under	50	635	31,750
No dwgs over 5	900	189	170,100
		Total	201,850

Stamp duty calc - Residual		
Land payment		20,999,767
	Total	1,039,488

Stamp duty calc - AP		
Land payment		57,758,336
	Total	2,877,417

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	717,564	
		Total	717,564

Pre CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

Post CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

CIL	84.33	£/sqm	**4,472,442**

BNG	0.70%	**Total**	895,101

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,418.27	Per Unit
CO2 Plus	6.00%		85.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,503.37	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	150	150	150	150	50																
Market Housing		10,720,000	21,440,000	32,160,000	32,160,000	32,160,000	32,160,000	32,160,000	10,720,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		651,687	1,303,374	1,955,061	1,955,061	1,955,061	1,955,061	1,955,061	651,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		963,363	1,926,726	2,890,089	2,890,089	2,890,089	2,890,089	2,890,089	963,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		548,358	1,096,716	1,645,074	1,645,074	1,645,074	1,645,074	1,645,074	548,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**12,883,408**	**25,766,816**	**38,650,224**	**38,650,224**	**38,650,224**	**38,650,224**	**38,650,224**	**12,883,408**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,039,488																							
Easements etc.	0																							
Legals Acquisition	314,997																							
Planning Fee	201,850																							
Professional	11,254,040																							
Build Cost - BCIS Base		6,730,084	13,460,167	20,190,251	20,190,251	20,190,251	20,190,251	20,190,251	6,730,084	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,678,185	2,461,881	2,351,089	1,009,357	1,009,357	1,009,357	1,009,357	336,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		47,111	94,221	141,332	141,332	141,332	141,332	141,332	47,111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		336,504	673,008	1,009,513	1,009,513	1,009,513	1,009,513	1,009,513	336,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		290,275	580,551	870,826	870,826	870,826	870,826	870,826	290,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	386,502	773,004	1,159,507	1,159,507	1,159,507	1,159,507	1,159,507	386,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	64,417	128,834	193,251	193,251	193,251	193,251	193,251	64,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**12,810,375**	**9,533,078**	**18,171,667**	**25,915,769**	**24,574,036**	**24,574,036**	**24,574,036**	**24,574,036**	**8,191,345**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**20,999,767**																							
Interest		2,366,710	2,297,857	1,927,046	1,170,528	267,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								35,644,000
ordable for Rent																								7,193,331
First Homes																								0
Cash Flow	-33,810,143	983,620	5,297,292	10,807,409	12,905,660	13,809,056	14,076,187	14,076,187	4,692,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-42,837,331
Opening Balance	0																							
Closing Balance	-33,810,143	-32,826,523	-27,529,231	-16,721,822	-3,816,162	9,992,894	24,069,081	38,145,269	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	0

Appendix
Site 18

Site 18	18	Mixed 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.93	76.77		70.00%	175	4,000	53,740,000	13,988
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,800	2,749,600	1,105
First Homes	73.65	65.47		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		64,556,525	19,339
SITE AREA - Gro	5.070	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	4,584,466	1,375,340	904,273
Existing Use Value	12,674,453		2,500,000
Uplift 20%	2,534,891		500,000
Plus /ha 0	0		0
Benchmark Land Value	15,209,344		3,000,000
Additional Profit	-64,098,081	-4,582	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 500,517,022

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				4,584,466	
	Stamp Duty			218,723		
	Easements etc.			0		
	Legals /Acquisition		1.50%	68,767	287,490	
Fees						
	Planning			69,550		
	Professional		8.00%	2,965,023	3,034,573	
CONSTRUCTION						
	Build Cost	BCIS +	1,503	29,061,454		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	15.00%	4,359,218		
	BNG			235,826		
	Contingency	5.00%		1,684,471		
	Abnormals	5.00%		1,453,073		
				0	37,062,792	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,936,696		
	Legals	%	0.5%	322,783		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,259,478	**47,228,800**

Developers Profit				
	Market Housing	% Value	17.50%	**9,404,500**
	Affordable Hou:	% Value	17.50%	**1,892,892**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		4,584,466
	Total	218,723

Stamp duty calc - AP		
Land payment		15,209,344
	Total	749,967

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	189,259	
		Total	189,259

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903
Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903
CIL	84.33	£/sqm	**1,179,619**

BNG	0.70%	**Total**	235,826
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,417.71	Per Unit
CO2 Plus	6.00%		85.06	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,502.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	25	25	12	13	12	13	12	13				
Market Housing				0	0	0	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480	5,374,000	5,374,000	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480
Social Rent				0	0	0	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	325,508	325,508	156,244	169,264	156,244	169,264	156,244	169,264
Affordable Rent				0	0	0	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	481,185	481,185	230,969	250,216	230,969	250,216	230,969	250,216
Shared Ownership				0	0	0	131,981	142,979	131,981	142,979	131,981	142,979	131,981	142,979	131,981	142,979	274,960	274,960	131,981	142,979	131,981	142,979	131,981	142,979
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**6,455,653**	**6,455,653**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**
EXPENDITURE																								
Stamp Duty	218,723																							
Easements etc.	0																							
Legals Acquisition	68,767																							
Planning Fee	69,550																							
Professional	1,482,512		1,482,512																					
Build Cost - BCIS Base		0	539,031	1,122,981	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	2,245,961	2,829,911	2,784,992	2,245,961	1,662,011	1,706,931	1,662,011	1,706,931	1,122,981	583,950	0	0
BSL/BSL/s106/CIL/Tariff		117,962	23,966	403,816	73,897	75,894	82,981	557,583	82,981	321,659	82,981	85,735	108,945	135,665	132,911	109,702	92,822	94,820	82,981	85,735	59,015	35,805	9,084	9,841
BNG		0	3,773	7,861	11,634	11,949	11,634	11,949	11,634	11,949	11,634	11,949	15,722	19,809	19,495	15,722	11,634	11,949	11,634	11,949	7,861	4,088	0	0
Contingency		0	26,952	56,149	83,101	85,347	83,101	85,347	83,101	85,347	83,101	85,347	112,298	141,496	139,250	112,298	83,101	85,347	83,101	85,347	56,149	29,197	0	0
Abnormals		0	23,249	48,436	71,685	73,622	71,685	73,622	71,685	73,622	71,685	73,622	96,872	122,058	120,121	96,872	71,685	73,622	71,685	73,622	48,436	25,187	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	92,961	100,708	92,961	100,708	92,961	100,708	92,961	100,708	92,961	100,708	193,670	193,670	92,961	100,708	92,961	100,708	92,961	100,708
Legals	0	0	0	0	0	0	15,494	16,785	15,494	16,785	15,494	16,785	15,494	16,785	15,494	16,785	32,278	32,278	15,494	16,785	15,494	16,785	15,494	16,785
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,839,552**	**117,962**	**2,099,483**	**1,639,242**	**1,902,328**	**1,953,742**	**2,019,867**	**2,552,924**	**2,019,867**	**2,317,000**	**2,019,867**	**2,081,076**	**2,688,252**	**3,366,433**	**3,305,223**	**2,698,047**	**2,147,201**	**2,198,616**	**2,019,867**	**2,081,076**	**1,402,896**	**795,720**	**117,539**	**127,334**
For Residual Va Land	**4,584,466**																							
Interest		112,420	116,452	155,231	186,634	223,191	261,287	246,980	237,232	222,504	208,199	192,962	174,011	169,874	173,012	179,654	171,267	98,867	26,099	7,676	0	0	0	0
Developers Return																								
Market Housing																								9,404,500
ordable for Rent																								1,892,892
First Homes																								0
Cash Flow	-6,424,019	-230,382	-2,215,935	-1,794,473	-2,088,962	-2,176,933	817,559	557,036	841,614	817,436	870,648	1,082,901	236,449	-179,367	-379,523	479,238	4,137,184	4,158,170	1,052,747	1,268,187	1,695,817	2,561,220	2,981,174	-8,067,787
Opening Balance	0																							
Closing Balance	-6,424,019	-6,654,401	-8,870,336	-10,664,809	-12,753,770	-14,930,703	-14,113,144	-13,556,109	-12,714,494	-11,897,059	-11,026,411	-9,943,510	-9,707,061	-9,886,428	-10,265,950	-9,786,712	-5,649,529	-1,491,359	-438,611	829,576	2,525,394	5,086,613	8,067,787	0

Appendix
Site 19

Site 19	19	Mixed 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.69	76.50		70.00%	70	4,000	21,420,000	5,578
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,800	1,066,800	429
First Homes	71.44	63.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**25,650,300**	**7,672**
SITE AREA - Gro	1.905	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**136,117**	**102,088**	**71,462**
Existing Use Value		4,761,905		2,500,000
Uplift	20%	952,381		500,000
Plus /ha	0	0		0
Benchmark Land Value		**5,714,286**		**3,000,000**
Additional Profit		**-24,023,502**	**-4,307**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 310,277,364

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				136,117	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,042	2,042	
Fees						
	Planning			41,200		
	Professional		8.00%	1,333,000	1,374,200	
CONSTRUCTION						
	Build Cost	BCIS +	1,704	13,076,431		
		Extras		0		
		Unit extras	1,075.00	107,500		
		Site	15.00%	1,961,465		
	BNG			106,018		
	Contingency	5.00%		757,270		
	Abnormals	5.00%		653,822		
				0	16,662,505	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	769,509		
	Legals	%	0.5%	128,252		
		£/unit	0	0		
	Misc.	%	0.0%	0	897,761	**19,072,625**

Developers Profit				
	Market Housing	% Value	17.50%	**3,748,500**
	Affordable Hou	% Value	17.50%	**740,303**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		136,117
	Total	0

Stamp duty calc - AP		
Land payment		5,714,286
	Total	275,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	75,472	
		Total	75,472

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161

Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161

CIL	84.33	£/sqm	**470,403**

BNG	0.70%	**Total**	106,018

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.01	Per Unit
CO2 Plus	6.00%		96.48	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,704.49	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	2,570,400	2,784,600	2,570,400	2,784,600	2,570,400	2,784,600	2,570,400	2,784,600	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	153,180	165,945	153,180	165,945	153,180	165,945	153,180	165,945	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	226,440	245,310	226,440	245,310	226,440	245,310	226,440	245,310	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	128,016	138,684	128,016	138,684	128,016	138,684	128,016	138,684	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,078,036**	**3,334,539**	**3,078,036**	**3,334,539**	**3,078,036**	**3,334,539**	**3,078,036**	**3,334,539**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	2,042																							
Planning Fee	41,200																							
Professional	666,500		666,500																					
Build Cost - BCIS Base		0	605,816	1,262,116	1,867,932	1,918,417	1,867,932	1,918,417	1,867,932	1,918,417	1,262,116	656,300	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		47,040	23,526	190,134	72,540	74,500	81,597	272,473	81,597	178,392	58,070	35,298	9,057	9,811	0	0	0	0	0	0	0	0	0	0
BNG		0	4,241	8,835	13,076	13,429	13,076	13,429	13,076	13,429	8,835	4,594	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,291	63,106	93,397	95,921	93,397	95,921	93,397	95,921	63,106	32,815	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,153	54,485	80,638	82,817	80,638	82,817	80,638	82,817	54,485	28,332	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	92,341	100,036	92,341	100,036	92,341	100,036	92,341	100,036	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,390	16,673	15,390	16,673	15,390	16,673	15,390	16,673	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**709,742**	**47,040**	**1,356,527**	**1,578,676**	**2,127,582**	**2,185,084**	**2,244,370**	**2,499,766**	**2,244,370**	**2,405,685**	**1,554,343**	**874,049**	**116,788**	**126,520**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**136,117**																							
Interest		14,803	15,885	39,902	68,227	106,654	146,759	134,738	122,488	110,042	95,713	70,723	28,902	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,748,500
ordable for Rent																								740,303
First Homes																								0
Cash Flow	-845,860	-61,843	-1,372,412	-1,618,578	-2,195,809	-2,291,738	686,907	700,035	711,178	818,812	1,427,980	2,389,767	2,932,346	3,208,019	0	0	0	0	0	0	0	0	0	-4,488,803
Opening Balance	0																							
Closing Balance	-845,860	-907,702	-2,280,114	-3,898,693	-6,094,502	-8,386,240	-7,699,333	-6,999,298	-6,288,120	-5,469,308	-4,041,329	-1,651,562	1,280,784	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	0

Appendix
Site 20

Site 20	20	Mixed 60	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.94	76.90		70.00%	42	4,000	12,920,000	3,358
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,800	680,400	273
First Homes	75.94	67.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**15,552,731**	**4,658**
SITE AREA - Gro	1.143	ha		53	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**52,730**	**65,912**	**46,138**
Existing Use Value	2,857,143		2,500,000
Uplift 20%	571,429		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,428,571**		**3,000,000**
Additional Profit	**-14,193,208**	**-4,227**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 201,068,210

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					52,730	
	Land			0		
	Stamp Duty			0		
	Easements etc.			791	791	
	Legals /Acquisition		1.50%			
Fees						
	Planning			33,640		
	Professional		8.00%	808,201	841,841	
CONSTRUCTION						
	Build Cost	BCIS +	1,702	7,928,832		
		Extras		0		
		Unit extras	1,075.00	64,500		
		Site	15.00%	1,189,325		
	BNG			64,279		
	Contingency	5.00%		459,133		
	Abnormals	5.00%		396,442		
				0	10,102,510	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	466,582		
	Legals	%	0.5%	77,764		
		£/unit	0	0		
	Misc.	%	0.0%	0	544,346	**11,542,217**

Developers Profit				
	Market Housing	% Value	17.50%	**2,261,000**
	Affordable Hou	% Value	17.50%	**460,728**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		52,730
	Total	0

Stamp duty calc - AP		
Land payment		3,428,571
	Total	160,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	45,427	
		Total	45,427

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397

Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397

CIL	84.33	£/sqm	**283,138**

BNG	0.70%	**Total**	64,279

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,605.70	Per Unit
CO2 Plus	6.00%		96.34	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,702.04	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,153,333	2,153,333	2,153,333	2,153,333	2,153,333	2,153,333	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,297	131,297	131,297	131,297	131,297	131,297	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	194,091	194,091	194,091	194,091	194,091	194,091	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	113,400	113,400	113,400	113,400	113,400	113,400	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,592,122**	**2,592,122**	**2,592,122**	**2,592,122**	**2,592,122**	**2,592,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	791																							
Planning Fee	33,640																							
Professional	404,100		404,100																					
Build Cost - BCIS Base		0	510,148	1,020,295	1,530,443	1,530,443	1,530,443	1,530,443	1,020,295	510,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		70,784	20,133	139,365	60,399	60,399	181,226	67,971	47,837	27,704	7,571	7,571	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,571	7,142	10,713	10,713	10,713	10,713	7,142	3,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,507	51,015	76,522	76,522	76,522	76,522	51,015	25,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,025	44,049	66,074	66,074	66,074	66,074	44,049	22,025	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	77,764	77,764	77,764	77,764	77,764	77,764	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,961	12,961	12,961	12,961	12,961	12,961	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**438,532**	**70,784**	**985,484**	**1,261,866**	**1,744,151**	**1,744,151**	**1,955,702**	**1,842,447**	**1,261,063**	**679,679**	**98,295**	**98,295**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**52,730**																							
Interest		8,597	9,986	27,407	49,969	81,366	113,313	104,159	92,862	71,194	38,972	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,261,000
ordable for Rent																								460,728
First Homes																								0
Cash Flow	-491,261	-79,382	-995,470	-1,289,273	-1,794,120	-1,825,517	523,107	645,517	1,238,197	1,841,249	2,454,855	2,493,826	0	0	0	0	0	0	0	0	0	0	0	-2,721,728
Opening Balance	0																							
Closing Balance	-491,261	-570,643	-1,566,113	-2,855,386	-4,649,506	-6,475,024	-5,951,916	-5,306,400	-4,068,202	-2,226,953	227,902	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	0

Appendix
Site 21

Site 21	21	Mixed 24	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.45	76.18		70.00%	17	4,000	5,119,059	1,335
Affordable Overall				30%	7.2			
Social Rent	69.38	61.67		12.00%	3	1,725	306,360	200
Affordable Rent	69.38	61.67		12.00%	3	2,550	452,880	200
Shared Ownersl	68.63	61.00		6.00%	1	2,800	245,952	99
First Homes	68.63	61.00		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.320	ha		75	/ha		**6,124,251**	**1,833**
SITE AREA - Gro	0.457	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**168,901**	**527,816**	**369,471**
Existing Use Value		1,142,857		2,500,000
Uplift	20%	228,571		500,000
Plus /ha	0	0		0
Benchmark Land Value		**1,371,429**		**3,000,000**
Additional Profit		**-5,349,722**	**-4,008**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 84,589,034

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					168,901	
	Land			378		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	2,534	2,912	
Fees						
	Planning			15,240		
	Professional		8.00%	305,428	320,668	
CONSTRUCTION						
	Build Cost	BCIS +	1,705	3,125,736		
		Extras		0		
		Unit extras	1,075.00	25,800		
		Site	10.00%	312,574		
	BNG			24,249		
	Contingency	5.00%		173,205		
	Abnormals	5.00%		156,287		
				0	3,817,851	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	183,728		
	Legals	%	0.5%	30,621		
		£/unit	0	0		
	Misc.	%	0.0%	0	214,349	**4,524,681**

Developers Profit				
	Market Housing	% Value	17.50%	**895,835**
	Affordable Hou	% Value	17.50%	**175,909**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		168,901
	Total	378

Stamp duty calc - AP		
Land payment		1,371,429
	Total	58,071

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,059	
		Total	18,059

Pre CIL s106	5,852	£/ Unit (all)	
		Total	140,459

Post CIL s106	5,852	£/ Unit (all)	
		Total	140,459

CIL	84.33	£/sqm	**112,558**

BNG	0.70%	**Total**	24,249

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.60	Per Unit
CO2 Plus	6.00%		96.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,705.11	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,279,765	1,279,765	1,279,765	1,279,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	76,590	76,590	76,590	76,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	113,220	113,220	113,220	113,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	61,488	61,488	61,488	61,488	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,531,063**	**1,531,063**	**1,531,063**	**1,531,063**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	378																							
Easements etc.	0																							
Legals Acquisition	2,534																							
Planning Fee	15,240																							
Professional	152,714		152,714																					
Build Cost - BCIS Base		0	288,676	577,352	866,027	866,027	577,352	288,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,140	11,705	107,828	35,115	35,115	27,925	16,220	4,515	4,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,021	4,041	6,062	6,062	4,041	2,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,434	28,868	43,301	43,301	28,868	14,434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,024	26,048	39,072	39,072	26,048	13,024	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	45,932	45,932	45,932	45,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,655	7,655	7,655	7,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**170,866**	**28,140**	**482,573**	**744,137**	**989,577**	**989,577**	**717,820**	**387,961**	**58,102**	**58,102**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**168,901**																							
Interest		5,946	6,542	15,102	28,389	46,203	64,329	51,223	32,115	6,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								895,835
ordable for Rent																								175,909
First Homes																								0
Cash Flow	-339,767	-34,085	-489,116	-759,239	-1,017,966	-1,035,780	748,913	1,091,878	1,440,845	1,466,060	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,071,744
Opening Balance	0																							
Closing Balance	-339,767	-373,853	-862,968	-1,622,207	-2,640,173	-3,675,954	-2,927,040	-1,835,162	-394,316	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	0

Appendix
Site 22

Site 22	22	Mixed 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	82.29	79.44		100.00%	9	4,000	2,860,000	741
Affordable Overall				0%	0			
Social Rent	82.29	79.44		0.00%	0	1,725	0	0
Affordable Rent	82.29	79.44		0.00%	0	2,550	0	0
Shared Ownersl	82.29	79.44		0.00%	0	2,800	0	0
First Homes	82.29	79.44		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**2,860,000**	**741**
SITE AREA - Gro	0.171	ha		53	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**372,197**	**3,101,643**	**2,171,150**
Existing Use Value	428,571		2,500,000
Uplift 20%	85,714		500,000
Plus /ha 0	0		0
Benchmark Land Value	**514,286**		**3,000,000**
Additional Profit	**-2,330,814**	**-3,147**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 46,576,547

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				372,197	
	Stamp Duty			8,110		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,583	13,693	
Fees						
	Planning			5,715		
	Professional		8.00%	118,869	124,584	
CONSTRUCTION						
	Build Cost	BCIS +	1,643	1,216,817		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	10.00%	121,682		
	BNG			9,437		
	Contingency	5.00%		67,409		
	Abnormals	5.00%		60,841		
				0	1,485,861	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	85,800		
	Legals	%	0.5%	14,300		
		£/unit	0	0		
	Misc.	%	0.0%	0	100,100	**2,096,435**

Developers Profit				
	Market Housing	% Value	17.50%	**500,500**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		372,197
	Total	8,110

Stamp duty calc - AP		
Land payment		514,286
	Total	15,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**62,457**

BNG	0.70%	**Total**	9,437

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,549.96	Per Unit
CO2 Plus	6.00%		93.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,642.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	953,333	953,333	953,333	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**953,333**	**953,333**	**953,333**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	8,110																							
Easements etc.	0																							
Legals Acquisition	5,583																							
Planning Fee	5,715																							
Professional	59,434		59,434																					
Build Cost - BCIS Base		0	149,797	299,594	449,391	299,594	149,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		15,614	6,443	59,728	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,049	2,097	3,146	2,097	1,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,490	14,980	22,470	14,980	7,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,760	13,520	20,280	13,520	6,760	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	28,600	28,600	28,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,767	4,767	4,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**78,843**	**15,614**	**230,973**	**389,919**	**514,615**	**343,077**	**204,905**	**33,367**	**33,367**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**372,197**																							
Interest		7,893	8,305	12,492	19,534	28,882	35,391	22,913	7,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								500,500
ordable for Rent																								0
First Homes																								0
Cash Flow	-451,040	-23,507	-239,277	-402,411	-534,149	-371,958	713,037	897,054	912,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-500,500
Opening Balance	0																							
Closing Balance	-451,040	-474,547	-713,825	-1,116,236	-1,650,385	-2,022,343	-1,309,306	-412,252	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	0

Appendix
Site 35

Site 35 **35 Kingsdown Clus** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					515	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	361	4,000	154,294,000	38,574
Affordable Overall				30%	154.5			
Social Rent	79.23	77.61		12.00%	62	1,725	8,273,924	4,896
Affordable Rent	79.23	77.61		12.00%	62	2,550	12,231,017	4,896
Shared Ownersl	84.55	84.55		6.00%	31	2,800	7,315,126	2,613
First Homes	84.55	84.55		0.00%	0	2,703	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	17.167	ha		30	/ha		**182,114,067**	**50,978**
SITE AREA - Gro	25.520	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**22,226,348**	**1,294,739**	**870,938**
Existing Use Value	638,000		25,000
Uplift 0%	0		0
Plus /ha 225,000	5,742,000		225,000
Benchmark Land Value	**6,380,000**		**250,000**
Additional Profit	**41,321,107**	**1,071**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				22,226,348	
	Stamp Duty			1,100,817		
	Easements etc.			0		
	Legals /Acquisition		1.50%	333,395	1,434,213	
Fees						
	Planning			119,635		
	Professional		8.00%	7,196,395	7,316,030	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	74,936,302		
		Extras		945,000		
		Unit extras	1,075.00	553,625		
		Site	15.00%	11,240,445		
	BNG			87,675		
	Contingency	2.50%		2,191,884		
	Abnormals	0.00%		0		
				0	89,954,932	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	5,463,422		
	Legals	%	0.5%	910,570		
		£/unit	0	0		
	Misc.	%	0.0%	0	6,373,992	**127,305,516**

Developers Profit				
	Market Housing	% Value	17.50%	**27,001,450**
	Affordable Hou:	% Value	17.50%	**4,868,512**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	515		
No dwgs under	50	635	31,750
No dwgs over 5	465	189	87,885
		Total	119,635

Stamp duty calc - Residual		
Land payment		22,226,348
	Total	1,100,817

Stamp duty calc - AP		
Land payment		6,380,000
	Total	308,500

Building Safety Levy			
Greenfield	27.06	1,043,799	
Brownfield	0.00	0	
		Total	1,043,799

Pre CIL s106	25,332	£/ Unit (all)	
		Total	13,045,779
Post CIL s106	25,332	£/ Unit (all)	
		Total	13,045,779
CIL	84.33	£/sqm	**3,252,903**

BNG	0.10%	**Total**	87,675
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,386.76	Per Unit
CO2 Plus	6.00%		83.21	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	100	100	65																		
Market Housing		14,980,000	29,960,000	29,960,000	29,960,000	29,960,000	19,474,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		803,294	1,606,587	1,606,587	1,606,587	1,606,587	1,044,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,187,477	2,374,955	2,374,955	2,374,955	2,374,955	1,543,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		710,206	1,420,413	1,420,413	1,420,413	1,420,413	923,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**17,680,977**	**35,361,955**	**35,361,955**	**35,361,955**	**35,361,955**	**22,985,271**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,100,817																							
Easements etc.	0																							
Legals Acquisition	333,395																							
Planning Fee	119,635																							
Professional	7,196,395																							
Build Cost - BCIS Base		8,512,172	17,024,344	17,024,344	17,024,344	17,024,344	11,065,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,669,082	4,037,002	3,386,421	2,735,840	2,735,840	1,778,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,512	17,024	17,024	17,024	17,024	11,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		212,804	425,609	425,609	425,609	425,609	276,646	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	0	530,429	1,060,859	1,060,859	1,060,859	1,060,859	689,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	88,405	176,810	176,810	176,810	176,810	114,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**8,750,243**	**12,021,404**	**22,741,647**	**22,091,067**	**21,440,486**	**21,440,486**	**13,936,316**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**22,226,348**																							
Interest		2,168,361	1,923,977	1,175,233	328,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								27,001,450
ordable for Rent																								4,868,512
First Homes																								0
Cash Flow	-30,976,591	3,491,212	10,696,331	12,095,655	13,592,931	13,921,469	9,048,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-31,869,962
Opening Balance	0																							
Closing Balance	-30,976,591	-27,485,379	-16,789,048	-4,693,393	8,899,538	22,821,007	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	31,869,962	0

Appendix
Site 36

Site 36 **36 Marlowe Avent** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					976	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	683	3,500	161,414,753	51,883
Affordable Overall				30%	292.8			
Social Rent	70.80	62.93		12.00%	117	1,725	12,714,202	8,292
Affordable Rent	70.80	62.93		12.00%	117	2,550	18,794,907	8,292
Shared Ownersl	73.07	64.95		6.00%	59	2,450	9,318,385	4,279
First Homes	73.07	64.95		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	13.013	ha		75	/ha		**202,242,246**	**72,746**
SITE AREA - Gro	17.351	ha		56	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,141,950	87,752	65,814
Existing Use Value		433,778		25,000
Uplift	0%	0		0
Plus /ha	225,000	3,904,000		225,000
Benchmark Land Value		**4,337,778**		**250,000**

Additional Profit	20,361,616	392	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,141,950	
	Land					
	Stamp Duty			46,597		
	Easements etc.			0		
	Legals /Acquisition		1.50%	17,129	63,727	
Fees						
	Planning			206,764		
	Professional		8.00%	10,689,499	10,896,263	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	117,439,534		
		Extras		0		
		Unit extras	1,075.00	1,049,200		
		Site	10.00%	11,743,953		
	BNG			130,233		
	Contingency	2.50%		3,255,817		
	Abnormals	0.00%		0		
				0	133,618,737	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	6,067,267		
	Legals	%	0.5%	1,011,211		
		£/unit	0	0		
	Misc.	%	0.0%	0	7,078,479	**152,799,156**

Developers Profit				
	Market Housing	% Value	17.50%	**28,247,582**
	Affordable Hou	% Value	17.50%	**7,144,811**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	976		
No dwgs under	50	635	31,750
No dwgs over 5	926	189	175,014
		Total	206,764

Stamp duty calc - Residual		
Land payment		1,141,950
	Total	46,597

Stamp duty calc - AP		
Land payment		4,337,778
	Total	206,389

Building Safety Levy			
Greenfield	27.06	1,403,962	
Brownfield	0.00	0	
		Total	1,403,962

Pre CIL s106	5,962	£/ Unit (all)	
		Total	5,818,651

Post CIL s106	5,962	£/ Unit (all)	
		Total	5,818,651

CIL	84.33	£/sqm	**4,375,320**

BNG	0.10%	**Total**	130,233

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	150	150	150	150	76																
Market Housing		8,269,198	16,538,397	24,807,595	24,807,595	24,807,595	24,807,595	24,807,595	12,569,182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		651,342	1,302,685	1,954,027	1,954,027	1,954,027	1,954,027	1,954,027	990,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		962,854	1,925,708	2,888,562	2,888,562	2,888,562	2,888,562	2,888,562	1,463,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		477,376	954,753	1,432,129	1,432,129	1,432,129	1,432,129	1,432,129	725,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**10,360,771**	**20,721,542**	**31,082,312**	**31,082,312**	**31,082,312**	**31,082,312**	**31,082,312**	**15,748,372**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	46,597																							
Easements etc.	0																							
Legals Acquisition	17,129																							
Planning Fee	206,764																							
Professional	10,689,499																							
Build Cost - BCIS Base		6,671,757	13,343,513	20,015,270	20,015,270	20,015,270	20,015,270	20,015,270	10,141,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		2,120,139	2,490,150	1,985,097	1,110,033	1,110,033	1,110,033	1,110,033	562,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		6,672	13,344	20,015	20,015	20,015	20,015	20,015	10,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		166,794	333,588	500,382	500,382	500,382	500,382	500,382	253,527	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	0	310,823	621,646	932,469	932,469	932,469	932,469	932,469	472,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	51,804	103,608	155,412	155,412	155,412	155,412	155,412	78,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**10,959,990**	**9,327,988**	**16,905,848**	**23,608,644**	**22,733,580**	**22,733,580**	**22,733,580**	**22,733,580**	**11,518,347**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,141,950**																							
Interest		847,136	834,141	625,432	146,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								28,247,582
ordable for Rent																								7,144,811
First Homes																								0
Cash Flow	-12,101,940	185,647	2,981,553	6,848,236	8,202,677	8,348,732	8,348,732	8,348,732	4,230,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-35,392,393
Opening Balance	0																							
Closing Balance	-12,101,940	-11,916,293	-8,934,740	-2,086,504	6,116,173	14,464,905	22,813,637	31,162,369	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	35,392,393	0

Appendix
Site 37

Site 37 **37** **Pipers Way Clu:** 55% Green / 45% Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					568	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.92	67.49		70.00%	398	3,500	93,915,518	30,187
Affordable Overall				30%	170.4			
Social Rent	70.61	62.76		12.00%	68	1,725	7,379,623	4,813
Affordable Rent	70.61	62.76		12.00%	68	2,550	10,909,008	4,813
Shared Ownersl	73.56	65.38		6.00%	34	2,450	5,459,165	2,507
First Homes	73.56	65.38		0.00%	0	2,450	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	7.573	ha		75	/ha		**117,663,314**	**42,319**
SITE AREA - Gro	9.080	ha		63	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,276,414**	**-168,541**	**-140,574**
Existing Use Value	10,339,850		1,138,750
Uplift 0%	0		0
Plus /ha 348,750	3,166,650		348,750
Benchmark Land Value	**13,506,500**		**1,487,500**
Additional Profit	**-5,202,897**	**-172**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,201,560

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,276,414	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-19,146	-19,146	
Fees						
	Planning			129,652		
	Professional		8.00%	6,449,155	6,578,807	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	68,319,731		
		Extras		0		
		Unit extras	1,075.00	610,600		
		Site	10.00%	6,831,973		
	BNG			303,049		
	Contingency	3.75%		2,841,086		
	Abnormals	2.50%		1,707,993		
				0	80,614,433	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,529,899		
	Legals	%	0.5%	588,317		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,118,216	**90,015,895**

Developers Profit				
	Market Housing	% Value	17.50%	**16,435,216**
	Affordable Hou:	% Value	17.50%	**4,155,864**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	568		
No dwgs under	50	635	31,750
No dwgs over 5	518	189	97,902
		Total	129,652

Stamp duty calc - Residual		
Land payment		-1,276,414
	Total	0

Stamp duty calc - AP		
Land payment		13,506,500
	Total	664,825

Building Safety Levy			
Greenfield	14.88	449,275	
Brownfield	0.00	0	
		Total	449,275

Pre CIL s106	5,957	£/ Unit (all)	
		Total	3,383,354
Post CIL s106	5,957	£/ Unit (all)	
		Total	3,383,354
CIL	84.33	£/sqm	**2,545,681**

BNG	0.40%	**Total**	303,049
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	100	100	100	100	18																	
Market Housing		8,267,211	16,534,422	16,534,422	16,534,422	16,534,422	16,534,422	2,976,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		649,615	1,299,229	1,299,229	1,299,229	1,299,229	1,299,229	233,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		960,300	1,920,600	1,920,600	1,920,600	1,920,600	1,920,600	345,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		480,560	961,121	961,121	961,121	961,121	961,121	173,002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**10,357,686**	**20,715,372**	**20,715,372**	**20,715,372**	**20,715,372**	**20,715,372**	**3,728,767**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-19,146																							
Planning Fee	129,652																							
Professional	6,449,155																							
Build Cost - BCIS Base		6,669,217	13,338,434	13,338,434	13,338,434	13,338,434	13,338,434	2,400,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,355,652	1,693,031	1,183,895	674,759	674,759	674,759	121,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		26,677	53,354	53,354	53,354	53,354	53,354	9,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		250,096	500,191	500,191	500,191	500,191	500,191	90,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		150,352	300,703	300,703	300,703	300,703	300,703	54,127	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	310,731	621,461	621,461	621,461	621,461	621,461	111,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	51,788	103,577	103,577	103,577	103,577	103,577	18,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,559,661**	**8,814,512**	**16,610,751**	**16,101,615**	**15,592,479**	**15,592,479**	**15,592,479**	**2,806,646**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,276,414**																							
Interest		369,827	287,693	20,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								16,435,216
ordable for Rent																								4,155,864
First Homes																								0
Cash Flow	-5,283,247	1,173,347	3,816,928	4,593,249	5,122,894	5,122,894	5,122,894	922,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,591,080
Opening Balance	0																							
Closing Balance	-5,283,247	-4,109,899	-292,971	4,300,278	9,423,172	14,546,065	19,668,959	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	20,591,080	0

Appendix
Site 38

Site 38 **38 Tadpole North** Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					513	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.18	107.18		70.00%	359	4,000	153,951,587	38,488
Affordable Overall				30%	153.9			
Social Rent	79.23	77.61		12.00%	62	1,725	8,241,792	4,877
Affordable Rent	79.23	77.61		12.00%	62	2,550	12,183,518	4,877
Shared Ownersl	84.55	84.55		6.00%	31	2,800	7,286,718	2,602
First Homes	84.55	84.55		0.00%	0	2,703	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	17.100	ha		30	/ha		**181,663,615**	**50,845**
SITE AREA - Gro	34.200	ha		15	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**22,193,015**	**1,297,837**	**648,919**
Existing Use Value	855,000		25,000
Uplift 0%	0		0
Plus /ha 225,000	7,695,000		225,000
Benchmark Land Value	**8,550,000**		**250,000**
Additional Profit	**38,334,450**	**996**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					22,193,015	
Stamp Duty				1,099,151		
Easements etc.				0		
Legals /Acquisition			1.50%	332,895	1,432,046	
Fees						
Planning				119,257		
Professional			8.00%	7,179,004	7,298,261	
CONSTRUCTION						
Build Cost	BCIS +		1,470	74,753,934		
	Extras			945,000		
	Unit extras		1,075.00	551,475		
	Site		15.00%	11,213,090		
BNG				87,463		
Contingency		2.50%		2,186,587		
Abnormals		0.00%		0		
				0	89,737,550	
FINANCE						
Fees			0%	0		
Interest			7.00%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	5,449,908		
Legals	%		0.5%	908,318		
	£/unit		0	0		
Misc.	%		0.0%	0	6,358,227	**127,019,099**

Developers Profit				
Market Housing	% Value	17.50%		**26,941,528**
Affordable Hou	% Value	17.50%		**4,849,605**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	513		
No dwgs under	50	635	31,750
No dwgs over 5	463	189	87,507
		Total	119,257

Stamp duty calc - Residual		
Land payment		22,193,015
	Total	1,099,151

Stamp duty calc - AP		
Land payment		8,550,000
	Total	417,000

Building Safety Levy			
Greenfield	27.06	1,041,482	
Brownfield	0.00	0	
		Total	1,041,482

Pre CIL s106	25,332	£/ Unit (all)	
		Total	12,995,116

Post CIL s106	25,332	£/ Unit (all)	
		Total	12,995,116

CIL	84.33	£/sqm	**3,245,684**

BNG	0.10%	**Total**	87,463

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,387.02	Per Unit
CO2 Plus	6.00%		83.22	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,470.24	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	100	100	100	100	63																		
Market Housing			15,005,028	30,010,056	30,010,056	30,010,056	30,010,056	18,906,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			803,294	1,606,587	1,606,587	1,606,587	1,606,587	1,012,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			1,187,477	2,374,955	2,374,955	2,374,955	2,374,955	1,496,222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			710,206	1,420,413	1,420,413	1,420,413	1,420,413	894,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**17,706,005**	**35,412,011**	**35,412,011**	**35,412,011**	**35,412,011**	**22,309,567**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		1,099,151																							
Easements etc.		0																							
Legals Acquisition		332,895																							
Planning Fee		119,257																							
Professional		7,179,004																							
Build Cost - BCIS Base			8,524,708	17,049,415	17,049,415	17,049,415	17,049,415	10,741,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff			2,666,363	4,034,453	3,385,316	2,736,179	2,736,179	1,723,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG			8,525	17,049	17,049	17,049	17,049	10,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			213,118	426,235	426,235	426,235	426,235	268,528	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		0	531,180	1,062,360	1,062,360	1,062,360	1,062,360	669,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	88,530	177,060	177,060	177,060	177,060	111,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0			0																	
COSTS BEFORE LAND INT AND I		**8,730,307**	**12,032,423**	**22,766,573**	**22,117,436**	**21,468,299**	**21,468,299**	**13,525,029**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va	Land	**22,193,015**																							
	Interest		2,164,633	1,919,006	1,168,156	319,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									26,941,528
ordable for Rent																									4,849,605
First Homes																									0
Cash Flow		-30,923,322	3,508,949	10,726,432	12,126,419	13,624,405	13,943,711	8,784,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-31,791,133
Opening Balance		0																							
Closing Balance		-30,923,322	-27,414,372	-16,687,941	-4,561,522	9,062,883	23,006,594	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	31,791,133	0

Appendix
Site 39

Site 39	39	Wrought East C	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					1,031	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	722	4,000	308,879,592	77,220
Affordable Overall				30%	309.3			
Social Rent	79.71	78.15		12.00%	124	1,725	16,677,506	9,861
Affordable Rent	79.71	78.15		12.00%	124	2,550	24,653,704	9,861
Shared Ownersl	84.76	84.76		6.00%	62	2,800	14,680,775	5,243
First Homes	84.76	84.76		0.00%	0	2,692	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	34.367	ha		30	/ha		**364,891,577**	**102,186**
SITE AREA - Gro	50.350	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**40,811,552**	**1,187,533**	**810,557**
Existing Use Value	1,258,750		25,000
Uplift 0%	0		0
Plus /ha 225,000	11,328,750		225,000
Benchmark Land Value	**12,587,500**		**250,000**
Additional Profit	**74,710,151**	**967**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				40,811,552	
	Stamp Duty			2,030,078		
	Easements etc.			0		
	Legals /Acquisition		1.50%	612,173	2,642,251	
Fees						
	Planning			217,159		
	Professional		8.00%	14,421,957	14,639,116	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	150,180,681		
		Extras		1,890,000		
		Unit extras	1,075.00	1,108,325		
		Site	15.00%	22,527,102		
	BNG			175,706		
	Contingency	2.50%		4,392,653		
	Abnormals	0.00%		0		
				0	180,274,467	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	10,946,747		
	Legals	%	0.5%	1,824,458		
		£/unit	0	0		
	Misc.	%	0.0%	0	12,771,205	**251,138,592**

Developers Profit				
	Market Housing	% Value	17.50%	**54,053,929**
	Affordable Hou	% Value	17.50%	**9,802,097**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,031		
No dwgs under	50	635	31,750
No dwgs over 5	981	189	185,409
		Total	217,159

Stamp duty calc - Residual		
Land payment		40,811,552
	Total	2,030,078

Stamp duty calc - AP		
Land payment		12,587,500
	Total	618,875

Building Safety Levy			
Greenfield	27.06	2,089,570	
Brownfield	0.00	0	
		Total	2,089,570

Pre CIL s106	25,332	£/ Unit (all)	
		Total	26,116,890
Post CIL s106	25,332	£/ Unit (all)	
		Total	26,116,890
CIL	84.33	£/sqm	**6,511,954**

BNG	0.10%	**Total**	175,706

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.49	Per Unit
CO2 Plus	6.00%		83.19	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.68	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	150	150	150	150	131																
Market Housing		14,979,612	29,959,223	44,938,835	44,938,835	44,938,835	44,938,835	44,938,835	39,246,583	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		808,802	1,617,605	2,426,407	2,426,407	2,426,407	2,426,407	2,426,407	2,119,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,195,621	2,391,242	3,586,863	3,586,863	3,586,863	3,586,863	3,586,863	3,132,527	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		711,968	1,423,935	2,135,903	2,135,903	2,135,903	2,135,903	2,135,903	1,865,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**17,696,003**	**35,392,006**	**53,088,008**	**53,088,008**	**53,088,008**	**53,088,008**	**53,088,008**	**46,363,527**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	2,030,078																							
Easements etc.	0																							
Legals Acquisition	612,173																							
Planning Fee	217,159																							
Professional	14,421,957																							
Build Cost - BCIS Base		8,521,150	17,042,300	25,563,449	25,563,449	25,563,449	25,563,449	25,563,449	22,325,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		3,972,699	5,340,617	5,406,144	4,103,753	4,103,753	4,103,753	4,103,753	3,583,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,521	17,042	25,563	25,563	25,563	25,563	25,563	22,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		213,029	426,057	639,086	639,086	639,086	639,086	639,086	558,135	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	0	530,880	1,061,760	1,592,640	1,592,640	1,592,640	1,592,640	1,592,640	1,390,906	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	88,480	176,960	265,440	265,440	265,440	265,440	265,440	231,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**17,281,368**	**13,334,759**	**24,064,736**	**33,492,323**	**32,189,932**	**32,189,932**	**32,189,932**	**32,189,932**	**28,112,541**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**40,811,552**																							
Interest		4,066,504	4,045,873	3,536,175	2,412,009	1,117,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								54,053,929
ordable for Rent																								9,802,097
First Homes																								0
Cash Flow	-58,092,919	294,739	7,281,397	16,059,511	18,486,067	19,780,092	20,898,076	20,898,076	18,250,987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-63,856,026
Opening Balance	0																							
Closing Balance	-58,092,919	-57,798,180	-50,516,783	-34,457,272	-15,971,205	3,808,887	24,706,963	45,605,039	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	63,856,026	0

Appendix
Site 40

Site 40	40	NEV Cluster	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					2,419	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	106.99	106.99		70.00%	1,693	4,000	724,668,389	181,167
Affordable Overall				30%	725.7			
Social Rent	79.91	78.38		12.00%	290	1,725	39,248,834	23,197
Affordable Rent	79.83	78.29		12.00%	290	2,550	57,947,818	23,174
Shared Ownersl	85.23	85.23		6.00%	145	2,800	34,635,809	12,370
First Homes	85.23	85.23		0.00%	0	2,690	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	80.633	ha		30	/ha		**856,500,850**	**239,908**
SITE AREA - Gro	116.060	ha		21	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**91,285,773**	**1,132,110**	**786,539**
Existing Use Value	2,901,500		25,000
Uplift 0%	0		0
Plus /ha 225,000	26,113,500		225,000
Benchmark Land Value	**29,015,000**		**250,000**
Additional Profit	**130,742,765**	**722**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 665,582,316

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				91,285,773	
	Stamp Duty			4,553,789		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,369,287	5,923,075	
Fees						
	Planning			479,491		
	Professional		8.00%	33,856,636	34,336,127	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	352,559,096		
		Extras		4,440,000		
		Unit extras	1,075.00	2,600,425		
		Site	15.00%	52,883,864		
	BNG			412,483		
	Contingency	2.50%		10,312,085		
	Abnormals	0.00%		0		
				0	423,207,954	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	25,695,026		
	Legals	%	0.5%	4,282,504		
		£/unit	0	0		
	Misc.	%	0.0%	0	29,977,530	**584,730,459**

Developers Profit				
	Market Housing	% Value	17.50%	**126,816,968**
	Affordable Hou:	% Value	17.50%	**23,070,681**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	2,419		
No dwgs under	50	635	31,750
No dwgs over 5	2369	189	447,741
		Total	479,491

Stamp duty calc - Residual		
Land payment		91,285,773
	Total	4,553,789

Stamp duty calc - AP		
Land payment		29,015,000
	Total	1,440,250

Building Safety Levy			
Greenfield	27.06	4,902,382	
Brownfield	0.00	0	
		Total	4,902,382

Pre CIL s106	25,332	£/ Unit (all)	
		Total	61,277,165

Post CIL s106	25,332	£/ Unit (all)	
		Total	61,277,165

CIL	4.98	£/sqm	**902,212**

BNG	0.10%	**Total**	412,483

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.38	Per Unit
CO2 Plus	6.00%		83.18	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.56	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	200	200	200	200	200	200	200	200	200	200	119										
Market Housing		14,978,677	29,957,354	44,936,031	59,914,708	59,914,708	59,914,708	59,914,708	59,914,708	59,914,708	59,914,708	59,914,708	59,914,708	59,914,708	35,649,251	0	0	0	0	0	0	0	0	0
Social Rent		811,262	1,622,523	2,433,785	3,245,046	3,245,046	3,245,046	3,245,046	3,245,046	3,245,046	3,245,046	3,245,046	3,245,046	3,245,046	1,930,802	0	0	0	0	0	0	0	0	0
Affordable Rent		1,197,764	2,395,528	3,593,292	4,791,056	4,791,056	4,791,056	4,791,056	4,791,056	4,791,056	4,791,056	4,791,056	4,791,056	4,791,056	2,850,678	0	0	0	0	0	0	0	0	0
Shared Ownership		715,912	1,431,823	2,147,735	2,863,647	2,863,647	2,863,647	2,863,647	2,863,647	2,863,647	2,863,647	2,863,647	2,863,647	2,863,647	1,703,870	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**17,703,614**	**35,407,228**	**53,110,842**	**70,814,456**	**70,814,456**	**70,814,456**	**70,814,456**	**70,814,456**	**70,814,456**	**70,814,456**	**70,814,456**	**70,814,456**	**70,814,456**	**42,134,602**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	4,553,789																							
Easements etc.	0																							
Legals Acquisition	1,369,287																							
Planning Fee	479,491																							
Professional	33,856,636																							
Build Cost - BCIS Base		8,525,907	17,051,814	25,577,721	34,103,628	34,103,628	34,103,628	34,103,628	34,103,628	34,103,628	34,103,628	34,103,628	34,103,628	34,103,628	20,291,659	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,728,796	3,096,707	4,284,176	5,471,645	5,471,645	5,471,645	5,471,645	5,471,645	5,471,645	5,471,645	5,471,645	5,471,645	5,471,645	3,255,629	0	0	0	0	0	0	0	0	0
BNG		8,526	17,052	25,578	34,104	34,104	34,104	34,104	34,104	34,104	34,104	34,104	34,104	34,104	20,292	0	0	0	0	0	0	0	0	0
Contingency		213,148	426,295	639,443	852,591	852,591	852,591	852,591	852,591	852,591	852,591	852,591	852,591	852,591	507,291	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	0	531,108	1,062,217	1,593,325	2,124,434	2,124,434	2,124,434	2,124,434	2,124,434	2,124,434	2,124,434	2,124,434	2,124,434	2,124,434	1,264,038	0	0	0	0	0	0	0	0	0
Legals	0	88,518	177,036	265,554	354,072	354,072	354,072	354,072	354,072	354,072	354,072	354,072	354,072	354,072	210,673	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**40,259,203**	**11,096,003**	**21,831,122**	**32,385,798**	**42,940,474**	**42,940,474**	**42,940,474**	**42,940,474**	**42,940,474**	**42,940,474**	**42,940,474**	**42,940,474**	**42,940,474**	**42,940,474**	**25,549,582**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**91,285,773**																							
Interest		9,208,148	9,390,186	9,097,172	8,283,220	6,911,867	5,444,519	3,874,456	2,194,490	396,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								126,816,968
ordable for Rent																								23,070,681
First Homes																								0
Cash Flow	-131,544,976	-2,600,538	4,185,921	11,627,873	19,590,762	20,962,116	22,429,464	23,999,526	25,679,493	27,477,058	27,873,983	27,873,983	27,873,983	27,873,983	16,585,020	0	0	0	0	0	0	0	0	-149,887,649
Opening Balance	0																							
Closing Balance	-131,544,976	-134,145,514	-129,959,593	-118,331,720	-98,740,958	-77,778,842	-55,349,378	-31,349,852	-5,670,359	21,806,698	49,680,681	77,554,664	105,428,646	133,302,629	149,887,649	149,887,649	149,887,649	149,887,649	149,887,649	149,887,649	149,887,649	149,887,649	149,887,649	0

Appendix
Cover

Rural North & South. Swindon LPVA - July 2025

30/08/2025
07:16

Flats 250

7

					Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff 30	30
Affordable	30%	75 Affordable Re	40.00%	30	30
		Shared Owne	20.00%	15	15
		First Homes	0.00%	0	0
				75	75

Modelling			Area ha		Characteristics	
Density	125	units/ha	Total	2.667	Sub Area	Rural North & South
Net:Gross	75%		Gross	2.667 ha	Green Brov	Brown
			Net	2.000 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	40%	6.00	6	412	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	50%	7.50	8	666	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,298**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,134**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,082	12,308,886
Flat to5	3		1,523		1,523	8,570	13,052,491
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,677	28,445,452
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	112	1.92	215
3 bed	102	2.71	276
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,374	m2
		1.737	ha
Gross - Net		0.667	ha
Shortfall / Surplus		-1.071	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,134	75.60	1,008	67.20
First Homes	0	0	75.60	0	67.20
Total	**250**	**18,677**		**16,602**	
per ha		9,339		8,301	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (1.737ha) off site.

Flats 100

8

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	1.333	Sub Area	Rural North & South
Net:Gross	75%		Gross	1.333	ha Green Brov	Brown
			Net	1.000	ha Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	40%	2.40	2	137	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	50%	3.00	3	250	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**443**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,246	5,611,686
Flat to5	3			1,729	1,729	3,278	5,668,094
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,424	12,835,880
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	45	1.92	86
3 bed	39	2.71	106
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**215**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,879	m2
		0.688	ha
Gross - Net		0.333	ha
Shortfall / Surplus		-0.355	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		70	5,316	75.94	4,725	67.50
Social Rent		12	833	69.38	740	61.67
Affordable Rent		12	833	69.38	740	61.67
Shared Ownership		6	443	73.88	394	65.67
First Homes		0	0	73.88	0	65.67
Total		**100**	**7,424**		**6,599**	
per ha			7,424		6,599	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.688ha) off site.

Flats 50

9

						Rounded
UNITS	**50**	Social Rent	40.00%	% of Aff	6	6
Affordable	30%	15 Affordable Re	40.00%		6	6
		Shared Owne	20.00%		3	3
		First Homes	0.00%		0	0
					15	15

Modelling			Area ha		Characteristics	
Density	120	units/ha	Total	0.556	Sub Area	Rural North & South
Net:Gross	75%		Gross	0.556	ha Green Brov	Brown
			Net	0.417	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	35		Rounded	m2	m2	Circulation	6		Rounded	m2	6		Rounded	m2	3		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	3.50	3	169	50	12.5%	30%	1.80	2	113	30%	1.80	2	113	10%	0.30	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	17.50	18	1,316	61	12.5%	30%	1.80	2	137	30%	1.80	2	137	40%	1.20	1	69	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	14.00	14	1,181	74	12.5%	40%	2.40	2	167	40%	2.40	2	167	50%	1.50	2	167	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**35.00**	35	**2,666**			**100%**	**6.00**	6	**416**	**100%**	**6.00**	6	**416**	**100%**	**3.00**	3	**235**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	394	680,794
Flat to5	2			1,729	1,729	1,659	2,869,059
Flat to5	3			1,729	1,729	1,681	2,906,017
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						3,734	6,455,870
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	7	1.43	10
2 bed	23	1.92	44
3 bed	20	2.71	54
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**108**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		3,468	m2
		0.347	ha
Gross - Net		0.139	ha
Shortfall / Surplus		-0.208	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	35	2,666	76.18	2,370	67.71
Social Rent	6	416	69.38	370	61.67
Affordable Rent	6	416	69.38	370	61.67
Shared Ownership	3	235	78.38	209	69.67
First Homes	0	0	78.38	0	69.67
Total	**50**	**3,734**		**3,319**	
per ha		8,961		7,966	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.347ha) off site.

Flats 25

10

					Rounded
UNITS	**25**	Social Rent	40.00%	% of Aff	3	3
Affordable	30%	7.5 Affordable Re	40.00%		3	3
		Shared Owne	20.00%		1.5	2
		First Homes	0.00%		0	0
					7.5	8

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	0.278	Sub Area	Rural North & South
Net:Gross	90%		Gross	0.278	ha Green Brov	Brown
			Net	0.250	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	17.5		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.75	1	56	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.20	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	8.75	9	658	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	40%	0.80	1	69	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	7.00	7	591	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	50%	1.00	1	83	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**17.50**	**17**	**1,305**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	169	291,769
Flat to5	2			1,729	1,729	864	1,493,856
Flat to5	3			1,729	1,729	840	1,453,008
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,873	3,238,633
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	1.43	4
2 bed	12	1.92	23
3 bed	10	2.71	27
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**54**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		1,742	m2
		0.174	ha
Gross - Net		0.028	ha
Shortfall / Surplus		-0.146	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		17	1,305	76.76	1,160	68.24
Social Rent		3	208	69.38	185	61.67
Affordable Rent		3	208	69.38	185	61.67
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
Total		**25**	**1,873**		**1,665**	
per ha			7,493		6,660	

Flatted scheme, up to 5 stories. Assumes 90% net developable. Limited parking. Open space 174ha) off site.

Flats 9

11

UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 100 units/ha
Net:Gross 90%

Area ha
Total 0.100
Gross 0.100 ha
Net 0.090 ha

Characteristics
Sub Area Rural North & South
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703

1,729 £/m2

Occupants		Population per unit	
	Count		
1 bed	0	1.43	0
2 bed	5	1.92	10
3 bed	4	2.71	11
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**20**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.010	ha
Shortfall / Surplus		-0.055	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			7,813		6,944	

Flatted scheme, up to 5 stories. Assumes 90% net developable. Below affordable threshold.

Flats 250 LD

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						Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff	30	30
Affordable	30%	75 Affordable Re	40.00%		30	30
		Shared Owne	20.00%		15	15
		First Homes	0.00%		0	0
					75	75

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	5.066	Sub Area	Rural North & South
Net:Gross	66%		Gross	5.066 ha	Green Brov	Brown
			Net	3.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,298**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,105**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,219	12,517,918
Flat to5	3		1,523		1,523	8,404	12,798,911
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,648	28,400,904
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	114	1.92	219
3 bed	100	2.71	271
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**541**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,324	m2
		1.732	ha
Gross - Net		1.732	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,105	73.65	982	65.47
First Homes	0	0	73.65	0	65.47
Total	**250**	**18,648**		**16,576**	
per ha		5,594		4,973	

Low density flatted scheme. Assumes 66% net developable. Open space (1.732ha) onsite.

Flats 100 LD

13

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	2.019	Sub Area	Rural North & South
Net:Gross	66%		Gross	2.019	ha Green Brov	Brown
			Net	1.333	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,314	5,730,338
Flat to5	3			1,729	1,729	3,195	5,524,155
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,409	12,810,593
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.685	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,316	75.94	4,725	67.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,409**		**6,586**	
per ha		5,557		4,940	

Low density flatted scheme. Assumes 66% net developable. Open space (0.685ha) on site.

Flats 60 LD

14

						Rounded
UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.067	Sub Area	Rural North & South
Net:Gross	75%		Gross	1.067	ha Green Brov	Brown
			Net	0.800	ha Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	21.00	21	1,536	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	16.80	17	1,434	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	**42**	**3,195**			**100%**	**7.00**	**7**	**500**	**100%**	**7.00**	**7**	**500**	**100%**	**4.00**	**4**	**304**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	1,947	3,367,011
Flat to5	3			1,729	1,729	2,100	3,631,548
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,498	7,776,610
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.267	ha
Shortfall / Surplus		-0.153	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		42	3,195	76.07	2,840	67.62
Social Rent		7	500	71.36	444	63.43
Affordable Rent		7	500	71.36	444	63.43
Shared Ownership		4	304	75.94	270	67.50
First Homes		0	0	75.94	0	67.50
Total		**60**	**4,498**		**3,998**	
per ha			5,622		4,998	

Low density flatted scheme. Assumes 75% net developable. Open space (0.419ha) off site.

Flats 25 LD

15

UNITS **25**
Affordable 30%

Social Rent 40.00% % of Aff
7.5 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
3	3
3	3
1.5	2
0	0
7.5	8

Modelling
Density 75 units/ha
Net:Gross 80%

Area ha
Total 0.417
Gross 0.417 ha
Net 0.333 ha

Characteristics
Sub Area Rural North & South
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 17.5		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 3		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.75	1	56	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.20	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	8.75	9	658	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	1.00	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	7.00	7	591	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.80	1	83	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**17.50**	**17**	**1,305**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	169	291,769
Flat to5	2			1,729	1,729	864	1,493,856
Flat to5	3			1,729	1,729	840	1,453,008
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,873	3,238,633
							1,729 £/m2

Occupants		Population
	Count	per unit
1 bed	3	1.43
2 bed	12	1.92
3 bed	10	2.71
4 bed	0	3.40
5 bed	0	3.40
		Residents

4	23
27	0
0	**54**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		1,742	m2
		0.174	ha
Gross - Net		0.083	ha
Shortfall / Surplus		-0.091	ha

Summary		Units	Construction m2	Average	Saleable m2	Average
Market		17	1,305	76.76	1,160	68.24
Social Rent		3	208	69.38	185	61.67
Affordable Rent		3	208	69.38	185	61.67
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
Total		**25**	**1,873**		**1,665**	
per ha			5,619		4,995	

Low density flatted scheme. Assumes 75% net developable. Open space (0.174ha) off site.

Flats 9 LD

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UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 75 units/ha
Net:Gross 75%

Area ha
Total 0.160
Gross 0.160 ha
Net 0.120 ha

Characteristics
Sub Area Rural North & South
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703

1,729 £/m2

Occupants		Population per unit	
	Count		
1 bed	0	1.43	0
2 bed	5	1.92	10
3 bed	4	2.71	11
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**20**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.040	ha
Shortfall / Surplus		-0.025	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			5,859		5,208	

Low density flatted scheme. 100% net developable. Below affordable and POS thresholds.

Mixed 950

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						Rounded
UNITS	**950**	Social Rent	40.00%	% of Aff	114	114
Affordable	30%	285 Affordable Re	40.00%		114	114
		Shared Owne	20.00%		57	57
		First Homes	0.00%		0	0
					285	285

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	19.253	Sub Area	Rural North & South
Net:Gross	66%		Gross	19.253	ha Green Brov	Brown
			Net	12.667	ha Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	665		Rounded	m2	m2	Circulation	114		Rounded	m2	114		Rounded	m2	57		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	199.50	200	15,000	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	199.50	200	19,000	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	66.50	65	3,656	50	12.5%	30%	34.20	34	1,913	30%	34.20	34	1,913	10%	5.70	5	281	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	133.00	133	9,726	61	12.5%	30%	34.20	34	2,333	30%	34.20	34	2,333	50%	28.50	29	1,990	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	66.50	67	5,653	74	12.5%	40%	45.60	46	3,830	40%	45.60	46	3,830	40%	22.80	23	1,915	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**665.00**	665	**53,035**			**100%**	**114.00**	114	**8,075**	**100%**	**114.00**	114	**8,075**	**100%**	**57.00**	57	**4,186**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	15,000	19,455,000
Terrace	3		1,297		1,297	19,000	24,643,000
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	7,763	11,822,288
Flat to5	2		1,523		1,523	16,382	24,950,167
Flat to5	3		1,523		1,523	15,227	23,190,531
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						73,372	104,060,985
							1,418 £/m2

Occupants		Population	
	Count	per unit	
1 bed	138	1.43	197
2 bed	430	1.92	826
3 bed	382	2.71	1,035
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**2,058**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		65,861	m2
		6.586	ha
Gross - Net		6.586	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	665	53,035	79.75	50,920	76.57
Social Rent	114	8,075	70.84	7,178	62.96
Affordable Rent	114	8,075	70.84	7,178	62.96
Shared Ownership	57	4,186	73.44	3,721	65.28
First Homes	0	0	73.44	0	65.28
Total	**950**	**73,372**		**68,997**	
per ha		5,792		5,447	

Mix of houses and flats. POS (6.586 ha) on site. 66% net developable.

Mixed 250

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UNITS **250**
Affordable 30% 75

			Rounded
Social Rent	40.00% % of Aff	30	30
Affordable Re	40.00%	30	30
Shared Owne	20.00%	15	15
First Homes	0.00%	0	0
		75	75

Modelling
Density 75 units/ha
Net:Gross 66%

Area ha
Total 5.070
Gross 5.070 ha
Net 3.333 ha

Characteristics
Sub Area Rural North & South
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 175		Rounded	m2	m2	Circulation	Social Rent 30		Rounded	m2	Affordable Rent 30		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	52.50	53	3,975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	52.50	53	5,035	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	16	900	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	35.00	35	2,559	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	17.50	18	1,519	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,988**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,105**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,975	5,155,575
Terrace	3		1,297		1,297	5,035	6,530,395
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,969	2,998,406
Flat to5	2		1,523		1,523	4,344	6,615,341
Flat to5	3		1,523		1,523	4,016	6,116,749
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,339	27,416,466
							1,418 £/m2

Occupants	Count	Population per unit	
1 bed	35	1.43	50
2 bed	114	1.92	219
3 bed	101	2.71	274
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		17,364	m2
		1.736	ha
Gross - Net		1.736	ha
Shortfall / Surplus		0.000	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		175	13,988	79.93	13,435	76.77
Social Rent		30	2,123	70.76	1,887	62.90
Affordable Rent		30	2,123	70.76	1,887	62.90
Shared Ownership		15	1,105	73.65	982	65.47
First Homes		0	0	73.65	0	65.47
Total		**250**	**19,339**		**18,191**	
per ha			5,802		5,457	

Mix of houses and flats. POS (1.736 ha) on site. 66% net developable.

Mixed 100

19

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.905	Sub Area	Rural North & South
Net:Gross	70%		Gross	1.905	ha Green Brov	Brown
			Net	1.333	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	21.00	21	1,575	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	21.00	21	1,995	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	14.00	14	1,024	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	7.00	7	591	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,578**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,575	2,313,675
Terrace	3			1,469	1,469	1,995	2,930,655
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	1,779	3,075,243
Flat to5	3			1,729	1,729	1,423	2,460,583
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,672	12,336,256
							1,608 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.571	ha
Shortfall / Surplus		-0.114	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,578	79.69	5,355	76.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,672**		**7,216**	
per ha		5,754		5,412	

Mix of houses and flats. POS (0.685ha) off site. 70% net developable.

Mixed 60

20

						Rounded
UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.143	Sub Area	Rural North & South
Net:Gross	70%		Gross	1.143	ha Green Brov	Brown
			Net	0.800	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	12.60	13	975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	12.60	13	1,235	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	8.40	8	585	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	4.20	4	338	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	42	**3,358**			**100%**	**7.00**	7	**500**	**100%**	**7.00**	7	**500**	**100%**	**4.00**	4	**304**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	975	1,432,275
Terrace	3			1,469	1,469	1,235	1,814,215
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	997	1,723,381
Flat to5	3			1,729	1,729	1,004	1,735,052
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,660	7,482,972
							1,606 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.343	ha
Shortfall / Surplus		-0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	42	3,358	79.94	3,230	76.90
Social Rent	7	500	71.36	444	63.43
Affordable Rent	7	500	71.36	444	63.43
Shared Ownership	4	304	75.94	270	67.50
First Homes	0	0	75.94	0	67.50
Total	**60**	**4,660**		**4,388**	
per ha		5,825		5,485	

Mix of houses and flats. POS (0.419ha) off site. 70% net developable.

Mixed 24

21

						Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	2.88	3
Affordable	30%	7.2 Affordable Re	40.00%		2.88	3
		Shared Owne	20.00%		1.44	1
		First Homes	0.00%		0	0
					7.2	7

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	0.457	Sub Area	Rural North & South
Net:Gross	70%		Gross	0.457 ha	Green Brov	Brown
			Net	0.320 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	5.04	5	375	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	5.04	5	475	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.68	2	113	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.10	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	3.36	3	219	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	0.50	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	1.68	2	169	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.40	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,351**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	375	550,875
Terrace	3			1,469	1,469	475	697,775
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	225	389,025
Flat to5	2			1,729	1,729	425	735,257
Flat to5	3			1,729	1,729	335	579,647
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,836	2,952,580
							1,609 £/m2

Occupants		Population	
	Count	per unit	
1 bed	4	1.43	6
2 bed	11	1.92	21
3 bed	9	2.71	24
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**51**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,639	m2
		0.164	ha
Gross - Net		0.137	ha
Shortfall / Surplus		-0.027	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	17	1,351	79.45	1,295	76.18
Social Rent	3	208	69.38	185	61.67
Affordable Rent	3	208	69.38	185	61.67
Shared Ownership	1	69	68.63	61	61.00
First Homes	0	0	68.63	0	61.00
Total	**24**	**1,836**		**1,726**	
per ha		5,736		5,394	

Mix of houses and flats. POS (0.164ha) off site. 70% net developable.

Mixed 9

22

UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 75 units/ha
Net:Gross 70%

Area ha
Total 0.171
Gross 0.171 ha
Net 0.120 ha

Characteristics
Sub Area Rural North & South
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	2.70	3	225	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	2.70	3	285	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	1.80	2	146	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	0.90	1	84	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**741**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	225	330,525
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	146	252,866
Flat to5	3			1,729	1,729	84	145,884
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						741	1,147,941
							1,550 £/m2

Occupants		Population
	Count	per unit
1 bed	0	1.43
2 bed	5	1.92
3 bed	4	2.71
4 bed	0	3.40
5 bed	0	3.40
		Residents

0	0
10	10
11	11
0	0
0	0
20	

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.051	ha
Shortfall / Surplus		-0.014	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	741	82.29	715	79.44
Social Rent		0	0	82.29	0	79.44
Affordable Rent		0	0	82.29	0	79.44
Shared Ownership		0	0	82.29	0	79.44
First Homes		0	0	82.29	0	79.44
Total		**9**	**741**		**715**	
per ha			6,172		5,958	

Mix of houses and flats. Below affordable and POS thresholds.

Housing 350

23

						Rounded
UNITS	**350**	Social Rent	40.00%	% of Aff	42	42
Affordable	30%	105 Affordable Re	40.00%		42	42
		Shared Owne	20.00%		21	21
		First Homes	0.00%		0	0
					105	105

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	19.444	Sub Area	Rural North & South
Net:Gross	60%		Gross	19.444	ha Green Brov	Brown
			Net	11.667	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	245		Rounded	m2	m2	Circulation	42		Rounded	m2	42		Rounded	m2	21		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	61.25	61	4,575	70	0.0%	10%	4.20	5	350	10%	4.20	5	350	25%	5.25	6	420	25%	0.00	0	0
Terrace	3	95	0.0%	20%	49.00	49	4,655	84	0.0%	15%	6.30	6	504	15%	6.30	6	504	20%	4.20	4	336	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.20	4	388	10%	4.20	4	388	15%	3.15	3	291	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	6.30	6	474	15%	6.30	6	474	15%	3.15	3	237	15%	0.00	0	0
Semi	3	105	0.0%	20%	49.00	49	5,145	93	0.0%	15%	6.30	6	558	15%	6.30	6	558	15%	3.15	3	279	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	4.20	4	424	10%	4.20	4	424	10%	2.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	61.25	61	8,235	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	24.50	25	3,625	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	10.50	11	619	25%	10.50	11	619		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**245.00**	**245**	**26,235**			**100%**	**42.00**	**42**	**3,317**	**100%**	**42.00**	**42**	**3,317**	**100%**	**21.00**	**21**	**1,775**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	5,695	7,386,415
Terrace	3		1,297		1,297	5,999	7,780,703
Terrace	4		1,297		1,297	1,067	1,383,899
Semi	2		1,337		1,337	1,185	1,584,345
Semi	3		1,337		1,337	6,540	8,743,980
Semi	4		1,337		1,337	1,060	1,417,220
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	8,235	12,410,145
Det	5		1,507		1,507	3,625	5,462,875
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,238	1,884,713
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						34,644	48,054,295
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	22	1.43	31
2 bed	92	1.92	177
3 bed	129	2.71	350
4 bed	82	3.40	279
5 bed	25	3.40	85
		Residents	**921**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		29,488	m2
		2.949	ha
Gross - Net		7.778	ha
Shortfall / Surplus		4.829	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	245	26,235	107.08	26,235	107.08
Social Rent	42	3,317	78.97	3,248	77.33
Affordable Rent	42	3,317	78.97	3,248	77.33
Shared Ownership	21	1,775	84.52	1,775	84.52
First Homes	0	0	84.52	0	84.52
Total	**350**	**34,644**		**34,506**	
per ha		2,969		2,958	

Brownfield housing scheme. 60% net developable. POS (2.949ha) on site.

Housing 200

24

						Rounded
UNITS	**200**	Social Rent	40.00%	% of Aff	24	24
Affordable	30%	60 Affordable Re	40.00%		24	24
		Shared Owne	20.00%		12	12
		First Homes	0.00%		0	0
					60	60

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	10.256	Sub Area	Rural North & South
Net:Gross	65%		Gross	10.256	ha Green Brov	Brown
			Net	6.667	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	140		Rounded	m2	m2	Circulation	24		Rounded	m2	24		Rounded	m2	12		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	35.00	35	2,625	70	0.0%	10%	2.40	2	140	10%	2.40	2	140	25%	3.00	3	210	25%	0.00	0	0
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	15%	3.60	4	336	15%	3.60	4	336	20%	2.40	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	2.40	2	194	15%	1.80	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	3.60	4	316	15%	3.60	4	316	15%	1.80	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	28.00	28	2,940	93	0.0%	15%	3.60	4	372	15%	3.60	4	372	15%	1.80	2	186	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	2.40	2	212	10%	2.40	2	212	10%	1.20	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	35.00	35	4,725	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	14.00	14	2,030	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	6.00	6	338	25%	6.00	6	338		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**140.00**	140	**14,980**			**100%**	**24.00**	24	**1,908**	**100%**	**24.00**	24	**1,908**	**100%**	**12.00**	12	**1,022**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,115	4,040,155
Terrace	3		1,297		1,297	3,500	4,539,500
Terrace	4		1,297		1,297	582	754,854
Semi	2		1,337		1,337	790	1,056,230
Semi	3		1,337		1,337	3,870	5,174,190
Semi	4		1,337		1,337	530	708,610
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	4,725	7,120,575
Det	5		1,507		1,507	2,030	3,059,210
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	675	1,028,025
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,817	27,481,349
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	1.43	17
2 bed	52	1.92	100
3 bed	76	2.71	206
4 bed	46	3.40	156
5 bed	14	3.40	48
		Residents	**527**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		16,863	m2
		1.686	ha
Gross - Net		3.590	ha
Shortfall / Surplus		1.903	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	140	14,980	107.00	14,980	107.00
Social Rent	24	1,908	79.48	1,870	77.92
Affordable Rent	24	1,908	79.48	1,870	77.92
Shared Ownership	12	1,022	85.17	1,022	85.17
First Homes	0	0	85.17	0	85.17
Total	**200**	**19,817**		**19,742**	
per ha		2,973		2,961	

Brownfield housing scheme. 65% net developable. POS (1.686ha) ha on site.

Housing 100

25

					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	4.762	Sub Area	Rural North & South
Net:Gross	70%		Gross	4.762	ha Green Brov	Brown
			Net	3.333	ha Use	PDL

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	17	1,275	70	0.0%	10%	1.20	1	70	10%	1.20	1	70	25%	1.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	14.00	14	1,330	84	0.0%	15%	1.80	2	168	15%	1.80	2	168	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	1.20	1	97	15%	0.90	1	97	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	1.80	2	158	15%	1.80	2	158	15%	0.90	1	79	15%	0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470	93	0.0%	15%	1.80	2	186	15%	1.80	2	186	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	1.20	1	106	10%	1.20	1	106	10%	0.60	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	17.50	18	2,430	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	7.00	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	3.00	3	169	25%	3.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**7,520**			**100%**	**12.00**	12	**954**	**100%**	**12.00**	12	**954**	**100%**	**6.00**	6	**493**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,555	2,284,295
Terrace	3			1,469	1,469	1,750	2,570,750
Terrace	4			1,469	1,469	291	427,479
Semi	2			1,521	1,521	395	600,795
Semi	3			1,521	1,521	1,935	2,943,135
Semi	4			1,521	1,521	212	322,452
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	2,430	4,262,220
Det	5			1,754	1,754	1,015	1,780,310
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	338	583,538
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						9,921	15,774,974
							1,590 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	1.43	9
2 bed	26	1.92	50
3 bed	38	2.71	103
4 bed	23	3.40	78
5 bed	7	3.40	24
		Residents	**263**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		8,431	m2
		0.843	ha
Gross - Net		1.429	ha
Shortfall / Surplus		0.585	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	7,520	107.43	7,520	107.43
Social Rent	12	954	79.48	935	77.92
Affordable Rent	12	954	79.48	935	77.92
Shared Ownership	6	493	82.17	493	82.17
First Homes	0	0	82.17	0	82.17
Total	**100**	**9,921**		**9,883**	
per ha		2,976		2,965	

Brownfield housing scheme. 70% net developable. POS (0.843ha) ha on site.

Housing 40

26

						Rounded
UNITS	**40**	Social Rent	40.00%	% of Aff	4.8	5
Affordable	30%	12 Affordable Re	40.00%		4.8	5
		Shared Owne	20.00%		2.4	2
		First Homes	0.00%		0	0
					12	12

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	1.778	Sub Area	Rural North & South
Net:Gross	75%		Gross	1.778 ha	Green Brov	Brown
			Net	1.333 ha	Use	PDL

				Market					Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	28		Rounded	m2	m2	Circulation	5		Rounded	m2	5		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	7.00	6	450	70	0.0%	10%	0.50	1	70	10%	0.50	1	70	25%	0.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	5.60	6	570	84	0.0%	15%	0.75	1	84	15%	0.75	1	84	20%	0.40	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.50	1	97	10%	0.50	1	97	15%	0.30	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.75	1	79	15%	0.75	1	79	15%	0.30	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	5.60	6	630	93	0.0%	15%	0.75	0	0	15%	0.75	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.50	0	0	10%	0.50	0	0	10%	0.20	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	7.00	7	945	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	2.80	3	435	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	1.25	1	56	25%	1.25	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**28.00**	28	**3,030**			**100%**	**5.00**	5	**386**	**100%**	**5.00**	5	**386**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	730	1,072,370
Terrace	3			1,469	1,469	738	1,084,122
Terrace	4			1,469	1,469	194	284,986
Semi	2			1,521	1,521	158	240,318
Semi	3			1,521	1,521	630	958,230
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	945	1,657,530
Det	5			1,754	1,754	435	762,990
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						3,943	6,255,059
							1,587 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	12	1.92	23
3 bed	14	2.71	38
4 bed	9	3.40	31
5 bed	3	3.40	10
		Residents	**105**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		3,348	m2
		0.335	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.110	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	28	3,030	108.21	3,030	108.21
Social Rent	5	386	77.25	380	76.00
Affordable Rent	5	386	77.25	380	76.00
Shared Ownership	2	140	70.00	140	70.00
First Homes	0	0	70.00	0	70.00
Total	**40**	**3,943**		**3,930**	
per ha		2,957		2,948	

Brownfield housing scheme. 75% net developable. POS (0.335ha) ha on site.

Housing 24

27

						Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	2.88	3
Affordable	30%	7.2 Affordable Re	40.00%		2.88	3
		Shared Owne	20.00%		1.44	1
		First Homes	0.00%		0	0
					7.2	7

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	1.067	Sub Area	Rural North & South
Net:Gross	75%		Gross	1.067	ha Green Brov	Brown
			Net	0.800	ha Use	PDL

				Market				Social Rent								Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	4.20	4	300	70	0.0%	10%	0.30	2	140	10%	0.30	2	140	25%	0.25	1	70	25%	0.00	0	0
Terrace	3	95	0.0%	20%	3.36	3	285	84	0.0%	15%	0.45	0	0	15%	0.45	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.30	0	0	10%	0.30	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	3.36	4	420	93	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.30	0	0	10%	0.30	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	4.20	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	1.68	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.75	1	56	25%	0.75	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,835**			**100%**	**3.00**	**3**	**196**	**100%**	**3.00**	**3**	**196**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	650	954,850
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	420	638,820
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	540	947,160
Det	5			1,754	1,754	290	508,660
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						2,298	3,662,668
							1,594 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	9	1.92	17
3 bed	7	2.71	19
4 bed	4	3.40	14
5 bed	2	3.40	7
		Residents	**60**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,904	m2
		0.190	ha
Gross - Net		0.267	ha
Shortfall / Surplus		0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,835	107.94	1,835	107.94
Social Rent	3	196	65.42	190	63.33
Affordable Rent	3	196	65.42	190	63.33
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**24**	**2,298**		**2,285**	
per ha		2,872		2,856	

Brownfield housing scheme. 75% net developable. POS (0.190ha) ha on site.

Housing 9

28

UNITS	9	Social Rent	40.00%	% of Aff	
Affordable	0%	0 Affordable Re	40.00%		
		Shared Owne	20.00%		
		First Homes	0.00%		

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.400
Net:Gross	75%	Gross	0.400 ha
		Net	0.300 ha

Characteristics

Sub Area	Rural North & South
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.25	2	150	70	0.0%	10%	0.00	0	0	10%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%	15%	0.00	0	0	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	1.80	2	210	93	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	2.25	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.00	0	0	25%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**965**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	150	220,350
Terrace	3			1,469	1,469	190	279,110
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	210	319,410
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	270	473,580
Det	5			1,754	1,754	145	254,330
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						965	1,546,780
							1,603 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	2	1.92	4
3 bed	4	2.71	11
4 bed	2	3.40	7
5 bed	1	3.40	3
		Residents	**25**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		796	m2
		0.080	ha
Gross - Net		0.100	ha
Shortfall / Surplus		0.020	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		9	965	107.22	965	107.22
Social Rent		0	0	107.22	0	107.22
Affordable Rent		0	0	107.22	0	107.22
Shared Ownership		0	0	107.22	0	107.22
First Homes		0	0	107.22	0	107.22
Total		**9**	**965**		**965**	
per ha			3,217		3,217	

Brownfield housing site, below affordable and POS thresholds.

Housing 350

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						Rounded
UNITS	**350**	Social Rent	40.00%	% of Aff	42	42
Affordable	30%	105 Affordable Re	40.00%		42	42
		Shared Owne	20.00%		21	21
		First Homes	0.00%		0	0
					105	105

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	23.333		Sub Area	Rural North & South
Net:Gross	50%		Gross	23.333	ha	Green Brov	Green
			Net	11.667	ha	Use	Agricultural

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	245		Rounded	m2	m2	Circulation	42		Rounded	m2	42		Rounded	m2	21		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	61.25	61	4,575	70	0.0%	10%	4.20	5	350	10%	4.20	5	350	25%	5.25	6	420	25%	0.00	0	0
Terrace	3	95	0.0%	20%	49.00	49	4,655	84	0.0%	15%	6.30	6	504	15%	6.30	6	504	20%	4.20	4	336	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.20	4	388	10%	4.20	4	388	15%	3.15	3	291	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	6.30	6	474	15%	6.30	6	474	15%	3.15	3	237	15%	0.00	0	0
Semi	3	105	0.0%	20%	49.00	49	5,145	93	0.0%	15%	6.30	6	558	15%	6.30	6	558	15%	3.15	3	279	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	4.20	4	424	10%	4.20	4	424	10%	2.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	61.25	61	8,235	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	24.50	25	3,625	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	10.50	11	619	25%	10.50	11	619		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**245.00**	**245**	**26,235**			**100%**	**42.00**	**42**	**3,317**	**100%**	**42.00**	**42**	**3,317**	**100%**	**21.00**	**21**	**1,775**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	5,695	7,386,415
Terrace	3		1,297		1,297	5,999	7,780,703
Terrace	4		1,297		1,297	1,067	1,383,899
Semi	2		1,337		1,337	1,185	1,584,345
Semi	3		1,337		1,337	6,540	8,743,980
Semi	4		1,337		1,337	1,060	1,417,220
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	8,235	12,410,145
Det	5		1,507		1,507	3,625	5,462,875
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,238	1,884,713
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						34,644	48,054,295
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	22	1.43	31
2 bed	92	1.92	177
3 bed	129	2.71	350
4 bed	82	3.40	279
5 bed	25	3.40	85
		Residents	**921**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		29,488	m2
		2.949	ha
Gross - Net		11.667	ha
Shortfall / Surplus		8.718	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	245	26,235	107.08	26,235	107.08
Social Rent	42	3,317	78.97	3,248	77.33
Affordable Rent	42	3,317	78.97	3,248	77.33
Shared Ownership	21	1,775	84.52	1,775	84.52
First Homes	0	0	84.52	0	84.52
Total	**350**	**34,644**		**34,506**	
per ha		2,969		2,958	

Greenfield housing scheme. 50% net developable. POS (2.949ha) on site.

Housing 200

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						Rounded
UNITS	**200**	Social Rent	40.00%	% of Aff	24	24
Affordable	30%	60 Affordable Re	40.00%		24	24
		Shared Owne	20.00%		12	12
		First Homes	0.00%		0	0
					60	60

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	13.333	Sub Area	Rural North & South
Net:Gross	50%		Gross	13.333	ha Green Brov	Green
			Net	6.667	ha Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	140		Rounded	m2	m2	Circulation	24		Rounded	m2	24		Rounded	m2	12		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	35.00	35	2,625	70	0.0%	10%	2.40	2	140	10%	2.40	2	140	25%	3.00	3	210	25%	0.00	0	0
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	15%	3.60	4	336	15%	3.60	4	336	20%	2.40	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	2.40	2	194	15%	1.80	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	3.60	4	316	15%	3.60	4	316	15%	1.80	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	28.00	28	2,940	93	0.0%	15%	3.60	4	372	15%	3.60	4	372	15%	1.80	2	186	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	2.40	2	212	10%	2.40	2	212	10%	1.20	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	35.00	35	4,725	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	14.00	14	2,030	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	6.00	6	338	25%	6.00	6	338		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**140.00**	140	**14,980**			**100%**	**24.00**	24	**1,908**	**100%**	**24.00**	24	**1,908**	**100%**	**12.00**	12	**1,022**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,115	4,040,155
Terrace	3		1,297		1,297	3,500	4,539,500
Terrace	4		1,297		1,297	582	754,854
Semi	2		1,337		1,337	790	1,056,230
Semi	3		1,337		1,337	3,870	5,174,190
Semi	4		1,337		1,337	530	708,610
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	4,725	7,120,575
Det	5		1,507		1,507	2,030	3,059,210
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	675	1,028,025
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,817	27,481,349
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	1.43	17
2 bed	52	1.92	100
3 bed	76	2.71	206
4 bed	46	3.40	156
5 bed	14	3.40	48
		Residents	**527**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		16,863	m2
		1.686	ha
Gross - Net		6.667	ha
Shortfall / Surplus		4.980	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	140	14,980	107.00	14,980	107.00
Social Rent	24	1,908	79.48	1,870	77.92
Affordable Rent	24	1,908	79.48	1,870	77.92
Shared Ownership	12	1,022	85.17	1,022	85.17
First Homes	0	0	85.17	0	85.17
Total	**200**	**19,817**		**19,742**	
per ha		2,973		2,961	

Greenfield housing scheme. 50% net developable. POS (1.686ha) on site.

Housing 100

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						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	5.556	Sub Area	Rural North & South
Net:Gross	60%		Gross	5.556	ha Green Brov	Green
			Net	3.333	ha Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	17	1,275	70	0.0%	10%	1.20	1	70	10%	1.20	1	70	25%	1.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	14.00	14	1,330	84	0.0%	15%	1.80	2	168	15%	1.80	2	168	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	1.20	1	97	15%	0.90	1	97	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	1.80	2	158	15%	1.80	2	158	15%	0.90	1	79	15%	0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470	93	0.0%	15%	1.80	2	186	15%	1.80	2	186	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	1.20	1	106	10%	1.20	1	106	10%	0.60	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	17.50	18	2,430	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	7.00	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	3.00	3	169	25%	3.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**7,520**			**100%**	**12.00**	12	**954**	**100%**	**12.00**	12	**954**	**100%**	**6.00**	6	**493**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,555	2,284,295
Terrace	3			1,469	1,469	1,750	2,570,750
Terrace	4			1,469	1,469	291	427,479
Semi	2			1,521	1,521	395	600,795
Semi	3			1,521	1,521	1,935	2,943,135
Semi	4			1,521	1,521	212	322,452
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	2,430	4,262,220
Det	5			1,754	1,754	1,015	1,780,310
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	338	583,538
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						9,921	15,774,974
							1,590 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	1.43	9
2 bed	26	1.92	50
3 bed	38	2.71	103
4 bed	23	3.40	78
5 bed	7	3.40	24
		Residents	**263**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		8,431	m2
		0.843	ha
Gross - Net		2.222	ha
Shortfall / Surplus		1.379	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		70	7,520	107.43	7,520	107.43
Social Rent		12	954	79.48	935	77.92
Affordable Rent		12	954	79.48	935	77.92
Shared Ownership		6	493	82.17	493	82.17
First Homes		0	0	82.17	0	82.17
Total		**100**	**9,921**		**9,883**	
per ha			2,976		2,965	

Greenfield housing scheme. 60% net developable. POS (0.863ha) on site.

Housing 40

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| | | |

Housing 24

33

						Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	2.88	3
Affordable	30%	7.2 Affordable Re	40.00%		2.88	3
		Shared Owne	20.00%		1.44	1
		First Homes	0.00%		0	0
					7.2	7

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	1.067	Sub Area	Rural North & South
Net:Gross	75%		Gross	1.067	ha Green Brov	Green
			Net	0.800	ha Use	Agricultural

				Market				Social Rent								Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	4.20	4	300	70	0.0%	10%	0.30	2	140	10%	0.30	2	140	25%	0.25	1	70	25%	0.00	0	0
Terrace	3	95	0.0%	20%	3.36	3	285	84	0.0%	15%	0.45	0	0	15%	0.45	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.30	0	0	10%	0.30	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	3.36	4	420	93	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.30	0	0	10%	0.30	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	4.20	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	1.68	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.75	1	56	25%	0.75	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,835**			**100%**	**3.00**	**3**	**196**	**100%**	**3.00**	**3**	**196**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	650	954,850
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	420	638,820
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	540	947,160
Det	5			1,754	1,754	290	508,660
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						2,298	3,662,668
							1,594 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	9	1.92	17
3 bed	7	2.71	19
4 bed	4	3.40	14
5 bed	2	3.40	7
		Residents	**60**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,904	m2
		0.190	ha
Gross - Net		0.267	ha
Shortfall / Surplus		0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,835	107.94	1,835	107.94
Social Rent	3	196	65.42	190	63.33
Affordable Rent	3	196	65.42	190	63.33
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**24**	**2,298**		**2,285**	
per ha		2,872		2,856	

Greenfield housing scheme. 70% net developable. POS (0.190ha) on site.

Housing 9

34

UNITS	9	Social Rent	40.00%	% of Aff	
Affordable	0%	0 Affordable Re	40.00%		
		Shared Owne	20.00%		
		First Homes	0.00%		

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.400
Net:Gross	75%	Gross	0.400 ha
		Net	0.300 ha

Characteristics

Sub Area	Rural North & South
Green Brov	Green
Use	Paddock

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.25	2	150	70	0.0%	10%	0.00	0	0	10%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%	15%	0.00	0	0	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	1.80	2	210	93	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	2.25	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.00	0	0	25%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**965**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	150	220,350
Terrace	3			1,469	1,469	190	279,110
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	210	319,410
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	270	473,580
Det	5			1,754	1,754	145	254,330
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						965	1,546,780
							1,603 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	2	1.92	4
3 bed	4	2.71	11
4 bed	2	3.40	7
5 bed	1	3.40	3
		Residents	**25**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		796	m2
		0.080	ha
Gross - Net		0.100	ha
Shortfall / Surplus		0.020	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		9	965	107.22	965	107.22
Social Rent		0	0	107.22	0	107.22
Affordable Rent		0	0	107.22	0	107.22
Shared Ownership		0	0	107.22	0	107.22
First Homes		0	0	107.22	0	107.22
Total		**9**	**965**		**965**	
per ha			3,217		3,217	

Greenfield housing site, below affordable and POS thresholds.

FOR APPRAISALS

SITE			Site 7 Flats 250	Site 8 Flats 100	Site 9 Flats 50	Site 10 Flats 25	Site 11 Flats 9	Site 12 Flats 250 LD	Site 13 Flats 100 LD	Site 14 Flats 60 LD	Site 15 Flats 25 LD	Site 16 Flats 9 LD	Site 17 Mixed 950	Site 18 Mixed 250	Site 19 Mixed 100	Site 20 Mixed 60	Site 21 Mixed 24	Site 22 Mixed 9	Site 23 Housing 350	Site 24 Housing 200	Site 25 Housing 100	Site 26 Housing 40	Site 27 Housing 24	Site 28 Housing 9	Site 29 Housing 350	Site 30 Housing 200	Site 31 Housing 100	Site 32 Housing 40	Site 33 Housing 24	Site 34 Housing 9
	Sub Area		7 Rural North & South	8 Rural North & South	9 Rural North & South	10 Rural North & South	11 Rural North & South	12 Rural North & South	13 Rural North & South	14 Rural North & South	15 Rural North & South	16 Rural North & South	17 Rural North & South	18 Rural North & South	19 Rural North & South	20 Rural North & South	21 Rural North & South	22 Rural North & South	23 Rural North & South	24 Rural North & South	25 Rural North & South	26 Rural North & South	27 Rural North & South	28 Rural North & South	29 Rural North & South	30 Rural North & South	31 Rural North & South	32 Rural North & South	33 Rural North & South	34 Rural North & South
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock
AREA																														
	Total	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333	5.556	1.778	1.067	0.400
	Gross	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333	5.556	1.778	1.067	0.400
	Net	ha	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	11.667	6.667	3.333	1.333	0.800	0.300	11.667	6.667	3.333	1.333	0.800	0.300
UNITS																														
	Units		250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	350	200	100	40	24	9	350	200	100	40	24	9
UNIT SIZE																														
Total	Market	sqm	75.99	75.94	76.18	76.76	78.13	75.99	75.94	76.07	76.76	78.13	79.75	79.93	79.69	79.94	79.45	82.29	107.08	107.00	107.43	108.21	107.94	107.22	107.08	107.00	107	108	108	107
	Social Rent	sqm	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	78.97	79.48	79.48	77.25	65.42	107.22	78.97	79.48	79	77	65	107
	Affordable Rent	sqm	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	78.97	79.48	79.48	77.25	65.42	107.22	78.97	79.48	79	77	65	107
	Shared Ownership	sqm	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
	First Homes	sqm	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
Saleable																														
	Market	sqm	67.54	67.50	67.71	68.24	69.44	67.54	67.50	67.62	68.24	69.44	76.57	76.77	76.50	76.90	76.18	79.44	107.08	107.00	107.43	108.21	107.94	107.22	107.08	107.00	107	108	108	107
	Social Rent	sqm	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	77.33	77.92	77.92	76.00	63.33	107.22	77.33	77.92	78	76	63	107
	Affordable Rent	sqm	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	77.33	77.92	77.92	76.00	63.33	107.22	77.33	77.92	78	76	63	107
	Shared Ownership	sqm	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
	First Homes	sqm	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
BASE CONSTRUCTION																														
	BCIS +	£/sqm	1,523	1,729	1,729	1,729	1,729	1,523	1,729	1,729	1,729	1,729	1,418	1,418	1,608	1,606	1,609	1,550	1,387	1,387	1,590	1,587	1,594	1,603	1,387	1,387	1,590	1,587	1,594	1,603
	Site Costs	%	5%	5%	5%	5%	5%	10%	10%	10%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	10%	10%
	Extras		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	645,000	367,500	187,500	75,000	45,000	22,500	645,000	367,500	187,500	75,000	45,000	22,500
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Small Sites	%																												
FEES																														
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
SALES																														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																														
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																														
	EUV		2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000	25,000	25,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%	0%	0%
	Premium	£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000
	Easements etc	£																												
VALUES																														
	Market	£/m2	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
	Social Rent	£/m2	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725
	Affordable Rent	£/m2	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550
	Shared Ownership	£/m2	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800
	First Homes	£/m2	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,693	2,692	2,735	2,800	2,800	2,800	2,693	2,692	2,735	2,800	2,800	2,800
GRANT																														
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																														
	Biodiversity NG	%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
		£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
		£/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
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/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
		£/unit	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00
	Water	£/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
		£/unit	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
	Over Extra 1	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	7,624	7,632	7,632	7,582	7,102	8,109	7,624	7,632	7,632	7,582	7,102	8,109
	Post CIL s106	£/unit	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	7,624	7,632	7,632	7,582	7,102	8,109	7,624	7,632	7,632	7,582	7,102	8,109
	CIL	Houses	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33
		Flats	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33
	BSL	Greenfield																							27.06	27.06	27.06	27.06	27.06	
		Brownfield	13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53	13.53							
	Affordable Housing																													
	Overall		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	
	Social Rent	40.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Affordable Rent	40.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Shared Ownership	20.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 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	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30
			Flats 250	Flats 100	Flats 50	Flats 25	Flats 9	Flats 250 LD	Flats 100 LD	Flats 60 LD	Flats 25 LD	Flats 9 LD	Mixed 950	Mixed 250	Mixed 100	Mixed 60	Mixed 24	Mixed 9	Housing 350	Housing 200	Housing 100	Housing 40	Housing 24	Housing 9	Housing 350	Housing 200
			7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural
			Rural North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South	al North & South
Site Area	Gross	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333
	Net	ha	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	11.667	6.667	3.333	1.333	0.800	0.300	11.667	6.667
Units			250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	350	200	100	40	24	9	350	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
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 Overall		30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%
	Affordable Rent		12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%
	Social Rent		12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%
	Shared Ownership		6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000
		£ site	6,666,667	3,333,333	1,388,889	694,444	250,000	12,664,213	5,046,773	2,666,667	1,041,667	400,000	48,131,947	12,674,453	4,761,905	2,857,143	1,142,857	428,571	48,611,111	25,641,026	11,904,762	4,444,444	2,666,667	1,000,000	583,333	333,333
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	350,000	350,000
		£ site	1,333,333	666,667	277,778	138,889	50,000	2,532,843	1,009,355	533,333	208,333	80,000	9,626,389	2,534,891	952,381	571,429	228,571	85,714	9,722,222	5,128,205	2,380,952	888,889	533,333	200,000	8,166,667	4,666,667
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	375,000	375,000
		£ site	8,000,000	4,000,000	1,666,667	833,333	300,000	15,197,056	6,056,128	3,200,000	1,250,000	480,000	57,758,336	15,209,344	5,714,286	3,428,571	1,371,429	514,286	58,333,333	30,769,231	14,285,714	5,333,333	3,200,000	1,200,000	8,750,000	5,000,000
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	889,404	-550,439	-782,284	-776,900	1,136,309	191,487	-706,558	-938,353	-959,758	285,887	1,090,740	904,273	71,462	46,138	369,471	2,171,150	843,948	780,936	354,381	398,536	601,821	1,229,780	845,767	751,232
	Net	£/ha	1,185,873	-733,919	-1,043,045	-863,222	1,262,566	291,004	-1,069,752	-1,251,137	-1,199,698	381,183	1,657,876	1,375,340	102,088	65,912	527,816	3,101,643	1,406,581	1,201,440	506,258	531,382	802,428	1,639,707	1,691,535	1,502,463
		£ site	2,371,745	-733,919	-434,602	-215,805	113,631	970,014	-1,426,335	-1,000,910	-399,899	45,742	20,999,767	4,584,466	136,117	52,730	168,901	372,197	16,410,108	8,009,597	1,687,528	708,509	641,943	491,912	19,734,570	10,016,421

Appendix
Site 7

Site 7	7	Flats 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	4,000	47,280,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	75.60	67.20		6.00%	15	2,800	2,822,400	1,134
First Homes	75.60	67.20		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	2.000	ha		125	/ha		**58,169,325**	**18,677**
SITE AREA - Gro	2.667	ha		94	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,371,745**	**1,185,873**	**889,404**
Existing Use Value		6,666,667		2,500,000
Uplift	20%	1,333,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**8,000,000**		**3,000,000**

Additional Profit	**-16,279,164**	**-1,224**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 77,152,146

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,371,745	
	Stamp Duty			108,087		
	Easements etc.			0		
	Legals /Acquisition		1.50%	35,576	143,663	
Fees						
	Planning			69,550		
	Professional		8.00%	2,820,486	2,890,036	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	30,152,179		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	5.00%	1,507,609		
	BNG			223,500		
	Contingency	5.00%		1,596,427		
	Abnormals	5.00%		1,507,609		
				0	35,256,073	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,745,080		
	Legals	%	0.5%	290,847		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,035,926	**42,697,445**

Developers Profit				
	Market Housing	% Value	17.50%	**8,274,000**
	Affordable Hou:	% Value	17.50%	**1,905,632**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		2,371,745
	Total	108,087

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	223,500

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,891,200	2,836,800	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	112,896	169,344	282,240	282,240	282,240	282,240	282,240	282,240	282,240	282,240	282,240	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,326,773**	**3,490,160**	**5,816,933**	**5,816,933**	**5,816,933**	**5,816,933**	**5,816,933**	**5,816,933**	**5,816,933**	**5,816,933**	**5,816,933**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	108,087																							
Easements etc.	0																							
Legals Acquisition	35,576																							
Planning Fee	69,550																							
Professional	1,410,243		1,410,243																					
Build Cost - BCIS Base		0	425,714	1,064,285	2,128,569	2,767,140	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	2,128,569	1,064,285	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		112,138	19,972	49,930	436,274	129,818	156,987	609,136	167,782	392,057	167,782	167,782	167,782	117,852	67,922	17,992	17,992	0	0	0	0	0	0	0
BNG		0	2,980	7,450	14,900	19,370	22,350	22,350	22,350	22,350	22,350	22,350	22,350	14,900	7,450	0	0	0	0	0	0	0	0	0
Contingency		0	21,286	53,214	106,428	138,357	159,643	159,643	159,643	159,643	159,643	159,643	159,643	106,428	53,214	0	0	0	0	0	0	0	0	0
Abnormals		0	20,101	50,254	100,507	130,659	150,761	150,761	150,761	150,761	150,761	150,761	150,761	100,507	50,254	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,803	104,705	174,508	174,508	174,508	174,508	174,508	174,508	174,508	174,508	174,508	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,634	17,451	29,085	29,085	29,085	29,085	29,085	29,085	29,085	29,085	29,085	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,623,457**	**112,138**	**1,900,296**	**1,225,133**	**2,786,679**	**3,185,345**	**3,764,031**	**4,256,899**	**3,896,982**	**4,121,257**	**3,896,982**	**3,896,982**	**3,896,982**	**2,671,849**	**1,446,717**	**221,584**	**221,584**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,371,745**																							
Interest		69,916	73,102	107,636	130,960	182,019	240,947	270,316	288,465	259,913	234,788	205,297	175,291	144,759	92,254	17,389	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,274,000
ordable for Rent																								1,905,632
First Homes																								0
Cash Flow	-3,995,202	-182,054	-1,973,398	-1,332,769	-2,917,638	-3,367,363	-1,678,206	-1,037,056	1,631,486	1,435,762	1,685,163	1,714,653	1,744,660	3,000,324	4,277,962	5,577,959	5,595,348	0	0	0	0	0	0	-10,179,632
Opening Balance	0																							
Closing Balance	-3,995,202	-4,177,256	-6,150,654	-7,483,423	-10,401,061	-13,768,424	-15,446,630	-16,483,686	-14,852,200	-13,416,438	-11,731,275	-10,016,621	-8,271,962	-5,271,638	-993,675	4,584,284	10,179,632	10,179,632	10,179,632	10,179,632	10,179,632	10,179,632	10,179,632	0

Appendix
Site 8

Site 8	8	Flats 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	4,000	18,900,000	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	73.88	65.67		6.00%	6	2,800	1,103,200	443
First Homes	73.88	65.67		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.000	ha		100	/ha		**23,166,700**	**7,424**
SITE AREA - Gro	1.333	ha		75	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-733,919**	**-733,919**	**-550,439**
Existing Use Value	3,333,333		2,500,000
Uplift 20%	666,667		500,000
Plus /ha 0	0		0
Benchmark Land Value	**4,000,000**		**3,000,000**
Additional Profit	**-9,169,459**	**-1,725**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 33,143,593

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-733,919
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-11,009	-11,009
Fees					
Planning				41,200	
Professional			8.00%	1,271,567	1,312,767
CONSTRUCTION					
Build Cost	BCIS +		1,833	13,606,033	
	Extras			0	
	Unit extras		1,075.00	107,500	
	Site		5.00%	680,302	
BNG				100,757	
Contingency		5.00%		719,692	
Abnormals		5.00%		680,302	
				0	15,894,584
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	695,001	
Legals	%		0.5%	115,834	
	£/unit		0	0	
Misc.	%		0.0%	0	810,835 **17,273,259**

Developers Profit			
Market Housing	% Value	17.50%	**3,307,500**
Affordable Hou:	% Value	17.50%	**746,673**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-733,919
	Total	0

Stamp duty calc - AP		
Land payment		4,000,000
	Total	189,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,907	£/ Unit (all)	
		Total	590,661

Post CIL s106	5,907	£/ Unit (all)	
		Total	590,661

CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	100,757

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	110,320	110,320	110,320	110,320	110,320	110,320	110,320	110,320	110,320	110,320	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,316,670**	**2,316,670**	**2,316,670**	**2,316,670**	**2,316,670**	**2,316,670**	**2,316,670**	**2,316,670**	**2,316,670**	**2,316,670**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-11,009																							
Planning Fee	41,200																							
Professional	635,783		635,783																					
Build Cost - BCIS Base		0	479,794	959,589	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	959,589	479,794	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		44,827	19,689	39,377	193,546	59,066	66,258	245,565	66,258	155,911	66,258	66,258	46,569	26,881	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,359	6,717	10,076	10,076	10,076	10,076	10,076	10,076	10,076	10,076	6,717	3,359	0	0	0	0	0	0	0	0	0	0
Contingency		0	23,990	47,979	71,969	71,969	71,969	71,969	71,969	71,969	71,969	71,969	47,979	23,990	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,677	45,353	68,030	68,030	68,030	68,030	68,030	68,030	68,030	68,030	45,353	22,677	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,500	69,500	69,500	69,500	69,500	69,500	69,500	69,500	69,500	69,500	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,583	11,583	11,583	11,583	11,583	11,583	11,583	11,583	11,583	11,583	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**665,975**	**44,827**	**1,185,292**	**1,099,016**	**1,783,005**	**1,648,525**	**1,736,800**	**1,916,107**	**1,736,800**	**1,826,453**	**1,736,800**	**1,736,800**	**1,187,292**	**637,784**	**88,275**	**88,275**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-733,919**																							
Interest		0	0	20,338	39,927	71,828	101,934	93,570	88,198	79,594	72,408	63,527	54,491	35,681	6,925	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,307,500
ordable for Rent																								746,673
First Homes																								0
Cash Flow	67,944	-44,827	-1,185,292	-1,119,354	-1,822,931	-1,720,353	477,936	306,993	491,672	410,623	507,462	516,343	1,074,887	1,643,206	2,221,470	2,228,395	0	0	0	0	0	0	0	-4,054,173
Opening Balance	0																							
Closing Balance	67,944	23,117	-1,162,175	-2,281,529	-4,104,460	-5,824,813	-5,346,877	-5,039,884	-4,548,212	-4,137,589	-3,630,127	-3,113,784	-2,038,898	-395,692	1,825,778	4,054,173	4,054,173	4,054,173	4,054,173	4,054,173	4,054,173	4,054,173	4,054,173	0

Appendix
Site 9

Site 9	9	Flats 50	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					50	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.18	67.71		70.00%	35	4,000	9,480,000	2,666
Affordable Overall				30%	15			
Social Rent	69.38	61.67		12.00%	6	1,725	638,250	416
Affordable Rent	69.38	61.67		12.00%	6	2,550	943,500	416
Shared Ownersl	78.38	69.67		6.00%	3	2,800	585,200	235
First Homes	78.38	69.67		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.417	ha		120	/ha		**11,646,950**	**3,734**
SITE AREA - Gro	0.556	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-434,602**	**-1,043,045**	**-782,284**
Existing Use Value	1,388,889		2,500,000
Uplift 20%	277,778		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,666,667**		**3,000,000**
Additional Profit	**-3,450,491**	**-1,294**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 19,609,659

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-434,602	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-6,519	-6,519	
Fees						
	Planning			31,750		
	Professional		8.00%	639,514	671,264	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	6,843,222		
		Extras		0		
		Unit extras	1,075.00	53,750		
		Site	5.00%	342,161		
	BNG			50,674		
	Contingency	5.00%		361,957		
	Abnormals	5.00%		342,161		
				0	7,993,925	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	349,409		
	Legals	%	0.5%	58,235		
		£/unit	0	0		
	Misc.	%	0.0%	0	407,643	**8,631,711**

Developers Profit				
	Market Housing	% Value	17.50%	**1,659,000**
	Affordable Hou	% Value	17.50%	**379,216**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	50		
No dwgs under	50	635	31,750
No dwgs over 5	0	189	0
		Total	31,750

Stamp duty calc - Residual		
Land payment		-434,602
	Total	0

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	36,074	
		Total	36,074

Pre CIL s106	5,982	£/ Unit (all)	
		Total	299,081

Post CIL s106	5,982	£/ Unit (all)	
		Total	299,081

CIL	84.33	£/sqm	**224,845**

BNG	0.70%	**Total**	50,674

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10																	
Market Housing				0	0	0	1,896,000	1,896,000	1,896,000	1,896,000	1,896,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	117,040	117,040	117,040	117,040	117,040	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,329,390**	**2,329,390**	**2,329,390**	**2,329,390**	**2,329,390**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-6,519																							
Planning Fee	31,750																							
Professional	319,757		319,757																					
Build Cost - BCIS Base		0	482,609	965,218	1,447,827	1,447,827	1,447,827	965,218	482,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		56,211	19,939	118,573	59,816	149,754	67,031	47,092	27,154	7,215	7,215	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,378	6,757	10,135	10,135	10,135	6,757	3,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,130	48,261	72,391	72,391	72,391	48,261	24,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,811	45,621	68,432	68,432	68,432	45,621	22,811	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	69,882	69,882	69,882	69,882	69,882	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,647	11,647	11,647	11,647	11,647	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**344,988**	**56,211**	**872,624**	**1,184,430**	**1,658,601**	**1,748,539**	**1,747,345**	**1,194,478**	**641,611**	**88,744**	**88,744**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-434,602**																							
Interest		0	0	14,686	35,671	65,321	97,063	88,576	70,265	41,959	3,482	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,659,000
ordable for Rent																								379,216
First Homes																								0
Cash Flow	89,614	-56,211	-872,624	-1,199,116	-1,694,272	-1,813,860	484,982	1,046,336	1,617,514	2,198,688	2,237,165	0	0	0	0	0	0	0	0	0	0	0	0	-2,038,216
Opening Balance	0																							
Closing Balance	89,614	33,402	-839,222	-2,038,338	-3,732,610	-5,546,469	-5,061,487	-4,015,151	-2,397,636	-198,949	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	2,038,216	0

Appendix
Site 10

Site 10	10	Flats 25	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	4,000	4,776,471	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,800	283,500	114
First Homes	75.94	67.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.250	ha		100	/ha		**5,850,846**	**1,874**
SITE AREA - Gro	0.278	ha		90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-215,805**	**-863,222**	**-776,900**
Existing Use Value		694,444		2,500,000
Uplift	20%	138,889		500,000
Plus /ha	0	0		0
Benchmark Land Value		**833,333**		**3,000,000**
Additional Profit		**-1,672,257**	**-1,245**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 9,864,425

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-215,805	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-3,237	-3,237
Fees					
Planning				15,875	
Professional			8.00%	320,880	336,755
CONSTRUCTION					
Build Cost	BCIS +		1,833	3,433,709	
	Extras			0	
	Unit extras		1,075.00	26,875	
	Site		5.00%	171,685	
BNG				25,426	
Contingency		5.00%		181,613	
Abnormals		5.00%		171,685	
				0	4,010,994
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	175,525	
Legals	%		0.5%	29,254	
	£/unit		0	0	
Misc.	%		0.0%	0	204,780 **4,333,486**

Developers Profit			
Market Housing	% Value	17.50%	**835,882**
Affordable Hou:	% Value	17.50%	**188,016**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-215,805
	Total	0

Stamp duty calc - AP		
Land payment		833,333
	Total	31,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790
Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790
CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	25,426
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	955,294	955,294	955,294	955,294	955,294	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	56,700	56,700	56,700	56,700	56,700	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,170,169**	**1,170,169**	**1,170,169**	**1,170,169**	**1,170,169**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-3,237																							
Planning Fee	15,875																							
Professional	160,440		160,440																					
Build Cost - BCIS Base		0	242,151	484,303	726,454	726,454	726,454	484,303	242,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,695	3,390	5,085	5,085	5,085	3,390	1,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,108	24,215	36,323	36,323	36,323	24,215	12,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	35,105	35,105	35,105	35,105	35,105	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,851	5,851	5,851	5,851	5,851	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**173,078**	**28,322**	**437,892**	**639,870**	**832,357**	**832,357**	**876,948**	**599,496**	**322,043**	**44,591**	**44,591**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-215,805**																							
Interest		0	0	7,411	18,738	33,633	48,787	44,510	35,302	21,078	1,749	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								835,882
ordable for Rent																								188,016
First Homes																								0
Cash Flow	42,727	-28,322	-437,892	-647,281	-851,095	-865,990	244,434	526,164	812,824	1,104,500	1,123,829	0	0	0	0	0	0	0	0	0	0	0	0	-1,023,898
Opening Balance	0																							
Closing Balance	42,727	14,406	-423,486	-1,070,768	-1,921,863	-2,787,853	-2,543,419	-2,017,255	-1,204,432	-99,931	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	0

Appendix
Site 11

Site 11	11	Flats 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	4,000	2,500,000	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,800	0	0
First Homes	78.13	69.44		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.090	ha		100	/ha		**2,500,000**	**703**
SITE AREA - Gro	0.100	ha		90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**113,631**	**1,262,566**	**1,136,309**
Existing Use Value		250,000		2,500,000
Uplift	20%	50,000		500,000
Plus /ha	0	0		0
Benchmark Land Value		**300,000**		**3,000,000**
Additional Profit		**-456,733**	**-650**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 5,323,025

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					113,631	
Stamp Duty				0		
Easements etc.				0		
Legals /Acquisition			1.50%	1,704	1,704	
Fees						
Planning				5,715		
Professional			8.00%	120,389	126,104	
CONSTRUCTION						
Build Cost	BCIS +		1,833	1,288,645		
	Extras			0		
	Unit extras		1,075.00	9,675		
	Site		5.00%	64,432		
BNG				9,539		
Contingency		5.00%		68,138		
Abnormals		5.00%		64,432		
				0	1,504,862	
FINANCE						
Fees			0%	0		
Interest			7.00%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	75,000		
Legals	%		0.5%	12,500		
	£/unit		0	0		
Misc.	%		0.0%	0	87,500	**1,833,801**

Developers Profit				
Market Housing	% Value	17.50%		**437,500**
Affordable Hou	% Value	17.50%		**0**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		113,631
	Total	0

Stamp duty calc - AP		
Land payment		300,000
	Total	4,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,539

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	833,333	833,333	833,333	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**833,333**	**833,333**	**833,333**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,704																							
Planning Fee	5,715																							
Professional	60,194			60,194																				
Build Cost - BCIS Base		0	151,417	302,834	454,251	302,834	151,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,060	2,120	3,180	2,120	1,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,571	15,142	22,713	15,142	7,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	25,000	25,000	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,167	4,167	4,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**67,614**	**59,295**	**233,844**	**347,299**	**520,949**	**347,299**	**202,816**	**29,167**	**29,167**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**113,631**																							
Interest		3,172	4,265	8,432	14,657	24,030	30,529	20,029	6,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								437,500
ordable for Rent																								0
First Homes																								0
Cash Flow	-181,245	-62,466	-238,109	-355,731	-535,606	-371,329	599,989	784,138	797,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-437,500
Opening Balance	0																							
Closing Balance	-181,245	-243,712	-481,821	-837,552	-1,373,157	-1,744,487	-1,144,498	-360,360	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	0

Appendix
Site 12

Site 12	12	Flats 250 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	4,000	47,280,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,800	2,749,600	1,105
First Homes	73.65	65.47		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		**58,096,525**	**18,648**
SITE AREA - Gro	5.066	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**970,014**	**291,004**	**191,487**
Existing Use Value	12,664,213		2,500,000
Uplift 20%	2,532,843		500,000
Plus /ha 0	0		0
Benchmark Land Value	**15,197,056**		**3,000,000**
Additional Profit	**-29,119,170**	**-2,190**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 75,779,030

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				970,014	
	Stamp Duty			38,001		
	Easements etc.			0		
	Legals /Acquisition		1.50%	14,550	52,551	
Fees						
	Planning			69,550		
	Professional		8.00%	2,943,388	3,012,938	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	30,104,958		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	10.00%	3,010,496		
	BNG			233,689		
	Contingency	5.00%		1,669,210		
	Abnormals	5.00%		1,505,248		
				0	36,792,352	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,742,896		
	Legals	%	0.5%	290,483		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,033,378	**42,861,233**

Developers Profit				
	Market Housing	% Value	17.50%	**8,274,000**
	Affordable Hou:	% Value	17.50%	**1,892,892**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		970,014
	Total	38,001

Stamp duty calc - AP		
Land payment		15,197,056
	Total	749,353

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

Post CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	233,689

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,891,200	2,836,800	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	4,728,000	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	109,984	164,976	274,960	274,960	274,960	274,960	274,960	274,960	274,960	274,960	274,960	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,323,861**	**3,485,792**	**5,809,653**	**5,809,653**	**5,809,653**	**5,809,653**	**5,809,653**	**5,809,653**	**5,809,653**	**5,809,653**	**5,809,653**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	38,001																							
Easements etc.	0																							
Legals Acquisition	14,550																							
Planning Fee	69,550																							
Professional	1,471,694			1,471,694																				
Build Cost - BCIS Base		0	445,123	1,112,807	2,225,614	2,893,298	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	2,225,614	1,112,807	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		112,138	19,905	49,763	435,940	129,385	156,487	608,636	167,282	391,557	167,282	167,282	167,282	117,518	67,755	17,992	17,992	0	0	0	0	0	0	0
BNG		0	3,116	7,790	15,579	20,253	23,369	23,369	23,369	23,369	23,369	23,369	23,369	15,579	7,790	0	0	0	0	0	0	0	0	0
Contingency		0	22,256	55,640	111,281	144,665	166,921	166,921	166,921	166,921	166,921	166,921	166,921	111,281	55,640	0	0	0	0	0	0	0	0	0
Abnormals		0	20,070	50,175	100,350	130,455	150,525	150,525	150,525	150,525	150,525	150,525	150,525	100,350	50,175	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,716	104,574	174,290	174,290	174,290	174,290	174,290	174,290	174,290	174,290	174,290	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,619	17,429	29,048	29,048	29,048	29,048	29,048	29,048	29,048	29,048	29,048	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,593,795**	**112,138**	**1,982,164**	**1,276,175**	**2,888,764**	**3,318,055**	**3,917,057**	**4,409,874**	**4,049,855**	**4,274,130**	**4,049,855**	**4,049,855**	**4,049,855**	**2,773,680**	**1,497,504**	**221,329**	**221,329**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**970,014**																							
Interest		44,867	47,614	83,135	106,923	159,348	220,202	251,937	272,517	246,490	223,932	197,054	169,706	141,879	91,233	17,367	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,274,000
ordable for Rent																								1,892,892
First Homes																								0
Cash Flow	-2,563,809	-157,004	-2,029,778	-1,359,310	-2,995,687	-3,477,403	-1,813,399	-1,176,020	1,487,281	1,289,032	1,535,866	1,562,744	1,590,092	2,894,093	4,220,915	5,570,956	5,588,323	0	0	0	0	0	0	-10,166,892
Opening Balance	0																							
Closing Balance	-2,563,809	-2,720,813	-4,750,592	-6,109,902	-9,105,589	-12,582,992	-14,396,391	-15,572,411	-14,085,130	-12,796,098	-11,260,232	-9,697,488	-8,107,396	-5,213,303	-992,388	4,578,569	10,166,892	10,166,892	10,166,892	10,166,892	10,166,892	10,166,892	10,166,892	0

Appendix
Site 13

Site 13	13	Flats 100 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	4,000	18,900,000	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,800	1,066,800	429
First Homes	71.44	63.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**23,130,300**	**7,409**
SITE AREA - Gro	2.019	ha		50	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,426,335**	**-1,069,752**	**-706,558**
Existing Use Value		5,046,773		2,500,000
Uplift	20%	1,009,355		500,000
Plus /ha	0	0		0
Benchmark Land Value		**6,056,128**		**3,000,000**
Additional Profit		**-11,451,573**	**-2,154**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 33,303,051

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-1,426,335	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	-21,395	-21,395	
Fees						
	Planning			41,200		
	Professional		8.00%	1,326,493	1,367,693	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	13,579,229		
		Extras		0		
		Unit extras	1,075.00	107,500		
		Site	10.00%	1,357,923		
	BNG			105,313		
	Contingency	5.00%		752,233		
	Abnormals	5.00%		678,961		
				0	16,581,158	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	693,909		
	Legals	%	0.5%	115,652		
		£/unit	0	0		
	Misc.	%	0.0%	0	809,561	**17,310,681**

Developers Profit				
	Market Housing	% Value	17.50%	**3,307,500**
	Affordable Hou	% Value	17.50%	**740,303**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-1,426,335
	Total	0

Stamp duty calc - AP		
Land payment		6,056,128
	Total	292,306

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161

Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161

CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	105,313

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	1,890,000	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	106,680	106,680	106,680	106,680	106,680	106,680	106,680	106,680	106,680	106,680	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,313,030**	**2,313,030**	**2,313,030**	**2,313,030**	**2,313,030**	**2,313,030**	**2,313,030**	**2,313,030**	**2,313,030**	**2,313,030**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-21,395																							
Planning Fee	41,200																							
Professional	663,246		663,246																					
Build Cost - BCIS Base		0	501,488	1,002,977	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,002,977	501,488	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		44,827	19,605	39,211	193,296	58,816	66,008	245,315	66,008	155,661	66,008	66,008	46,403	26,797	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,510	7,021	10,531	10,531	10,531	10,531	10,531	10,531	10,531	10,531	7,021	3,510	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,074	50,149	75,223	75,223	75,223	75,223	75,223	75,223	75,223	75,223	50,149	25,074	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,632	45,264	67,896	67,896	67,896	67,896	67,896	67,896	67,896	67,896	45,264	22,632	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	69,391	69,391	69,391	69,391	69,391	69,391	69,391	69,391	69,391	69,391	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,565	11,565	11,565	11,565	11,565	11,565	11,565	11,565	11,565	11,565	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**683,052**	**44,827**	**1,235,557**	**1,144,621**	**1,851,412**	**1,716,932**	**1,805,080**	**1,984,387**	**1,805,080**	**1,894,733**	**1,805,080**	**1,805,080**	**1,232,769**	**660,459**	**88,148**	**88,148**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,426,335**																							
Interest		0	0	9,399	29,595	62,512	93,652	86,402	82,163	74,712	68,699	61,012	53,191	35,217	6,913	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,307,500
ordable for Rent																								740,303
First Homes																								0
Cash Flow	743,284	-44,827	-1,235,557	-1,154,021	-1,881,007	-1,779,444	414,297	242,241	425,787	343,585	439,251	446,938	1,027,070	1,617,354	2,217,969	2,224,882	0	0	0	0	0	0	0	-4,047,803
Opening Balance	0																							
Closing Balance	743,284	698,457	-537,100	-1,691,120	-3,572,127	-5,351,571	-4,937,274	-4,695,033	-4,269,246	-3,925,661	-3,486,410	-3,039,472	-2,012,402	-395,048	1,822,921	4,047,803	4,047,803	4,047,803	4,047,803	4,047,803	4,047,803	4,047,803	4,047,803	0

Appendix
Site 14

Site 14	14	Flats 60 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.07	67.62		70.00%	42	4,000	11,360,000	3,195
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,800	680,400	273
First Homes	75.94	67.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**13,992,731**	**4,496**
SITE AREA - Gro	1.067	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,000,910**	**-1,251,137**	**-938,353**
Existing Use Value	2,666,667		2,500,000
Uplift 20%	533,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,200,000**		**3,000,000**
Additional Profit	**-5,970,072**	**-1,869**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 24,157,478

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-1,000,910	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-15,014	-15,014	
Fees						
	Planning			33,640		
	Professional		8.00%	804,851	838,491	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	8,239,848		
		Extras		0		
		Unit extras	1,075.00	64,500		
		Site	10.00%	823,985		
	BNG			63,898		
	Contingency	5.00%		456,417		
	Abnormals	5.00%		411,992		
				0	10,060,641	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	419,782		
	Legals	%	0.5%	69,964		
		£/unit	0	0		
	Misc.	%	0.0%	0	489,746	**10,372,955**

Developers Profit				
	Market Housing	% Value	17.50%	**1,988,000**
	Affordable Hou	% Value	17.50%	**460,728**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-1,000,910
	Total	0

Stamp duty calc - AP		
Land payment		3,200,000
	Total	149,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	43,228	
		Total	43,228

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397

Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397

CIL	84.33	£/sqm	**269,434**

BNG	0.70%	**Total**	63,898

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	2,840,000	2,840,000	2,840,000	2,840,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	196,946	196,946	196,946	196,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	291,137	291,137	291,137	291,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	170,100	170,100	170,100	170,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,498,183**	**3,498,183**	**3,498,183**	**3,498,183**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-15,014																							
Planning Fee	33,640																							
Professional	402,426			402,426																				
Build Cost - BCIS Base		0	760,694	1,521,389	2,282,083	2,282,083	1,521,389	760,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		67,359	30,200	154,701	90,599	198,373	71,207	41,007	10,807	10,807	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,325	10,650	15,975	15,975	10,650	5,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,035	76,069	114,104	114,104	76,069	38,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,333	68,665	102,998	102,998	68,665	34,333	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	104,945	104,945	104,945	104,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,491	17,491	17,491	17,491	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**421,052**	**67,359**	**1,271,012**	**1,831,475**	**2,605,759**	**2,713,533**	**1,870,416**	**1,001,830**	**133,243**	**133,243**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,000,910**																							
Interest		0	0	13,274	45,557	91,955	141,051	115,034	73,361	15,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,988,000
ordable for Rent																								460,728
First Homes																								0
Cash Flow	579,857	-67,359	-1,271,012	-1,844,749	-2,651,316	-2,805,488	1,486,715	2,381,319	3,291,579	3,349,181	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,448,728
Opening Balance	0																							
Closing Balance	579,857	512,499	-758,513	-2,603,262	-5,254,579	-8,060,067	-6,573,352	-4,192,032	-900,453	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	2,448,728	0

Appendix
Site 15

Site 15	15	Flats 25 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	4,000	4,776,471	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,800	283,500	114
First Homes	75.94	67.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.333	ha		75	/ha		**5,850,846**	**1,874**
SITE AREA - Gro	0.417	ha		60	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-399,899**	**-1,199,698**	**-959,758**
Existing Use Value	1,041,667		2,500,000
Uplift 20%	208,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,250,000**		**3,000,000**
Additional Profit	**-2,448,538**	**-1,823**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 9,858,155

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-399,899	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-5,998	-5,998	
Fees						
	Planning			15,875		
	Professional		8.00%	335,397	351,272	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	3,433,709		
		Extras		0		
		Unit extras	1,075.00	26,875		
		Site	10.00%	343,371		
	BNG			26,628		
	Contingency	5.00%		190,198		
	Abnormals	5.00%		171,685		
				0	4,192,466	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	175,525		
	Legals	%	0.5%	29,254		
		£/unit	0	0		
	Misc.	%	0.0%	0	204,780	**4,342,620**

Developers Profit				
	Market Housing	% Value	17.50%	**835,882**
	Affordable Hou	% Value	17.50%	**188,016**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-399,899
	Total	0

Stamp duty calc - AP		
Land payment		1,250,000
	Total	52,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790

Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790

CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	26,628

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	955,294	955,294	955,294	955,294	955,294	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	56,700	56,700	56,700	56,700	56,700	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,170,169**	**1,170,169**	**1,170,169**	**1,170,169**	**1,170,169**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-5,998																							
Planning Fee	15,875																							
Professional	167,699		167,699																					
Build Cost - BCIS Base		0	253,597	507,194	760,791	760,791	760,791	507,194	253,597	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,775	3,550	5,326	5,326	5,326	3,550	1,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,680	25,360	38,040	38,040	38,040	25,360	12,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	35,105	35,105	35,105	35,105	35,105	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,851	5,851	5,851	5,851	5,851	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**177,575**	**28,322**	**457,249**	**664,066**	**868,651**	**868,651**	**913,242**	**623,692**	**334,142**	**44,591**	**44,591**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-399,899**																							
Interest		0	0	4,607	16,309	31,795	47,553	43,889	35,094	21,078	1,749	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								835,882
ordable for Rent																								188,016
First Homes																								0
Cash Flow	222,324	-28,322	-457,249	-668,673	-884,960	-900,447	209,374	502,588	800,934	1,104,500	1,123,829	0	0	0	0	0	0	0	0	0	0	0	0	-1,023,898
Opening Balance	0																							
Closing Balance	222,324	194,002	-263,247	-931,920	-1,816,880	-2,717,327	-2,507,953	-2,005,365	-1,204,432	-99,931	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	1,023,898	0

Appendix
Site 16

Site 16	16	Flats 9 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	4,000	2,500,000	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,800	0	0
First Homes	78.13	69.44		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**2,500,000**	**703**
SITE AREA - Gro	0.160	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**45,742**	**381,183**	**285,887**
Existing Use Value	400,000		2,500,000
Uplift 20%	80,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**480,000**		**3,000,000**
Additional Profit	**-754,689**	**-1,073**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 5,323,025

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					45,742	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	686	686	
Fees						
	Planning			5,715		
	Professional		8.00%	125,837	131,552	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	1,288,645		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	10.00%	128,865		
	BNG			9,990		
	Contingency	5.00%		71,359		
	Abnormals	5.00%		64,432		
				0	1,572,967	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	75,000		
	Legals	%	0.5%	12,500		
		£/unit	0	0		
	Misc.	%	0.0%	0	87,500	**1,838,447**

Developers Profit				
	Market Housing	% Value	17.50%	**437,500**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		45,742
	Total	0

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,990

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	833,333	833,333	833,333	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**833,333**	**833,333**	**833,333**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	686																							
Planning Fee	5,715																							
Professional	62,919		62,919																					
Build Cost - BCIS Base		0	158,576	317,152	475,728	317,152	158,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,110	2,220	3,330	2,220	1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,929	15,858	23,786	15,858	7,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	25,000	25,000	25,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,167	4,167	4,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**69,320**	**59,295**	**244,135**	**362,434**	**543,650**	**362,434**	**210,383**	**29,167**	**29,167**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**45,742**																							
Interest		2,014	3,086	7,413	13,885	23,642	30,398	20,029	6,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								437,500
ordable for Rent																								0
First Homes																								0
Cash Flow	-115,062	-61,308	-247,222	-369,846	-557,536	-386,076	592,552	784,138	797,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-437,500
Opening Balance	0																							
Closing Balance	-115,062	-176,370	-423,592	-793,439	-1,350,974	-1,737,050	-1,144,498	-360,360	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	437,500	0

Appendix
Site 17

Site 17	17	Mixed 950	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					950	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.75	76.57		70.00%	665	4,000	203,680,000	53,035
Affordable Overall				30%	285			
Social Rent	70.84	62.96		12.00%	114	1,725	12,382,050	8,075
Affordable Rent	70.84	62.96		12.00%	114	2,550	18,303,900	8,075
Shared Ownersl	73.44	65.28		6.00%	57	2,800	10,418,800	4,186
First Homes	73.44	65.28		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	12.667	ha		75	/ha		**244,784,750**	**73,372**
SITE AREA - Gro	19.253	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**20,999,767**	**1,657,876**	**1,090,740**
Existing Use Value	48,131,947		2,500,000
Uplift 20%	9,626,389		500,000
Plus /ha 0	0		0
Benchmark Land Value	**57,758,336**		**3,000,000**
Additional Profit	**-210,787,062**	**-3,974**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,049,481,423

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				20,999,767	
	Stamp Duty			1,039,488		
	Easements etc.			0		
	Legals /Acquisition		1.50%	314,997	1,354,485	
Fees						
	Planning			201,850		
	Professional		8.00%	11,254,040	11,455,890	
CONSTRUCTION						
	Build Cost	BCIS +	1,503	110,304,644		
		Extras		0		
		Unit extras	1,075.00	1,021,250		
		Site	15.00%	16,545,697		
	BNG			895,101		
	Contingency	5.00%		6,393,580		
	Abnormals	5.00%		5,515,232		
				0	140,675,503	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,343,543		
	Legals	%	0.5%	1,223,924		
		£/unit	0	0		
	Misc.	%	0.0%	0	8,567,466	**183,053,112**

Developers Profit				
	Market Housing	% Value	17.50%	**35,644,000**
	Affordable Hou:	% Value	17.50%	**7,193,331**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	950		
No dwgs under	50	635	31,750
No dwgs over 5	900	189	170,100
		Total	201,850

Stamp duty calc - Residual		
Land payment		20,999,767
	Total	1,039,488

Stamp duty calc - AP		
Land payment		57,758,336
	Total	2,877,417

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	717,564	
		Total	717,564

Pre CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

Post CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

CIL	84.33	£/sqm	**4,472,442**

BNG	0.70%	**Total**	895,101

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,418.27	Per Unit
CO2 Plus	6.00%		85.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,503.37	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	150	150	150	150	50																
Market Housing		10,720,000	21,440,000	32,160,000	32,160,000	32,160,000	32,160,000	32,160,000	10,720,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		651,687	1,303,374	1,955,061	1,955,061	1,955,061	1,955,061	1,955,061	651,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		963,363	1,926,726	2,890,089	2,890,089	2,890,089	2,890,089	2,890,089	963,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		548,358	1,096,716	1,645,074	1,645,074	1,645,074	1,645,074	1,645,074	548,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**12,883,408**	**25,766,816**	**38,650,224**	**38,650,224**	**38,650,224**	**38,650,224**	**38,650,224**	**12,883,408**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,039,488																							
Easements etc.	0																							
Legals Acquisition	314,997																							
Planning Fee	201,850																							
Professional	11,254,040																							
Build Cost - BCIS Base		6,730,084	13,460,167	20,190,251	20,190,251	20,190,251	20,190,251	20,190,251	6,730,084	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,678,185	2,461,881	2,351,089	1,009,357	1,009,357	1,009,357	1,009,357	336,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		47,111	94,221	141,332	141,332	141,332	141,332	141,332	47,111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		336,504	673,008	1,009,513	1,009,513	1,009,513	1,009,513	1,009,513	336,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		290,275	580,551	870,826	870,826	870,826	870,826	870,826	290,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	386,502	773,004	1,159,507	1,159,507	1,159,507	1,159,507	1,159,507	386,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	64,417	128,834	193,251	193,251	193,251	193,251	193,251	64,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**12,810,375**	**9,533,078**	**18,171,667**	**25,915,769**	**24,574,036**	**24,574,036**	**24,574,036**	**24,574,036**	**8,191,345**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**20,999,767**																							
Interest		2,366,710	2,297,857	1,927,046	1,170,528	267,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								35,644,000
ordable for Rent																								7,193,331
First Homes																								0
Cash Flow	-33,810,143	983,620	5,297,292	10,807,409	12,905,660	13,809,056	14,076,187	14,076,187	4,692,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-42,837,331
Opening Balance	0																							
Closing Balance	-33,810,143	-32,826,523	-27,529,231	-16,721,822	-3,816,162	9,992,894	24,069,081	38,145,269	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	42,837,331	0

Appendix
Site 18

Site 18	18	Mixed 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.93	76.77		70.00%	175	4,000	53,740,000	13,988
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,800	2,749,600	1,105
First Homes	73.65	65.47		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		**64,556,525**	**19,339**
SITE AREA - Gro	5.070	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**4,584,466**	**1,375,340**	**904,273**
Existing Use Value	12,674,453		2,500,000
Uplift 20%	2,534,891		500,000
Plus /ha 0	0		0
Benchmark Land Value	**15,209,344**		**3,000,000**
Additional Profit	**-64,098,081**	**-4,582**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 500,517,022

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				4,584,466	
	Stamp Duty			218,723		
	Easements etc.			0		
	Legals /Acquisition		1.50%	68,767	287,490	
Fees						
	Planning			69,550		
	Professional		8.00%	2,965,023	3,034,573	
CONSTRUCTION						
	Build Cost	BCIS +	1,503	29,061,454		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	15.00%	4,359,218		
	BNG			235,826		
	Contingency	5.00%		1,684,471		
	Abnormals	5.00%		1,453,073		
				0	37,062,792	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,936,696		
	Legals	%	0.5%	322,783		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,259,478	**47,228,800**

Developers Profit				
	Market Housing	% Value	17.50%	**9,404,500**
	Affordable Hou	% Value	17.50%	**1,892,892**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		4,584,466
	Total	218,723

Stamp duty calc - AP		
Land payment		15,209,344
	Total	749,967

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	189,259	
		Total	189,259

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903
Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903
CIL	84.33	£/sqm	**1,179,619**

BNG	0.70%	**Total**	235,826
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,417.71	Per Unit
CO2 Plus	6.00%		85.06	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,502.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	25	25	12	13	12	13	12	13				
Market Housing				0	0	0	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480	5,374,000	5,374,000	2,579,520	2,794,480	2,579,520	2,794,480	2,579,520	2,794,480
Social Rent				0	0	0	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	325,508	325,508	156,244	169,264	156,244	169,264	156,244	169,264
Affordable Rent				0	0	0	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	481,185	481,185	230,969	250,216	230,969	250,216	230,969	250,216
Shared Ownership				0	0	0	131,981	142,979	131,981	142,979	131,981	142,979	131,981	142,979	131,981	142,979	274,960	274,960	131,981	142,979	131,981	142,979	131,981	142,979
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**6,455,653**	**6,455,653**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**	**3,098,713**	**3,356,939**
EXPENDITURE																								
Stamp Duty	218,723																							
Easements etc.	0																							
Legals Acquisition	68,767																							
Planning Fee	69,550																							
Professional	1,482,512		1,482,512																					
Build Cost - BCIS Base		0	539,031	1,122,981	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	2,245,961	2,829,911	2,784,992	2,245,961	1,662,011	1,706,931	1,662,011	1,706,931	1,122,981	583,950	0	0
BSL/BSL/s106/CIL/Tariff		117,962	23,966	403,816	73,897	75,894	82,981	557,583	82,981	321,659	82,981	85,735	108,945	135,665	132,911	109,702	92,822	94,820	82,981	85,735	59,015	35,805	9,084	9,841
BNG		0	3,773	7,861	11,634	11,949	11,634	11,949	11,634	11,949	11,634	11,949	15,722	19,809	19,495	15,722	11,634	11,949	11,634	11,949	7,861	4,088	0	0
Contingency		0	26,952	56,149	83,101	85,347	83,101	85,347	83,101	85,347	83,101	85,347	112,298	141,496	139,250	112,298	83,101	85,347	83,101	85,347	56,149	29,197	0	0
Abnormals		0	23,249	48,436	71,685	73,622	71,685	73,622	71,685	73,622	71,685	73,622	96,872	122,058	120,121	96,872	71,685	73,622	71,685	73,622	48,436	25,187	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	92,961	100,708	92,961	100,708	92,961	100,708	92,961	100,708	92,961	100,708	193,670	193,670	92,961	100,708	92,961	100,708	92,961	100,708
Legals	0	0	0	0	0	0	15,494	16,785	15,494	16,785	15,494	16,785	15,494	16,785	15,494	16,785	32,278	32,278	15,494	16,785	15,494	16,785	15,494	16,785
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,839,552**	**117,962**	**2,099,483**	**1,639,242**	**1,902,328**	**1,953,742**	**2,019,867**	**2,552,924**	**2,019,867**	**2,317,000**	**2,019,867**	**2,081,076**	**2,688,252**	**3,366,433**	**3,305,223**	**2,698,047**	**2,147,201**	**2,198,616**	**2,019,867**	**2,081,076**	**1,402,896**	**795,720**	**117,539**	**127,334**
For Residual Va Land	**4,584,466**																							
Interest		112,420	116,452	155,231	186,634	223,191	261,287	246,980	237,232	222,504	208,199	192,962	174,011	169,874	173,012	179,654	171,267	98,867	26,099	7,676	0	0	0	0
Developers Return																								
Market Housing																								9,404,500
ordable for Rent																								1,892,892
First Homes																								0
Cash Flow	-6,424,019	-230,382	-2,215,935	-1,794,473	-2,088,962	-2,176,933	817,559	557,036	841,614	817,436	870,648	1,082,901	236,449	-179,367	-379,523	479,238	4,137,184	4,158,170	1,052,747	1,268,187	1,695,817	2,561,220	2,981,174	-8,067,787
Opening Balance	0																							
Closing Balance	-6,424,019	-6,654,401	-8,870,336	-10,664,809	-12,753,770	-14,930,703	-14,113,144	-13,556,109	-12,714,494	-11,897,059	-11,026,411	-9,943,510	-9,707,061	-9,886,428	-10,265,950	-9,786,712	-5,649,529	-1,491,359	-438,611	829,576	2,525,394	5,086,613	8,067,787	0

Appendix
Site 19

Site 19	19	Mixed 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.69	76.50		70.00%	70	4,000	21,420,000	5,578
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,800	1,066,800	429
First Homes	71.44	63.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**25,650,300**	**7,672**
SITE AREA - Gro	1.905	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**136,117**	**102,088**	**71,462**
Existing Use Value		4,761,905		2,500,000
Uplift	20%	952,381		500,000
Plus /ha	0	0		0
Benchmark Land Value		**5,714,286**		**3,000,000**
Additional Profit		**-24,023,502**	**-4,307**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 310,277,364

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				136,117	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	2,042	2,042
Fees					
Planning				41,200	
Professional			8.00%	1,333,000	1,374,200
CONSTRUCTION					
Build Cost	BCIS +		1,704	13,076,431	
	Extras			0	
	Unit extras		1,075.00	107,500	
	Site		15.00%	1,961,465	
BNG				106,018	
Contingency		5.00%		757,270	
Abnormals		5.00%		653,822	
				0	16,662,505
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	769,509	
Legals	%		0.5%	128,252	
	£/unit		0	0	
Misc.	%		0.0%	0	897,761 **19,072,625**

Developers Profit			
Market Housing	% Value	17.50%	**3,748,500**
Affordable Hou	% Value	17.50%	**740,303**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		136,117
	Total	0

Stamp duty calc - AP		
Land payment		5,714,286
	Total	275,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	75,472	
		Total	75,472

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161

Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161

CIL	84.33	£/sqm	**470,403**

BNG	0.70%	**Total**	106,018

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.01	Per Unit
CO2 Plus	6.00%		96.48	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,704.49	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	2,570,400	2,784,600	2,570,400	2,784,600	2,570,400	2,784,600	2,570,400	2,784,600	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	153,180	165,945	153,180	165,945	153,180	165,945	153,180	165,945	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	226,440	245,310	226,440	245,310	226,440	245,310	226,440	245,310	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	128,016	138,684	128,016	138,684	128,016	138,684	128,016	138,684	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,078,036**	**3,334,539**	**3,078,036**	**3,334,539**	**3,078,036**	**3,334,539**	**3,078,036**	**3,334,539**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	2,042																							
Planning Fee	41,200																							
Professional	666,500		666,500																					
Build Cost - BCIS Base		0	605,816	1,262,116	1,867,932	1,918,417	1,867,932	1,918,417	1,867,932	1,918,417	1,262,116	656,300	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		47,040	23,526	190,134	72,540	74,500	81,597	272,473	81,597	178,392	58,070	35,298	9,057	9,811	0	0	0	0	0	0	0	0	0	0
BNG		0	4,241	8,835	13,076	13,429	13,076	13,429	13,076	13,429	8,835	4,594	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,291	63,106	93,397	95,921	93,397	95,921	93,397	95,921	63,106	32,815	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,153	54,485	80,638	82,817	80,638	82,817	80,638	82,817	54,485	28,332	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	92,341	100,036	92,341	100,036	92,341	100,036	92,341	100,036	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	15,390	16,673	15,390	16,673	15,390	16,673	15,390	16,673	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**709,742**	**47,040**	**1,356,527**	**1,578,676**	**2,127,582**	**2,185,084**	**2,244,370**	**2,499,766**	**2,244,370**	**2,405,685**	**1,554,343**	**874,049**	**116,788**	**126,520**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**136,117**																							
Interest		14,803	15,885	39,902	68,227	106,654	146,759	134,738	122,488	110,042	95,713	70,723	28,902	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,748,500
ordable for Rent																								740,303
First Homes																								0
Cash Flow	-845,860	-61,843	-1,372,412	-1,618,578	-2,195,809	-2,291,738	686,907	700,035	711,178	818,812	1,427,980	2,389,767	2,932,346	3,208,019	0	0	0	0	0	0	0	0	0	-4,488,803
Opening Balance	0																							
Closing Balance	-845,860	-907,702	-2,280,114	-3,898,693	-6,094,502	-8,386,240	-7,699,333	-6,999,298	-6,288,120	-5,469,308	-4,041,329	-1,651,562	1,280,784	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	4,488,803	0

Appendix
Site 20

Site 20	20	Mixed 60	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.94	76.90		70.00%	42	4,000	12,920,000	3,358
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,800	680,400	273
First Homes	75.94	67.50		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**15,552,731**	**4,658**
SITE AREA - Gro	1.143	ha		53	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**52,730**	**65,912**	**46,138**
Existing Use Value	2,857,143		2,500,000
Uplift 20%	571,429		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,428,571**		**3,000,000**
Additional Profit	**-14,193,208**	**-4,227**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 201,068,210

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					52,730	
	Land			0		
	Stamp Duty			0		
	Easements etc.			791	791	
	Legals /Acquisition		1.50%			
Fees						
	Planning			33,640		
	Professional		8.00%	808,201	841,841	
CONSTRUCTION						
	Build Cost	BCIS +	1,702	7,928,832		
		Extras		0		
		Unit extras	1,075.00	64,500		
		Site	15.00%	1,189,325		
	BNG			64,279		
	Contingency	5.00%		459,133		
	Abnormals	5.00%		396,442		
				0	10,102,510	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	466,582		
	Legals	%	0.5%	77,764		
		£/unit	0	0		
	Misc.	%	0.0%	0	544,346	**11,542,217**

Developers Profit				
	Market Housing	% Value	17.50%	**2,261,000**
	Affordable Hou	% Value	17.50%	**460,728**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		52,730
	Total	0

Stamp duty calc - AP		
Land payment		3,428,571
	Total	160,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	45,427	
		Total	45,427

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397

Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397

CIL	84.33	£/sqm	**283,138**

BNG	0.70%	**Total**	64,279

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,605.70	Per Unit
CO2 Plus	6.00%		96.34	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,702.04	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,153,333	2,153,333	2,153,333	2,153,333	2,153,333	2,153,333	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,297	131,297	131,297	131,297	131,297	131,297	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	194,091	194,091	194,091	194,091	194,091	194,091	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	113,400	113,400	113,400	113,400	113,400	113,400	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,592,122**	**2,592,122**	**2,592,122**	**2,592,122**	**2,592,122**	**2,592,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	791																							
Planning Fee	33,640																							
Professional	404,100		404,100																					
Build Cost - BCIS Base		0	510,148	1,020,295	1,530,443	1,530,443	1,530,443	1,530,443	1,020,295	510,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		70,784	20,133	139,365	60,399	60,399	181,226	67,971	47,837	27,704	7,571	7,571	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,571	7,142	10,713	10,713	10,713	10,713	7,142	3,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,507	51,015	76,522	76,522	76,522	76,522	51,015	25,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,025	44,049	66,074	66,074	66,074	66,074	44,049	22,025	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	77,764	77,764	77,764	77,764	77,764	77,764	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,961	12,961	12,961	12,961	12,961	12,961	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**438,532**	**70,784**	**985,484**	**1,261,866**	**1,744,151**	**1,744,151**	**1,955,702**	**1,842,447**	**1,261,063**	**679,679**	**98,295**	**98,295**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**52,730**																							
Interest		8,597	9,986	27,407	49,969	81,366	113,313	104,159	92,862	71,194	38,972	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,261,000
ordable for Rent																								460,728
First Homes																								0
Cash Flow	-491,261	-79,382	-995,470	-1,289,273	-1,794,120	-1,825,517	523,107	645,517	1,238,197	1,841,249	2,454,855	2,493,826	0	0	0	0	0	0	0	0	0	0	0	-2,721,728
Opening Balance	0																							
Closing Balance	-491,261	-570,643	-1,566,113	-2,855,386	-4,649,506	-6,475,024	-5,951,916	-5,306,400	-4,068,202	-2,226,953	227,902	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	2,721,728	0

Appendix
Site 21

Site 21	21	Mixed 24	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.45	76.18		70.00%	17	4,000	5,119,059	1,335
Affordable Overall				30%	7.2			
Social Rent	69.38	61.67		12.00%	3	1,725	306,360	200
Affordable Rent	69.38	61.67		12.00%	3	2,550	452,880	200
Shared Ownersl	68.63	61.00		6.00%	1	2,800	245,952	99
First Homes	68.63	61.00		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.320	ha		75	/ha		**6,124,251**	**1,833**
SITE AREA - Gro	0.457	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**168,901**	**527,816**	**369,471**
Existing Use Value		1,142,857		2,500,000
Uplift	20%	228,571		500,000
Plus /ha	0	0		0
Benchmark Land Value		**1,371,429**		**3,000,000**
Additional Profit		**-5,349,722**	**-4,008**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 84,589,034

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					168,901	
	Land			378		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	2,534	2,912	
Fees						
	Planning			15,240		
	Professional		8.00%	305,428	320,668	
CONSTRUCTION						
	Build Cost	BCIS +	1,705	3,125,736		
		Extras		0		
		Unit extras	1,075.00	25,800		
		Site	10.00%	312,574		
	BNG			24,249		
	Contingency	5.00%		173,205		
	Abnormals	5.00%		156,287		
				0	3,817,851	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	183,728		
	Legals	%	0.5%	30,621		
		£/unit	0	0		
	Misc.	%	0.0%	0	214,349	**4,524,681**

Developers Profit				
	Market Housing	% Value	17.50%	**895,835**
	Affordable Hou	% Value	17.50%	**175,909**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		168,901
	Total	378

Stamp duty calc - AP		
Land payment		1,371,429
	Total	58,071

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,059	
		Total	18,059

Pre CIL s106	5,852	£/ Unit (all)	
		Total	140,459

Post CIL s106	5,852	£/ Unit (all)	
		Total	140,459

CIL	84.33	£/sqm	**112,558**

BNG	0.70%	**Total**	24,249

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.60	Per Unit
CO2 Plus	6.00%		96.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,705.11	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,279,765	1,279,765	1,279,765	1,279,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	76,590	76,590	76,590	76,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	113,220	113,220	113,220	113,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	61,488	61,488	61,488	61,488	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,531,063**	**1,531,063**	**1,531,063**	**1,531,063**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	378																							
Easements etc.	0																							
Legals Acquisition	2,534																							
Planning Fee	15,240																							
Professional	152,714		152,714																					
Build Cost - BCIS Base		0	288,676	577,352	866,027	866,027	577,352	288,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,140	11,705	107,828	35,115	35,115	27,925	16,220	4,515	4,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,021	4,041	6,062	6,062	4,041	2,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,434	28,868	43,301	43,301	28,868	14,434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,024	26,048	39,072	39,072	26,048	13,024	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	45,932	45,932	45,932	45,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,655	7,655	7,655	7,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**170,866**	**28,140**	**482,573**	**744,137**	**989,577**	**989,577**	**717,820**	**387,961**	**58,102**	**58,102**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**168,901**																							
Interest		5,946	6,542	15,102	28,389	46,203	64,329	51,223	32,115	6,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								895,835
ordable for Rent																								175,909
First Homes																								0
Cash Flow	-339,767	-34,085	-489,116	-759,239	-1,017,966	-1,035,780	748,913	1,091,878	1,440,845	1,466,060	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,071,744
Opening Balance	0																							
Closing Balance	-339,767	-373,853	-862,968	-1,622,207	-2,640,173	-3,675,954	-2,927,040	-1,835,162	-394,316	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	1,071,744	0

Appendix
Site 22

Site 22	22	Mixed 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	82.29	79.44		100.00%	9	4,000	2,860,000	741
Affordable Overall				0%	0			
Social Rent	82.29	79.44		0.00%	0	1,725	0	0
Affordable Rent	82.29	79.44		0.00%	0	2,550	0	0
Shared Ownersl	82.29	79.44		0.00%	0	2,800	0	0
First Homes	82.29	79.44		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**2,860,000**	**741**
SITE AREA - Gro	0.171	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**372,197**	**3,101,643**	**2,171,150**
Existing Use Value		428,571		2,500,000
Uplift	20%	85,714		500,000
Plus /ha	0	0		0
Benchmark Land Value		**514,286**		**3,000,000**
Additional Profit		**-2,330,814**	**-3,147**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 46,576,547

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				372,197	
	Stamp Duty			8,110		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,583	13,693	
Fees						
	Planning			5,715		
	Professional		8.00%	118,869	124,584	
CONSTRUCTION						
	Build Cost	BCIS +	1,643	1,216,817		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	10.00%	121,682		
	BNG			9,437		
	Contingency	5.00%		67,409		
	Abnormals	5.00%		60,841		
				0	1,485,861	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	85,800		
	Legals	%	0.5%	14,300		
		£/unit	0	0		
	Misc.	%	0.0%	0	100,100	**2,096,435**

Developers Profit				
	Market Housing	% Value	17.50%	**500,500**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		372,197
	Total	8,110

Stamp duty calc - AP		
Land payment		514,286
	Total	15,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**62,457**

BNG	0.70%	**Total**	9,437

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,549.96	Per Unit
CO2 Plus	6.00%		93.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,642.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	953,333	953,333	953,333	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**953,333**	**953,333**	**953,333**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	8,110																							
Easements etc.	0																							
Legals Acquisition	5,583																							
Planning Fee	5,715																							
Professional	59,434		59,434																					
Build Cost - BCIS Base		0	149,797	299,594	449,391	299,594	149,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		15,614	6,443	59,728	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,049	2,097	3,146	2,097	1,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,490	14,980	22,470	14,980	7,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,760	13,520	20,280	13,520	6,760	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	28,600	28,600	28,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,767	4,767	4,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**78,843**	**15,614**	**230,973**	**389,919**	**514,615**	**343,077**	**204,905**	**33,367**	**33,367**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**372,197**																							
Interest		7,893	8,305	12,492	19,534	28,882	35,391	22,913	7,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								500,500
ordable for Rent																								0
First Homes																								0
Cash Flow	-451,040	-23,507	-239,277	-402,411	-534,149	-371,958	713,037	897,054	912,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-500,500
Opening Balance	0																							
Closing Balance	-451,040	-474,547	-713,825	-1,116,236	-1,650,385	-2,022,343	-1,309,306	-412,252	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	500,500	0

Appendix
Site 23

Site 23	23	Housing 350	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					350	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.08	107.08		70.00%	245	4,000	104,940,000	26,235
Affordable Overall				30%	105			
Social Rent	78.97	77.33		12.00%	42	1,725	5,602,800	3,317
Affordable Rent	78.97	77.33		12.00%	42	2,550	8,282,400	3,317
Shared Ownersl	84.52	84.52		6.00%	21	2,800	4,970,000	1,775
First Homes	84.52	84.52		0.00%	0	2,693	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	11.667	ha		30	/ha		**123,795,200**	**34,644**
SITE AREA - Gro	19.444	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**16,410,108**	**1,406,581**	**843,948**
Existing Use Value	48,611,111		2,500,000
Uplift 20%	9,722,222		500,000
Plus /ha 0	0		0
Benchmark Land Value	**58,333,333**		**3,000,000**
Additional Profit	**-142,468,918**	**-5,430**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,208,799,446

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				16,410,108	
	Stamp Duty			810,005		
	Easements etc.			0		
	Legals /Acquisition		1.50%	246,152	1,056,157	
Fees						
	Planning			88,450		
	Professional		8.00%	5,243,478	5,331,928	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	50,937,552		
		Extras		645,000		
		Unit extras	1,075.00	376,250		
		Site	15.00%	7,640,633		
	BNG			417,196		
	Contingency	5.00%		2,979,972		
	Abnormals	5.00%		2,546,878		
				0	65,543,480	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,713,856		
	Legals	%	0.5%	618,976		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,332,832	**92,674,507**

Developers Profit				
	Market Housing	% Value	17.50%	**18,364,500**
	Affordable Hou	% Value	17.50%	**3,299,660**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under	50	635	31,750
No dwgs over 5	300	189	56,700
		Total	88,450

Stamp duty calc - Residual		
Land payment		16,410,108
	Total	810,005

Stamp duty calc - AP		
Land payment		58,333,333
	Total	2,906,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	354,960	
		Total	354,960

Pre CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

Post CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

CIL	84.33	£/sqm	**2,212,398**

BNG	0.70%	**Total**	417,196

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,387.11	Per Unit
CO2 Plus	6.00%		83.23	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,470.34	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50																	
Market Housing		14,991,429	14,991,429	14,991,429	14,991,429	14,991,429	14,991,429	14,991,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		800,400	800,400	800,400	800,400	800,400	800,400	800,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		710,000	710,000	710,000	710,000	710,000	710,000	710,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	810,005																							
Easements etc.	0																							
Legals Acquisition	246,152																							
Planning Fee	88,450																							
Professional	5,243,478																							
Build Cost - BCIS Base		8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,095,651	1,316,891	1,095,651	431,932	431,932	431,932	431,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		59,599	59,599	59,599	59,599	59,599	59,599	59,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		425,710	425,710	425,710	425,710	425,710	425,710	425,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		363,840	363,840	363,840	363,840	363,840	363,840	363,840	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	530,551	530,551	530,551	530,551	530,551	530,551	530,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	88,425	88,425	88,425	88,425	88,425	88,425	88,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,388,086**	**11,077,981**	**11,299,221**	**11,077,981**	**10,414,262**	**10,414,262**	**10,414,262**	**10,414,262**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,410,108**																							
Interest		1,595,874	1,245,091	885,241	484,715	9,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								18,364,500
ordable for Rent																								3,299,660
First Homes																								0
Cash Flow	-22,798,194	5,011,173	5,140,716	5,721,806	6,786,051	7,261,075	7,270,766	7,270,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-21,664,160
Opening Balance	0																							
Closing Balance	-22,798,194	-17,787,021	-12,646,305	-6,924,499	-138,448	7,122,627	14,393,394	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	0

Appendix
Site 24

Site 24	24	Housing 200	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	140	4,000	59,920,000	14,980
Affordable Overall				30%	60			
Social Rent	79.48	77.92		12.00%	24	1,725	3,225,750	1,908
Affordable Rent	79.48	77.92		12.00%	24	2,550	4,768,500	1,908
Shared Ownersl	85.17	85.17		6.00%	12	2,800	2,861,600	1,022
First Homes	85.17	85.17		0.00%	0	2,692	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.667	ha		30	/ha		**70,775,850**	**19,817**
SITE AREA - Gro	10.256	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	8,009,597	1,201,440	780,936
Existing Use Value	25,641,026		2,500,000
Uplift 20%	5,128,205		500,000
Plus /ha 0	0		0
Benchmark Land Value	**30,769,231**		**3,000,000**
Additional Profit	**-90,982,337**	**-6,074**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 630,107,173

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				8,009,597	
	Stamp Duty			389,980		
	Easements etc.			0		
	Legals /Acquisition		1.50%	120,144	510,124	
Fees						
	Planning			60,100		
	Professional		8.00%	2,998,517	3,058,617	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	29,130,230		
		Extras		367,500		
		Unit extras	1,075.00	215,000		
		Site	15.00%	4,369,534		
	BNG			238,576		
	Contingency	5.00%		1,704,113		
	Abnormals	5.00%		1,456,511		
				0	37,481,465	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,123,276		
	Legals	%	0.5%	353,879		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,477,155	**51,536,958**

Developers Profit				
	Market Housing	% Value	17.50%	**10,486,000**
	Affordable Hou	% Value	17.50%	**1,899,774**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		8,009,597
	Total	389,980

Stamp duty calc - AP		
Land payment		30,769,231
	Total	1,527,962

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	202,679	
		Total	202,679

Pre CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

Post CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

CIL	84.33	£/sqm	**1,263,263**

BNG	0.70%	**Total**	238,576

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.76	Per Unit
CO2 Plus	6.00%		83.21	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13						
Market Housing				0	0	0	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0
Shared Ownership				0	0	0	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**0**	**0**
EXPENDITURE																								
Stamp Duty	389,980																							
Easements etc.	0																							
Legals Acquisition	120,144																							
Planning Fee	60,100																							
Professional	1,499,259		1,499,259																					
Build Cost - BCIS Base		0	681,645	1,420,094	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	1,420,094	738,449	0	0	0	0
BSL/BSL/s106/CIL/Tariff		126,326	30,526	442,576	94,123	96,667	106,284	615,147	106,284	109,841	358,937	109,841	106,284	109,841	106,284	109,841	106,284	109,841	75,758	46,244	12,161	13,174	0	0
BNG		0	4,772	9,941	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	9,941	5,169	0	0	0	0
Contingency		0	34,082	71,005	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	71,005	36,922	0	0	0	0
Abnormals		0	29,130	60,688	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	60,688	31,558	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	0	0
Legals	0	0	0	0	0	0	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,069,483**	**126,326**	**2,279,414**	**2,004,303**	**2,405,480**	**2,470,493**	**2,566,270**	**3,149,988**	**2,566,270**	**2,644,682**	**2,818,923**	**2,644,682**	**2,566,270**	**2,644,682**	**2,566,270**	**2,644,682**	**2,566,270**	**2,644,682**	**1,786,115**	**1,019,358**	**160,790**	**174,189**	**0**	**0**
For Residual Va Land	**8,009,597**																							
Interest		176,384	181,681	224,750	263,759	310,471	359,137	336,017	316,515	292,649	263,545	243,173	213,203	187,530	156,586	129,921	97,969	70,279	37,283	0	0	0	0	0
Developers Return																								
Market Housing																								10,486,000
ordable for Rent																								1,899,774
First Homes																								0
Cash Flow	-10,079,080	-302,710	-2,461,096	-2,229,054	-2,669,239	-2,780,964	1,321,143	1,114,425	1,363,766	1,663,099	1,164,083	1,712,574	1,467,077	1,768,218	1,523,695	1,825,827	1,582,312	1,885,469	2,423,154	3,581,072	4,085,761	4,426,241	0	-12,385,774
Opening Balance	0																							
Closing Balance	-10,079,080	-10,381,790	-12,842,886	-15,071,940	-17,741,179	-20,522,143	-19,200,999	-18,086,574	-16,722,809	-15,059,710	-13,895,627	-12,183,052	-10,715,975	-8,947,757	-7,424,062	-5,598,235	-4,015,923	-2,130,454	292,699	3,873,772	7,959,533	12,385,774	12,385,774	0

Appendix
Site 25

Site 25	25	Housing 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.43	107.43		70.00%	70	4,000	30,080,000	7,520
Affordable Overall				30%	30			
Social Rent	79.48	77.92		12.00%	12	1,725	1,612,875	954
Affordable Rent	79.48	77.92		12.00%	12	2,550	2,384,250	954
Shared Ownersl	82.17	82.17		6.00%	6	2,800	1,380,400	493
First Homes	82.17	82.17		0.00%	0	2,735	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		30	/ha		**35,457,525**	**9,921**
SITE AREA - Gro	4.762	ha		21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,687,528**	**506,258**	**354,381**
Existing Use Value		11,904,762		2,500,000
Uplift	20%	2,380,952		500,000
Plus /ha	0	0		0
Benchmark Land Value		**14,285,714**		**3,000,000**
Additional Profit		**-41,007,041**	**-5,453**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 434,096,891

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,687,528	
	Land					
	Stamp Duty			73,876		
	Easements etc.			0		
	Legals /Acquisition		1.50%	25,313	99,189	
Fees						
	Planning			41,200		
	Professional		8.00%	1,717,894	1,759,094	
CONSTRUCTION						
	Build Cost	BCIS +	1,686	16,721,472		
		Extras		187,500		
		Unit extras	1,075.00	107,500		
		Site	15.00%	2,508,221		
	BNG			136,673		
	Contingency	5.00%		976,235		
	Abnormals	5.00%		836,074		
				0	21,473,674	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,063,726		
	Legals	%	0.5%	177,288		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,241,013	**26,260,498**

Developers Profit				
	Market Housing	% Value	17.50%	**5,264,000**
	Affordable Hou:	% Value	17.50%	**941,067**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		1,687,528
	Total	73,876

Stamp duty calc - AP		
Land payment		14,285,714
	Total	703,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	101,746	
		Total	101,746

Pre CIL s106	7,632	£/ Unit (all)	
		Total	763,161

Post CIL s106	7,632	£/ Unit (all)	
		Total	763,161

CIL	84.33	£/sqm	**634,162**

BNG	0.70%	**Total**	136,673

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,590.14	Per Unit
CO2 Plus	6.00%		95.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,685.55	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,609,600	3,910,400	3,609,600	3,910,400	3,609,600	3,910,400	3,609,600	3,910,400	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	165,648	179,452	165,648	179,452	165,648	179,452	165,648	179,452	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,254,903**	**4,609,478**	**4,254,903**	**4,609,478**	**4,254,903**	**4,609,478**	**4,254,903**	**4,609,478**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	73,876																							
Easements etc.	0																							
Legals Acquisition	25,313																							
Planning Fee	41,200																							
Professional	858,947		858,947																					
Build Cost - BCIS Base		0	780,988	1,627,058	2,408,045	2,473,128	2,408,045	2,473,128	2,408,045	2,473,128	1,627,058	846,070	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,416	30,526	253,845	94,123	96,667	106,333	363,559	106,333	109,894	202,639	46,297	12,209	13,227	0	0	0	0	0	0	0	0	0	0
BNG		0	5,467	11,389	16,856	17,312	16,856	17,312	16,856	17,312	11,389	5,922	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	39,049	81,353	120,402	123,656	120,402	123,656	120,402	123,656	81,353	42,304	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,443	69,673	103,116	105,903	103,116	105,903	103,116	105,903	69,673	36,230	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	127,647	138,284	127,647	138,284	127,647	138,284	127,647	138,284	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,275	23,047	21,275	23,047	21,275	23,047	21,275	23,047	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**999,337**	**63,416**	**1,748,420**	**2,043,318**	**2,742,543**	**2,816,666**	**2,903,674**	**3,244,889**	**2,903,674**	**2,991,224**	**2,141,033**	**1,138,155**	**161,131**	**174,559**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,687,528**																							
Interest		47,020	48,953	80,407	117,572	167,624	219,849	200,050	179,670	159,168	133,634	98,980	39,964	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,264,000
ordable for Rent																								941,067
First Homes																								0
Cash Flow	-2,686,864	-110,436	-1,797,373	-2,123,725	-2,860,115	-2,984,290	1,131,380	1,164,539	1,171,558	1,459,086	1,980,236	3,372,343	4,053,808	4,434,920	0	0	0	0	0	0	0	0	0	-6,205,067
Opening Balance	0																							
Closing Balance	-2,686,864	-2,797,301	-4,594,674	-6,718,398	-9,578,513	-12,562,803	-11,431,423	-10,266,884	-9,095,325	-7,636,240	-5,656,004	-2,283,661	1,770,147	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	0

Appendix
Site 26

Site 26	26	Housing 40	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	108.21	108.21		70.00%	28	4,000	12,120,000	3,030
Affordable Overall				30%	12			
Social Rent	77.25	76.00		12.00%	5	1,725	629,280	371
Affordable Rent	77.25	76.00		12.00%	5	2,550	930,240	371
Shared Ownersl	70.00	70.00		6.00%	2	2,800	470,400	168
First Homes	70.00	70.00		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		30	/ha		**14,149,920**	**3,940**
SITE AREA - Gro	1.778	ha		23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**708,509**	**531,382**	**398,536**
Existing Use Value		4,444,444		2,500,000
Uplift	20%	888,889		500,000
Plus /ha	0	0		0
Benchmark Land Value		**5,333,333**		**3,000,000**
Additional Profit		**-14,922,304**	**-4,925**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 198,304,643

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					708,509	
	Land			24,925		
	Stamp Duty			0		
	Easements etc.			10,628	35,553	
	Legals /Acquisition		1.50%			
Fees						
	Planning			25,400		
	Professional		8.00%	680,769	706,169	
CONSTRUCTION						
	Build Cost	BCIS +	1,682	6,625,485		
		Extras		75,000		
		Unit extras	1,075.00	43,000		
		Site	15.00%	993,823		
	BNG			54,161		
	Contingency	5.00%		386,865		
	Abnormals	5.00%		331,274		
				0	8,509,608	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	424,498		
	Legals	%	0.5%	70,750		
		£/unit	0	0		
	Misc.	%	0.0%	0	495,247	**10,455,087**

Developers Profit				
	Market Housing	% Value	17.50%	**2,121,000**
	Affordable Hou	% Value	17.50%	**355,236**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		708,509
	Total	24,925

Stamp duty calc - AP		
Land payment		5,333,333
	Total	256,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	40,996	
		Total	40,996

Pre CIL s106	7,582	£/ Unit (all)	
		Total	303,264

Post CIL s106	7,582	£/ Unit (all)	
		Total	303,264

CIL	84.33	£/sqm	**255,520**

BNG	0.70%	**Total**	54,161

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,586.57	Per Unit
CO2 Plus	6.00%		95.19	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,681.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	3,030,000	3,030,000	3,030,000	3,030,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	157,320	157,320	157,320	157,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	232,560	232,560	232,560	232,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	117,600	117,600	117,600	117,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,537,480**	**3,537,480**	**3,537,480**	**3,537,480**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	24,925																							
Easements etc.	0																							
Legals Acquisition	10,628																							
Planning Fee	25,400																							
Professional	340,384			340,384																				
Build Cost - BCIS Base		0	644,776	1,289,551	1,934,327	1,934,327	1,289,551	644,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,880	25,272	242,184	75,816	75,816	60,793	35,521	10,249	10,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,513	9,027	13,540	13,540	9,027	4,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	32,239	64,478	96,716	96,716	64,478	32,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,606	55,212	82,819	82,819	55,212	27,606	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	106,124	106,124	106,124	106,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,687	17,687	17,687	17,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**401,338**	**63,880**	**1,074,790**	**1,660,452**	**2,203,218**	**2,203,218**	**1,602,873**	**868,467**	**134,061**	**134,061**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**708,509**																							
Interest		19,422	20,880	40,054	69,813	109,591	150,065	118,836	74,208	15,947	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,121,000
ordable for Rent																								355,236
First Homes																								0
Cash Flow	-1,109,847	-83,302	-1,095,671	-1,700,506	-2,273,031	-2,312,809	1,784,542	2,550,177	3,329,211	3,387,473	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,476,236
Opening Balance	0																							
Closing Balance	-1,109,847	-1,193,149	-2,288,820	-3,989,326	-6,262,357	-8,575,167	-6,790,625	-4,240,448	-911,237	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	0

Appendix
Site 27

Site 27	27	Housing 24	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.94	107.94		70.00%	17	4,000	7,253,647	1,813
Affordable Overall				30%	7.2			
Social Rent	65.42	63.33		12.00%	3	1,725	314,640	188
Affordable Rent	65.42	63.33		12.00%	3	2,550	465,120	188
Shared Ownersl	70.00	70.00		6.00%	1	2,800	282,240	101
First Homes	70.00	70.00		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		30	/ha		**8,315,647**	**2,291**
SITE AREA - Gro	1.067	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**641,943**	**802,428**	**601,821**
Existing Use Value	2,666,667		2,500,000
Uplift 20%	533,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,200,000**		**3,000,000**
Additional Profit	**-8,710,394**	**-4,803**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 118,676,285

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				641,943	
	Stamp Duty			21,597		
	Easements etc.			0		
	Legals /Acquisition		1.50%	9,629	31,226	
Fees						
	Planning			15,240		
	Professional		8.00%	381,581	396,821	
CONSTRUCTION						
	Build Cost	BCIS +	1,690	3,871,463		
		Extras		45,000		
		Unit extras	1,075.00	25,800		
		Site	10.00%	387,146		
	BNG			30,306		
	Contingency	5.00%		216,470		
	Abnormals	5.00%		193,573		
				0	4,769,759	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	249,469		
	Legals	%	0.5%	41,578		
		£/unit	0	0		
	Misc.	%	0.0%	0	291,048	**6,130,797**

Developers Profit				
	Market Housing	% Value	17.50%	**1,269,388**
	Affordable Hou:	% Value	17.50%	**185,850**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		641,943
	Total	21,597

Stamp duty calc - AP		
Land payment		3,200,000
	Total	149,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	24,535	
		Total	24,535

Pre CIL s106	7,102	£/ Unit (all)	
		Total	170,459

Post CIL s106	7,102	£/ Unit (all)	
		Total	170,459

CIL	84.33	£/sqm	**152,925**

BNG	0.70%	**Total**	30,306

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,594.20	Per Unit
CO2 Plus	6.00%		95.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,689.85	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,813,412	1,813,412	1,813,412	1,813,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,660	78,660	78,660	78,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	116,280	116,280	116,280	116,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	70,560	70,560	70,560	70,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,078,912**	**2,078,912**	**2,078,912**	**2,078,912**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	21,597																							
Easements etc.	0																							
Legals Acquisition	9,629																							
Planning Fee	15,240																							
Professional	190,790		190,790																					
Build Cost - BCIS Base		0	360,784	721,568	1,082,352	1,082,352	721,568	360,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		38,231	14,205	143,104	42,615	42,615	34,544	20,339	6,134	6,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,525	5,051	7,576	7,576	5,051	2,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	18,039	36,078	54,118	54,118	36,078	18,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	16,131	32,262	48,393	48,393	32,262	16,131	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	62,367	62,367	62,367	62,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,395	10,395	10,395	10,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**237,257**	**38,231**	**602,475**	**938,063**	**1,235,054**	**1,235,054**	**902,265**	**490,581**	**78,896**	**78,896**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**641,943**																							
Interest		15,386	16,324	27,153	44,045	66,429	89,205	70,175	43,607	9,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,269,388
ordable for Rent																								185,850
First Homes																								0
Cash Flow	-879,200	-53,617	-618,799	-965,217	-1,279,099	-1,301,483	1,087,442	1,518,157	1,956,409	1,990,646	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,455,238
Opening Balance	0																							
Closing Balance	-879,200	-932,817	-1,551,616	-2,516,833	-3,795,932	-5,097,415	-4,009,974	-2,491,817	-535,408	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	0

Appendix
Site 28

Site 28	28	Housing 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.22	107.22		100.00%	9	4,000	3,860,000	965
Affordable Overall				0%	0			
Social Rent	107.22	107.22		0.00%	0	1,725	0	0
Affordable Rent	107.22	107.22		0.00%	0	2,550	0	0
Shared Ownersl	107.22	107.22		0.00%	0	2,800	0	0
First Homes	107.22	107.22		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		30	/ha		**3,860,000**	**965**
SITE AREA - Gro	0.400	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**491,912**	**1,639,707**	**1,229,780**
Existing Use Value	1,000,000		2,500,000
Uplift 20%	200,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,200,000**		**3,000,000**
Additional Profit	**-3,802,954**	**-3,941**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 62,854,098

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				491,912	
	Stamp Duty			14,096		
	Easements etc.			0		
	Legals /Acquisition		1.50%	7,379	21,474	
Fees						
	Planning			5,715		
	Professional		8.00%	161,787	167,502	
CONSTRUCTION						
	Build Cost	BCIS +	1,699	1,639,587		
		Extras		22,500		
		Unit extras	1,075.00	9,675		
		Site	10.00%	163,959		
	BNG			12,850		
	Contingency	5.00%		91,786		
	Abnormals	5.00%		81,979		
				0	2,022,336	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	115,800		
	Legals	%	0.5%	19,300		
		£/unit	0	0		
	Misc.	%	0.0%	0	135,100	**2,838,325**

Developers Profit				
	Market Housing	% Value	17.50%	**675,500**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		491,912
	Total	14,096

Stamp duty calc - AP		
Land payment		1,200,000
	Total	49,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	8,109	£/ Unit (all)	
		Total	72,984

Post CIL s106	8,109	£/ Unit (all)	
		Total	72,984

CIL	84.33	£/sqm	**81,378**

BNG	0.70%	**Total**	12,850

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,602.88	Per Unit
CO2 Plus	6.00%		96.17	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,699.05	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	1,286,667	1,286,667	1,286,667	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,286,667**	**1,286,667**	**1,286,667**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	14,096																							
Easements etc.	0																							
Legals Acquisition	7,379																							
Planning Fee	5,715																							
Professional	80,893		80,893																					
Build Cost - BCIS Base		0	203,969	407,938	611,907	407,938	203,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		20,345	8,109	77,253	24,328	16,219	8,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,428	2,856	4,283	2,856	1,428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,198	20,397	30,595	20,397	10,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,109	18,218	27,326	18,218	9,109	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	38,600	38,600	38,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,433	6,433	6,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**108,083**	**20,345**	**313,707**	**526,661**	**698,440**	**465,627**	**277,847**	**45,033**	**45,033**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**491,912**																							
Interest		10,500	11,040	16,723	26,232	38,914	47,743	30,924	9,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								675,500
ordable for Rent																								0
First Homes																								0
Cash Flow	-599,995	-30,845	-324,747	-543,383	-724,672	-504,540	961,077	1,210,709	1,231,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-675,500
Opening Balance	0																							
Closing Balance	-599,995	-630,840	-955,586	-1,498,970	-2,223,642	-2,728,182	-1,767,105	-556,396	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	0

Appendix
Site 29

Site 29	29	Housing 350	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					350	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.08	107.08		70.00%	245	4,000	104,940,000	26,235
Affordable Overall				30%	105			
Social Rent	78.97	77.33		12.00%	42	1,725	5,602,800	3,317
Affordable Rent	78.97	77.33		12.00%	42	2,550	8,282,400	3,317
Shared Ownersl	84.52	84.52		6.00%	21	2,800	4,970,000	1,775
First Homes	84.52	84.52		0.00%	0	2,693	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	11.667	ha		30	/ha		**123,795,200**	**34,644**
SITE AREA - Gro	23.333	ha		15	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**19,734,570**	**1,691,535**	**845,767**
Existing Use Value	583,333		25,000
Uplift 0%	0		0
Plus /ha 350,000	8,166,667		350,000
Benchmark Land Value	**8,750,000**		**375,000**
Additional Profit	**-68,212,279**	**-2,600**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,110,575,461

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				19,734,570	
	Stamp Duty			976,229		
	Easements etc.			0		
	Legals /Acquisition		1.50%	296,019	1,272,247	
Fees						
	Planning			88,450		
	Professional		8.00%	4,891,922	4,980,372	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	50,937,552		
		Extras		645,000		
		Unit extras	1,075.00	376,250		
		Site	15.00%	7,640,633		
	BNG			59,599		
	Contingency	2.50%		1,489,986		
	Abnormals	0.00%		0		
				0	61,149,020	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,713,856		
	Legals	%	0.5%	618,976		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,332,832	**91,469,042**

Developers Profit				
	Market Housing	% Value	17.50%	**18,364,500**
	Affordable Hou:	% Value	17.50%	**3,299,660**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under	50	635	31,750
No dwgs over 5	300	189	56,700
		Total	88,450

Stamp duty calc - Residual		
Land payment		19,734,570
	Total	976,229

Stamp duty calc - AP		
Land payment		8,750,000
	Total	427,000

Building Safety Levy			
Greenfield	27.06	709,919	
Brownfield	0.00	0	
		Total	709,919

Pre CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564
Post CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564
CIL	84.33	£/sqm	**2,212,398**

BNG	0.10%	**Total**	59,599
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,387.11	Per Unit
CO2 Plus	6.00%		83.23	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,470.34	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50																	
Market Housing		14,991,429	14,991,429	14,991,429	14,991,429	14,991,429	14,991,429	14,991,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		800,400	800,400	800,400	800,400	800,400	800,400	800,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		710,000	710,000	710,000	710,000	710,000	710,000	710,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**17,685,029**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	976,229																							
Easements etc.	0																							
Legals Acquisition	296,019																							
Planning Fee	88,450																							
Professional	4,891,922																							
Build Cost - BCIS Base		8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,146,360	1,367,599	1,146,360	482,640	482,640	482,640	482,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,514	8,514	8,514	8,514	8,514	8,514	8,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		212,855	212,855	212,855	212,855	212,855	212,855	212,855	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	0	530,551	530,551	530,551	530,551	530,551	530,551	530,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	88,425	88,425	88,425	88,425	88,425	88,425	88,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,252,619**	**10,500,910**	**10,722,150**	**10,500,910**	**9,837,191**	**9,837,191**	**9,837,191**	**9,837,191**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**19,734,570**																							
Interest		1,819,103	1,443,552	1,057,199	628,315	122,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								18,364,500
ordable for Rent																								3,299,660
First Homes																								0
Cash Flow	-25,987,189	5,365,015	5,519,327	6,126,919	7,219,523	7,724,890	7,847,838	7,847,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-21,664,160
Opening Balance	0																							
Closing Balance	-25,987,189	-20,622,174	-15,102,847	-8,975,928	-1,756,405	5,968,484	13,816,322	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	21,664,160	0

Appendix
Site 30

Site 30	30	Housing 200	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	140	4,000	59,920,000	14,980
Affordable Overall				30%	60			
Social Rent	79.48	77.92		12.00%	24	1,725	3,225,750	1,908
Affordable Rent	79.48	77.92		12.00%	24	2,550	4,768,500	1,908
Shared Ownersl	85.17	85.17		6.00%	12	2,800	2,861,600	1,022
First Homes	85.17	85.17		0.00%	0	2,692	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.667	ha		30	/ha		**70,775,850**	**19,817**
SITE AREA - Gro	13.333	ha		15	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**10,016,421**	**1,502,463**	**751,232**
Existing Use Value	333,333		25,000
Uplift 0%	0		0
Plus /ha 350,000	4,666,667		350,000
Benchmark Land Value	**5,000,000**		**375,000**
Additional Profit	**-42,003,199**	**-2,804**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 626,199,174

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				10,016,421	
	Stamp Duty			490,321		
	Easements etc.			0		
	Legals /Acquisition		1.50%	150,246	640,567	
Fees						
	Planning			60,100		
	Professional		8.00%	2,797,472	2,857,572	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	29,130,230		
		Extras		367,500		
		Unit extras	1,075.00	215,000		
		Site	15.00%	4,369,534		
	BNG			34,082		
	Contingency	2.50%		852,057		
	Abnormals	0.00%		0		
				0	34,968,403	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,123,276		
	Legals	%	0.5%	353,879		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,477,155	**50,960,119**

Developers Profit				
	Market Housing	% Value	17.50%	**10,486,000**
	Affordable Hou:	% Value	17.50%	**1,899,774**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		10,016,421
	Total	490,321

Stamp duty calc - AP		
Land payment		5,000,000
	Total	239,500

Building Safety Levy			
Greenfield	27.06	405,359	
Brownfield	0.00	0	
		Total	405,359

Pre CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

Post CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

CIL	84.33	£/sqm	**1,263,263**

BNG	0.10%	**Total**	34,082

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.76	Per Unit
CO2 Plus	6.00%		83.21	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13						
Market Housing				0	0	0	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	3,595,200	3,894,800	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0
Shared Ownership				0	0	0	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	171,696	186,004	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**4,246,551**	**4,600,430**	**0**	**0**
EXPENDITURE																								
Stamp Duty	490,321																							
Easements etc.	0																							
Legals Acquisition	150,246																							
Planning Fee	60,100																							
Professional	1,398,736		1,398,736																					
Build Cost - BCIS Base		0	681,645	1,420,094	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	1,420,094	738,449	0	0	0	0
BSL/BSL/s106/CIL/Tariff		126,326	30,526	442,576	94,123	96,667	118,445	628,321	118,445	123,015	371,097	123,015	118,445	123,015	118,445	123,015	118,445	123,015	87,918	59,419	24,322	26,348	0	0
BNG		0	682	1,420	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	1,420	738	0	0	0	0
Contingency		0	17,041	35,502	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	35,502	18,461	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	0	0	0	0	0	0	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	127,397	138,013	0	0
Legals	0	0	0	0	0	0	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	21,233	23,002	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,099,404**	**126,326**	**2,128,631**	**1,899,593**	**2,250,508**	**2,311,333**	**2,423,459**	**3,004,001**	**2,423,459**	**2,498,696**	**2,676,112**	**2,498,696**	**2,423,459**	**2,498,696**	**2,423,459**	**2,498,696**	**2,423,459**	**2,498,696**	**1,693,564**	**978,082**	**172,951**	**187,363**	**0**	**0**
For Residual Va Land	**10,016,421**																							
Interest		212,027	217,948	259,013	296,789	341,367	387,789	362,671	341,080	315,145	283,880	261,365	229,158	201,265	168,006	139,042	104,695	74,623	39,149	0	0	0	0	0
Developers Return																								
Market Housing																								10,486,000
ordable for Rent																								1,899,774
First Homes																								0
Cash Flow	-12,115,825	-338,353	-2,346,579	-2,158,606	-2,547,297	-2,652,699	1,435,303	1,233,758	1,482,012	1,786,589	1,286,560	1,840,369	1,593,934	1,900,470	1,655,086	1,962,692	1,718,397	2,027,111	2,513,838	3,622,348	4,073,600	4,413,067	0	-12,385,774
Opening Balance	0																							
Closing Balance	-12,115,825	-12,454,179	-14,800,757	-16,959,363	-19,506,660	-22,159,359	-20,724,056	-19,490,298	-18,008,286	-16,221,697	-14,935,137	-13,094,768	-11,500,834	-9,600,364	-7,945,279	-5,982,587	-4,264,190	-2,237,079	276,759	3,899,107	7,972,707	12,385,774	12,385,774	0

Appendix
Site 31

Site 31	31	Housing 100	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.43	107.43		70.00%	70	4,000	30,080,000	7,520
Affordable Overall				30%	30			
Social Rent	79.48	77.92		12.00%	12	1,725	1,612,875	954
Affordable Rent	79.48	77.92		12.00%	12	2,550	2,384,250	954
Shared Ownersl	82.17	82.17		6.00%	6	2,800	1,380,400	493
First Homes	82.17	82.17		0.00%	0	2,735	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		30	/ha		**35,457,525**	**9,921**
SITE AREA - Gro	5.556	ha		18	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,922,425**	**876,728**	**526,037**
Existing Use Value		138,889		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,944,444		350,000
Benchmark Land Value		**2,083,333**		**375,000**
Additional Profit		**-22,078,758**	**-2,936**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 434,604,604

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,922,425	
	Stamp Duty			135,621		
	Easements etc.			0		
	Legals /Acquisition		1.50%	43,836	179,458	
Fees						
	Planning			41,200		
	Professional		8.00%	1,602,587	1,643,787	
CONSTRUCTION						
	Build Cost	BCIS +	1,686	16,721,472		
		Extras		187,500		
		Unit extras	1,075.00	107,500		
		Site	15.00%	2,508,221		
	BNG			19,525		
	Contingency	2.50%		488,117		
	Abnormals	0.00%		0		
				0	20,032,335	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,063,726		
	Legals	%	0.5%	177,288		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,241,013	**26,019,018**

Developers Profit				
	Market Housing	% Value	17.50%	**5,264,000**
	Affordable Hou	% Value	17.50%	**941,067**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		2,922,425
	Total	135,621

Stamp duty calc - AP		
Land payment		2,083,333
	Total	93,667

Building Safety Levy			
Greenfield	27.06	203,491	
Brownfield	0.00	0	
		Total	203,491

Pre CIL s106	7,632	£/ Unit (all)	
		Total	763,161
Post CIL s106	7,632	£/ Unit (all)	
		Total	763,161
CIL	84.33	£/sqm	**634,162**

BNG	0.10%	**Total**	19,525
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,590.14	Per Unit
CO2 Plus	6.00%		95.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,685.55	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,609,600	3,910,400	3,609,600	3,910,400	3,609,600	3,910,400	3,609,600	3,910,400	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	165,648	179,452	165,648	179,452	165,648	179,452	165,648	179,452	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,254,903**	**4,609,478**	**4,254,903**	**4,609,478**	**4,254,903**	**4,609,478**	**4,254,903**	**4,609,478**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	135,621																							
Easements etc.	0																							
Legals Acquisition	43,836																							
Planning Fee	41,200																							
Professional	801,293		801,293																					
Build Cost - BCIS Base		0	780,988	1,627,058	2,408,045	2,473,128	2,408,045	2,473,128	2,408,045	2,473,128	1,627,058	846,070	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,416	30,526	253,845	94,123	96,667	118,542	376,786	118,542	123,121	214,848	59,524	24,419	26,454	0	0	0	0	0	0	0	0	0	0
BNG		0	781	1,627	2,408	2,473	2,408	2,473	2,408	2,473	1,627	846	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	19,525	40,676	60,201	61,828	60,201	61,828	60,201	61,828	40,676	21,152	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	0	0	0	0	0	0	127,647	138,284	127,647	138,284	127,647	138,284	127,647	138,284	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,275	23,047	21,275	23,047	21,275	23,047	21,275	23,047	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,021,951**	**63,416**	**1,633,113**	**1,923,206**	**2,564,778**	**2,634,096**	**2,738,118**	**3,075,546**	**2,738,118**	**2,821,882**	**2,033,131**	**1,088,924**	**173,341**	**187,786**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,922,425**																							
Interest		69,027	71,344	101,172	136,599	183,873	233,188	210,725	187,568	164,307	135,900	99,397	39,527	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,264,000
ordable for Rent																								941,067
First Homes																								0
Cash Flow	-3,944,377	-132,443	-1,704,458	-2,024,379	-2,701,377	-2,817,969	1,283,597	1,323,207	1,329,216	1,623,289	2,085,873	3,421,158	4,042,036	4,421,693	0	0	0	0	0	0	0	0	0	-6,205,067
Opening Balance	0																							
Closing Balance	-3,944,377	-4,076,820	-5,781,277	-7,805,656	-10,507,033	-13,325,002	-12,041,405	-10,718,197	-9,388,981	-7,765,692	-5,679,819	-2,258,662	1,783,374	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	6,205,067	0

Appendix
Site 32

Site 32	32	Housing 40	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	108.21	108.21		70.00%	28	4,000	12,120,000	3,030
Affordable Overall				30%	12			
Social Rent	77.25	76.00		12.00%	5	1,725	629,280	371
Affordable Rent	77.25	76.00		12.00%	5	2,550	930,240	371
Shared Ownersl	70.00	70.00		6.00%	2	2,800	470,400	168
First Homes	70.00	70.00		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		30	/ha		**14,149,920**	**3,940**
SITE AREA - Gro	1.778	ha		23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,213,018**	**909,764**	**682,323**
Existing Use Value		44,444		25,000
Uplift	0%	0		0
Plus /ha	350,000	622,222		350,000
Benchmark Land Value		**666,667**		**375,000**
Additional Profit		**-8,443,256**	**-2,787**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 198,927,169

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				1,213,018	
Stamp Duty				50,151	
Easements etc.				0	
Legals /Acquisition			1.50%	18,195	68,346
Fees					
Planning				25,400	
Professional			8.00%	635,078	660,478
CONSTRUCTION					
Build Cost	BCIS +		1,682	6,625,485	
	Extras			75,000	
	Unit extras		1,075.00	43,000	
	Site		15.00%	993,823	
BNG				7,737	
Contingency		2.50%		193,433	
Abnormals		0.00%		0	
				0	7,938,478
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	424,498	
Legals	%		0.5%	70,750	
	£/unit		0	0	
Misc.	%		0.0%	0	495,247 **10,375,568**

Developers Profit				
Market Housing	% Value	17.50%		**2,121,000**
Affordable Hou:	% Value	17.50%		**355,236**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		1,213,018
	Total	50,151

Stamp duty calc - AP		
Land payment		666,667
	Total	22,833

Building Safety Levy			
Greenfield	27.06	81,992	
Brownfield	0.00	0	
		Total	81,992

Pre CIL s106	7,582	£/ Unit (all)	
		Total	303,264
Post CIL s106	7,582	£/ Unit (all)	
		Total	303,264
CIL	84.33	£/sqm	**255,520**

BNG	0.10%	**Total**	7,737
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,586.57	Per Unit
CO2 Plus	6.00%		95.19	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,681.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	3,030,000	3,030,000	3,030,000	3,030,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	157,320	157,320	157,320	157,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	232,560	232,560	232,560	232,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	117,600	117,600	117,600	117,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,537,480**	**3,537,480**	**3,537,480**	**3,537,480**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	50,151																							
Easements etc.	0																							
Legals Acquisition	18,195																							
Planning Fee	25,400																							
Professional	317,539		317,539																					
Build Cost - BCIS Base		0	644,776	1,289,551	1,934,327	1,934,327	1,289,551	644,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,880	25,272	242,184	75,816	75,816	71,042	45,770	20,498	20,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	645	1,290	1,934	1,934	1,290	645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,119	32,239	48,358	48,358	32,239	16,119	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	0	0	0	0	0	0	106,124	106,124	106,124	106,124	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,687	17,687	17,687	17,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**411,286**	**63,880**	**1,004,351**	**1,565,264**	**2,060,436**	**2,060,436**	**1,517,933**	**831,122**	**144,310**	**144,310**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,213,018**																							
Interest		28,425	30,041	48,143	76,377	113,771	151,820	119,135	73,858	15,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,121,000
ordable for Rent																								355,236
First Homes																								0
Cash Flow	-1,624,304	-92,305	-1,034,392	-1,613,406	-2,136,813	-2,174,207	1,867,727	2,587,224	3,319,312	3,377,400	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,476,236
Opening Balance	0																							
Closing Balance	-1,624,304	-1,716,609	-2,751,001	-4,364,407	-6,501,219	-8,675,426	-6,807,699	-4,220,476	-901,164	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	2,476,236	0

Appendix
Site 33

Site 33	33	Housing 24	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.94	107.94		70.00%	17	4,000	7,253,647	1,813
Affordable Overall				30%	7.2			
Social Rent	65.42	63.33		12.00%	3	1,725	314,640	188
Affordable Rent	65.42	63.33		12.00%	3	2,550	465,120	188
Shared Ownersl	70.00	70.00		6.00%	1	2,800	282,240	101
First Homes	70.00	70.00		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		30	/ha		**8,315,647**	**2,291**
SITE AREA - Gro	1.067	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**930,661**	**1,163,327**	**872,495**
Existing Use Value	26,667		25,000
Uplift 0%	0		0
Plus /ha 350,000	373,333		350,000
Benchmark Land Value	**400,000**		**375,000**
Additional Profit	**-4,837,841**	**-2,668**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 119,044,021

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					930,661	
	Land			36,033		
	Stamp Duty			0		
	Easements etc.			13,960	49,993	
	Legals /Acquisition		1.50%			
Fees				15,240		
	Planning			355,358	370,598	
	Professional		8.00%			
CONSTRUCTION				3,871,463		
	Build Cost	BCIS +	1,690	45,000		
		Extras		25,800		
		Unit extras	1,075.00	387,146		
		Site	10.00%	4,329		
	BNG			108,235		
	Contingency	2.50%		0		
	Abnormals	0.00%		0	4,441,974	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	249,469		
	Legals	%	0.5%	41,578		
		£/unit	0	0		
	Misc.	%	0.0%	0	291,048	**6,084,275**

Developers Profit				
	Market Housing	% Value	17.50%	**1,269,388**
	Affordable Hou	% Value	17.50%	**185,850**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		930,661
	Total	36,033

Stamp duty calc - AP		
Land payment		400,000
	Total	9,500

Building Safety Levy			
Greenfield	27.06	49,071	
Brownfield	0.00	0	
		Total	49,071

Pre CIL s106	7,102	£/ Unit (all)	
		Total	170,459

Post CIL s106	7,102	£/ Unit (all)	
		Total	170,459

CIL	84.33	£/sqm	**152,925**

BNG	0.10%	**Total**	4,329

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,594.20	Per Unit
CO2 Plus	6.00%		95.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,689.85	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,813,412	1,813,412	1,813,412	1,813,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,660	78,660	78,660	78,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	116,280	116,280	116,280	116,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	70,560	70,560	70,560	70,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,078,912**	**2,078,912**	**2,078,912**	**2,078,912**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	36,033																							
Easements etc.	0																							
Legals Acquisition	13,960																							
Planning Fee	15,240																							
Professional	177,679		177,679																					
Build Cost - BCIS Base		0	360,784	721,568	1,082,352	1,082,352	721,568	360,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		38,231	14,205	143,104	42,615	42,615	40,678	26,473	12,268	12,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	361	722	1,082	1,082	722	361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,020	18,039	27,059	27,059	18,039	9,020	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	0	0	0	0	0	0	62,367	62,367	62,367	62,367	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,395	10,395	10,395	10,395	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**242,912**	**38,231**	**562,048**	**883,433**	**1,153,108**	**1,153,108**	**853,768**	**469,399**	**85,030**	**85,030**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**930,661**																							
Interest		20,538	21,566	31,779	47,795	68,811	90,195	70,333	43,398	9,264	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,269,388
ordable for Rent																								185,850
First Homes																								0
Cash Flow	-1,173,574	-58,769	-583,614	-915,212	-1,200,904	-1,221,920	1,134,948	1,539,179	1,950,484	1,984,618	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,455,238
Opening Balance	0																							
Closing Balance	-1,173,574	-1,232,343	-1,815,957	-2,731,169	-3,932,073	-5,153,992	-4,019,044	-2,479,864	-529,380	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	1,455,238	0

Appendix
Site 34

Site 34	34	Housing 9	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.22	107.22		100.00%	9	4,000	3,860,000	965
Affordable Overall				0%	0			
Social Rent	107.22	107.22		0.00%	0	1,725	0	0
Affordable Rent	107.22	107.22		0.00%	0	2,550	0	0
Shared Ownersl	107.22	107.22		0.00%	0	2,800	0	0
First Homes	107.22	107.22		0.00%	0	2,800	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		30	/ha		**3,860,000**	**965**
SITE AREA - Gro	0.400	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**623,859**	**2,079,529**	**1,559,646**
Existing Use Value	10,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	140,000		350,000
Benchmark Land Value	**150,000**		**375,000**
Additional Profit	**-2,338,287**	**-2,423**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 63,219,714

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					623,859	
	Land			20,693		
	Stamp Duty			0		
	Easements etc.			9,358	30,051	
	Legals /Acquisition		1.50%			
Fees				5,715		
	Planning			150,676	156,391	
	Professional		8.00%			
CONSTRUCTION						
	Build Cost	BCIS +	1,699	1,639,587		
		Extras		22,500		
		Unit extras	1,075.00	9,675		
		Site	10.00%	163,959		
	BNG			1,836		
	Contingency	2.50%		45,893		
	Abnormals	0.00%		0		
				0	1,883,449	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	115,800		
	Legals	%	0.5%	19,300		
		£/unit	0	0		
	Misc.	%	0.0%	0	135,100	**2,828,850**

Developers Profit				
	Market Housing	% Value	17.50%	**675,500**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		623,859
	Total	20,693

Stamp duty calc - AP		
Land payment		150,000
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	8,109	£/ Unit (all)	
		Total	72,984

Post CIL s106	8,109	£/ Unit (all)	
		Total	72,984

CIL	84.33	£/sqm	**81,378**

BNG	0.10%	**Total**	1,836

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,602.88	Per Unit
CO2 Plus	6.00%		96.17	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,699.05	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	1,286,667	1,286,667	1,286,667	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,286,667**	**1,286,667**	**1,286,667**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	20,693																							
Easements etc.	0																							
Legals Acquisition	9,358																							
Planning Fee	5,715																							
Professional	75,338		75,338																					
Build Cost - BCIS Base		0	203,969	407,938	611,907	407,938	203,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		20,345	8,109	77,253	24,328	16,219	8,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	204	408	612	408	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,099	10,198	15,298	10,198	5,099	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	0	0	0	0	0	0	38,600	38,600	38,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,433	6,433	6,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**111,104**	**20,345**	**292,719**	**495,797**	**652,145**	**434,763**	**262,415**	**45,033**	**45,033**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**623,859**																							
Interest		12,862	13,443	18,801	27,806	39,705	48,009	30,924	9,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								675,500
ordable for Rent																								0
First Homes																								0
Cash Flow	-734,963	-33,206	-306,162	-514,598	-679,951	-474,468	976,243	1,210,709	1,231,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-675,500
Opening Balance	0																							
Closing Balance	-734,963	-768,169	-1,074,332	-1,588,929	-2,268,880	-2,743,349	-1,767,105	-556,396	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	675,500	0

Appendix
Cover

South & West Swindon. Swindon LPVA - July 2025

30/08/2025
07:22

Flats 250

7

					Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff 30	30
Affordable	30%	75 Affordable Re	40.00%	30	30
		Shared Owne	20.00%	15	15
		First Homes	0.00%	0	0
				75	75

Modelling			Area ha		Characteristics	
Density	125	units/ha	Total	2.667	Sub Area	South & West Swindon
Net:Gross	75%		Gross	2.667 ha	Green Brov	Brown
			Net	2.000 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	40%	6.00	6	412	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	50%	7.50	8	666	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,298**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,134**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,082	12,308,886
Flat to5	3		1,523		1,523	8,570	13,052,491
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,677	28,445,452
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	112	1.92	215
3 bed	102	2.71	276
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,374	m2
		1.737	ha
Gross - Net		0.667	ha
Shortfall / Surplus		-1.071	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,134	75.60	1,008	67.20
First Homes	0	0	75.60	0	67.20
Total	**250**	**18,677**		**16,602**	
per ha		9,339		8,301	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (1.737ha) off site.

Flats 100

8

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	1.333	Sub Area	South & West Swindon
Net:Gross	75%		Gross	1.333	ha Green Brov	Brown
			Net	1.000	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	40%	2.40	2	137	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	50%	3.00	3	250	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**443**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,246	5,611,686
Flat to5	3			1,729	1,729	3,278	5,668,094
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,424	12,835,880
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	45	1.92	86
3 bed	39	2.71	106
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**215**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,879	m2
		0.688	ha
Gross - Net		0.333	ha
Shortfall / Surplus		-0.355	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		70	5,316	75.94	4,725	67.50
Social Rent		12	833	69.38	740	61.67
Affordable Rent		12	833	69.38	740	61.67
Shared Ownership		6	443	73.88	394	65.67
First Homes		0	0	73.88	0	65.67
Total		**100**	**7,424**		**6,599**	
per ha			7,424		6,599	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.688ha) off site.

Flats 50

9

						Rounded
UNITS	**50**	Social Rent	40.00%	% of Aff	6	6
Affordable	30%	15 Affordable Re	40.00%		6	6
		Shared Owne	20.00%		3	3
		First Homes	0.00%		0	0
					15	15

Modelling			Area ha		Characteristics	
Density	120	units/ha	Total	0.556	Sub Area	South & West Swindon
Net:Gross	75%		Gross	0.556 ha	Green Brov	Brown
			Net	0.417 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	35		Rounded	m2	m2	Circulation	6		Rounded	m2	6		Rounded	m2	3		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	3.50	3	169	50	12.5%	30%	1.80	2	113	30%	1.80	2	113	10%	0.30	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	17.50	18	1,316	61	12.5%	30%	1.80	2	137	30%	1.80	2	137	40%	1.20	1	69	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	14.00	14	1,181	74	12.5%	40%	2.40	2	167	40%	2.40	2	167	50%	1.50	2	167	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**35.00**	35	**2,666**			**100%**	**6.00**	6	**416**	**100%**	**6.00**	6	**416**	**100%**	**3.00**	3	**235**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	394	680,794
Flat to5	2			1,729	1,729	1,659	2,869,059
Flat to5	3			1,729	1,729	1,681	2,906,017
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						3,734	6,455,870
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	7	1.43	10
2 bed	23	1.92	44
3 bed	20	2.71	54
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**108**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		3,468	m2
		0.347	ha
Gross - Net		0.139	ha
Shortfall / Surplus		-0.208	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	35	2,666	76.18	2,370	67.71
Social Rent	6	416	69.38	370	61.67
Affordable Rent	6	416	69.38	370	61.67
Shared Ownership	3	235	78.38	209	69.67
First Homes	0	0	78.38	0	69.67
Total	**50**	**3,734**		**3,319**	
per ha		8,961		7,966	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.347ha) off site.

Flats 25

10

					Rounded
UNITS	**25**	Social Rent	40.00%	% of Aff	3	3
Affordable	30%	7.5 Affordable Re	40.00%		3	3
		Shared Owne	20.00%		1.5	2
		First Homes	0.00%		0	0
					7.5	8

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	0.278	Sub Area	South & West Swindon
Net:Gross	90%		Gross	0.278	ha Green Brov	Brown
			Net	0.250	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	17.5		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.75	1	56	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.20	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	8.75	9	658	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	40%	0.80	1	69	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	7.00	7	591	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	50%	1.00	1	83	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**17.50**	**17**	**1,305**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	169	291,769
Flat to5	2			1,729	1,729	864	1,493,856
Flat to5	3			1,729	1,729	840	1,453,008
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,873	3,238,633
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	1.43	4
2 bed	12	1.92	23
3 bed	10	2.71	27
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**54**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		1,742	m2
		0.174	ha
Gross - Net		0.028	ha
Shortfall / Surplus		-0.146	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		17	1,305	76.76	1,160	68.24
Social Rent		3	208	69.38	185	61.67
Affordable Rent		3	208	69.38	185	61.67
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
Total		**25**	**1,873**		**1,665**	
per ha			7,493		6,660	

Flatted scheme, up to 5 stories. Assumes 90% net developable. Limited parking. Open space 174ha) off site.

Flats 9

11

UNITS	9	Social Rent	40.00%	% of Aff	
Affordable	0%	0 Affordable Re	40.00%		
		Shared Owne	20.00%		
		First Homes	0.00%		

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling			Area ha			Characteristics	
Density	100	units/ha	Total	0.100		Sub Area	South & West Swindon
Net:Gross	90%		Gross	0.100	ha	Green Brov	Brown
			Net	0.090	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	5	1.92	10
3 bed	4	2.71	11
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**20**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.010	ha
Shortfall / Surplus		-0.055	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			7,813		6,944	

Flatted scheme, up to 5 stories. Assumes 90% net developable. Below affordable threshold.

Flats 250 LD

12

						Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff	30	30
Affordable	30%	75 Affordable Re	40.00%		30	30
		Shared Owne	20.00%		15	15
		First Homes	0.00%		0	0
					75	75

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	5.066	Sub Area	South & West Swindon
Net:Gross	66%		Gross	5.066 ha	Green Brov	Brown
			Net	3.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	**175**	**13,298**			**100%**	**30.00**	**30**	**2,123**	**100%**	**30.00**	**30**	**2,123**	**100%**	**15.00**	**15**	**1,105**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,219	12,517,918
Flat to5	3		1,523		1,523	8,404	12,798,911
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,648	28,400,904
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	114	1.92	219
3 bed	100	2.71	271
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**541**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,324	m2
		1.732	ha
Gross - Net		1.732	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,105	73.65	982	65.47
First Homes	0	0	73.65	0	65.47
Total	**250**	**18,648**		**16,576**	
per ha		5,594		4,973	

Low density flatted scheme. Assumes 66% net developable. Open space (1.732ha) onsite.

Flats 100 LD

13

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	2.019	Sub Area	South & West Swindon
Net:Gross	66%		Gross	2.019	ha Green Brov	Brown
			Net	1.333	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,314	5,730,338
Flat to5	3			1,729	1,729	3,195	5,524,155
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,409	12,810,593
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.685	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,316	75.94	4,725	67.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,409**		**6,586**	
per ha		5,557		4,940	

Low density flatted scheme. Assumes 66% net developable. Open space (0.685ha) on site.

Flats 60 LD

14

UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			
Density	75	units/ha	
Net:Gross	75%		

Area ha		
Total	1.067	
Gross	1.067	ha
Net	0.800	ha

Characteristics	
Sub Area	South & West Swindon
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	21.00	21	1,536	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	16.80	17	1,434	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	**42**	**3,195**			**100%**	**7.00**	**7**	**500**	**100%**	**7.00**	**7**	**500**	**100%**	**4.00**	**4**	**304**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	1,947	3,367,011
Flat to5	3			1,729	1,729	2,100	3,631,548
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,498	7,776,610
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.267	ha
Shortfall / Surplus		-0.153	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		42	3,195	76.07	2,840	67.62
Social Rent		7	500	71.36	444	63.43
Affordable Rent		7	500	71.36	444	63.43
Shared Ownership		4	304	75.94	270	67.50
First Homes		0	0	75.94	0	67.50
Total		**60**	**4,498**		**3,998**	
per ha			5,622		4,998	

Low density flatted scheme. Assumes 75% net developable. Open space (0.419ha) off site.

Flats 25 LD

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						Rounded
UNITS	**25**	Social Rent	40.00%	% of Aff	3	3
Affordable	30%	7.5 Affordable Re	40.00%		3	3
		Shared Owne	20.00%		1.5	2
		First Homes	0.00%		0	0
					7.5	8

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	0.417	Sub Area	South & West Swindon
Net:Gross	80%		Gross	0.417 ha	Green Brov	Brown
			Net	0.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	17.5		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.75	1	56	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.20	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	8.75	9	658	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	1.00	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	7.00	7	591	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.80	1	83	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**17.50**	**17**	**1,305**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	169	291,769
Flat to5	2			1,729	1,729	864	1,493,856
Flat to5	3			1,729	1,729	840	1,453,008
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,873	3,238,633
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	1.43	4
2 bed	12	1.92	23
3 bed	10	2.71	27
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**54**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		1,742	m2
		0.174	ha
Gross - Net		0.083	ha
Shortfall / Surplus		-0.091	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,305	76.76	1,160	68.24
Social Rent	3	208	69.38	185	61.67
Affordable Rent	3	208	69.38	185	61.67
Shared Ownership	2	152	75.94	135	67.50
First Homes	0	0	75.94	0	67.50
Total	**25**	**1,873**		**1,665**	
per ha		5,619		4,995	

Low density flatted scheme. Assumes 75% net developable. Open space (0.174ha) off site.

Flats 9 LD

16

UNITS	9	Social Rent	40.00%	% of Aff	
Affordable	0%	0 Affordable Re	40.00%		
		Shared Owne	20.00%		
		First Homes	0.00%		

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha	
Density	75 units/ha	Total	0.160
Net:Gross	75%	Gross	0.160 ha
		Net	0.120 ha

Characteristics	
Sub Area	South & West Swindon
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	5	1.92	10
3 bed	4	2.71	11
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**20**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.040	ha
Shortfall / Surplus		-0.025	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			5,859		5,208	

Low density flatted scheme. 100% net developable. Below affordable and POS thresholds.

Mixed 950

17

						Rounded
UNITS	**950**	Social Rent	40.00%	% of Aff	114	114
Affordable	30%	285 Affordable Re	40.00%		114	114
		Shared Owne	20.00%		57	57
		First Homes	0.00%		0	0
					285	285

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	19.253	Sub Area	South & West Swindon
Net:Gross	66%		Gross	19.253	ha Green Brov	Brown
			Net	12.667	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	665		Rounded	m2	m2	Circulation	114		Rounded	m2	114		Rounded	m2	57		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	199.50	200	15,000	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	199.50	200	19,000	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	66.50	65	3,656	50	12.5%	30%	34.20	34	1,913	30%	34.20	34	1,913	10%	5.70	5	281	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	133.00	133	9,726	61	12.5%	30%	34.20	34	2,333	30%	34.20	34	2,333	50%	28.50	29	1,990	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	66.50	67	5,653	74	12.5%	40%	45.60	46	3,830	40%	45.60	46	3,830	40%	22.80	23	1,915	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**665.00**	665	**53,035**			**100%**	**114.00**	114	**8,075**	**100%**	**114.00**	114	**8,075**	**100%**	**57.00**	57	**4,186**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	15,000	19,455,000
Terrace	3		1,297		1,297	19,000	24,643,000
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	7,763	11,822,288
Flat to5	2		1,523		1,523	16,382	24,950,167
Flat to5	3		1,523		1,523	15,227	23,190,531
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						73,372	104,060,985
							1,418 £/m2

Occupants		Population	
	Count	per unit	
1 bed	138	1.43	197
2 bed	430	1.92	826
3 bed	382	2.71	1,035
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**2,058**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		65,861	m2
		6.586	ha
Gross - Net		6.586	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	665	53,035	79.75	50,920	76.57
Social Rent	114	8,075	70.84	7,178	62.96
Affordable Rent	114	8,075	70.84	7,178	62.96
Shared Ownership	57	4,186	73.44	3,721	65.28
First Homes	0	0	73.44	0	65.28
Total	**950**	**73,372**		**68,997**	
per ha		5,792		5,447	

Mix of houses and flats. POS (6.586 ha) on site. 66% net developable.

Mixed 250

18

UNITS **250**
Affordable 30% 75

			Rounded
Social Rent	40.00% % of Aff	30	30
Affordable Re	40.00%	30	30
Shared Owne	20.00%	15	15
First Homes	0.00%	0	0
		75	75

Modelling
Density 75 units/ha
Net:Gross 66%

Area ha
Total 5.070
Gross 5.070 ha
Net 3.333 ha

Characteristics
Sub Area South & West Swindon
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 175		Rounded	m2	m2	Circulation	Social Rent 30		Rounded	m2	Affordable Rent 30		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	52.50	53	3,975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	52.50	53	5,035	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	16	900	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	35.00	35	2,559	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	17.50	18	1,519	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,988**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,105**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,975	5,155,575
Terrace	3		1,297		1,297	5,035	6,530,395
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,969	2,998,406
Flat to5	2		1,523		1,523	4,344	6,615,341
Flat to5	3		1,523		1,523	4,016	6,116,749
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,339	27,416,466
							1,418 £/m2

Occupants	Count	Population per unit	
1 bed	35	1.43	50
2 bed	114	1.92	219
3 bed	101	2.71	274
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		17,364	m2
		1.736	ha
Gross - Net		1.736	ha
Shortfall / Surplus		0.000	ha

Summary		Construction Units	m2	Average	Saleable m2	Average
Market		175	13,988	79.93	13,435	76.77
Social Rent		30	2,123	70.76	1,887	62.90
Affordable Rent		30	2,123	70.76	1,887	62.90
Shared Ownership		15	1,105	73.65	982	65.47
First Homes		0	0	73.65	0	65.47
Total		**250**	**19,339**		**18,191**	
per ha			5,802		5,457	

Mix of houses and flats. POS (1.736 ha) on site. 66% net developable.

Mixed 100

19

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.905	Sub Area	South & West Swindon
Net:Gross	70%		Gross	1.905	ha Green Brov	Brown
			Net	1.333	ha Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	21.00	21	1,575	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	21.00	21	1,995	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	14.00	14	1,024	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	7.00	7	591	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,578**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,575	2,313,675
Terrace	3			1,469	1,469	1,995	2,930,655
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	1,779	3,075,243
Flat to5	3			1,729	1,729	1,423	2,460,583
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,672	12,336,256
							1,608 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.571	ha
Shortfall / Surplus		-0.114	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,578	79.69	5,355	76.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,672**		**7,216**	
per ha		5,754		5,412	

Mix of houses and flats. POS (0.685ha) off site. 70% net developable.

Mixed 60

20

						Rounded
UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.143	Sub Area	South & West Swindon
Net:Gross	70%		Gross	1.143	ha Green Brov	Brown
			Net	0.800	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	12.60	13	975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	12.60	13	1,235	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	8.40	8	585	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	4.20	4	338	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	42	**3,358**			**100%**	**7.00**	7	**500**	**100%**	**7.00**	7	**500**	**100%**	**4.00**	4	**304**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	975	1,432,275
Terrace	3			1,469	1,469	1,235	1,814,215
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	997	1,723,381
Flat to5	3			1,729	1,729	1,004	1,735,052
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,660	7,482,972
							1,606 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.343	ha
Shortfall / Surplus		-0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	42	3,358	79.94	3,230	76.90
Social Rent	7	500	71.36	444	63.43
Affordable Rent	7	500	71.36	444	63.43
Shared Ownership	4	304	75.94	270	67.50
First Homes	0	0	75.94	0	67.50
Total	**60**	**4,660**		**4,388**	
per ha		5,825		5,485	

Mix of houses and flats. POS (0.419ha) off site. 70% net developable.

Mixed 24

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						Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	2.88	3
Affordable	30%	7.2 Affordable Re	40.00%		2.88	3
		Shared Owne	20.00%		1.44	1
		First Homes	0.00%		0	0
					7.2	7

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	0.457	Sub Area	South & West Swindon
Net:Gross	70%		Gross	0.457 ha	Green Brov	Brown
			Net	0.320 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	5.04	5	375	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	5.04	5	475	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.68	2	113	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.10	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	3.36	3	219	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	0.50	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	1.68	2	169	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.40	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,351**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	375	550,875
Terrace	3			1,469	1,469	475	697,775
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	225	389,025
Flat to5	2			1,729	1,729	425	735,257
Flat to5	3			1,729	1,729	335	579,647
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,836	2,952,580
							1,609 £/m2

Occupants		Population	
	Count	per unit	
1 bed	4	1.43	6
2 bed	11	1.92	21
3 bed	9	2.71	24
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**51**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,639	m2
		0.164	ha
Gross - Net		0.137	ha
Shortfall / Surplus		-0.027	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	17	1,351	79.45	1,295	76.18
Social Rent	3	208	69.38	185	61.67
Affordable Rent	3	208	69.38	185	61.67
Shared Ownership	1	69	68.63	61	61.00
First Homes	0	0	68.63	0	61.00
Total	**24**	**1,836**		**1,726**	
per ha		5,736		5,394	

Mix of houses and flats. POS (0.164ha) off site. 70% net developable.

Mixed 9

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UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 75 units/ha
Net:Gross 70%

Area ha
Total 0.171
Gross 0.171 ha
Net 0.120 ha

Characteristics
Sub Area South & West Swindon
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	2.70	3	225	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	2.70	3	285	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	1.80	2	146	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	0.90	1	84	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**741**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	225	330,525
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	146	252,866
Flat to5	3			1,729	1,729	84	145,884
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						741	1,147,941
							1,550 £/m2

Occupants		Population
	Count	per unit
1 bed	0	1.43
2 bed	5	1.92
3 bed	4	2.71
4 bed	0	3.40
5 bed	0	3.40
		Residents

0	0
10	10
11	11
0	0
0	0
20	

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.051	ha
Shortfall / Surplus		-0.014	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	741	82.29	715	79.44
Social Rent		0	0	82.29	0	79.44
Affordable Rent		0	0	82.29	0	79.44
Shared Ownership		0	0	82.29	0	79.44
First Homes		0	0	82.29	0	79.44
Total		**9**	**741**		**715**	
per ha			6,172		5,958	

Mix of houses and flats. Below affordable and POS thresholds.

Housing 350

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						Rounded
UNITS	**350**	Social Rent	40.00%	% of Aff	42	42
Affordable	30%	105 Affordable Re	40.00%		42	42
		Shared Owne	20.00%		21	21
		First Homes	0.00%		0	0
					105	105

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	19.444	Sub Area	South & West Swindon
Net:Gross	60%		Gross	19.444	ha Green Brov	Brown
			Net	11.667	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	245		Rounded	m2	m2	Circulation	42		Rounded	m2	42		Rounded	m2	21		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	61.25	61	4,575	70	0.0%	10%	4.20	5	350	10%	4.20	5	350	25%	5.25	6	420	25%	0.00	0	0
Terrace	3	95	0.0%	20%	49.00	49	4,655	84	0.0%	15%	6.30	6	504	15%	6.30	6	504	20%	4.20	4	336	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.20	4	388	10%	4.20	4	388	15%	3.15	3	291	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	6.30	6	474	15%	6.30	6	474	15%	3.15	3	237	15%	0.00	0	0
Semi	3	105	0.0%	20%	49.00	49	5,145	93	0.0%	15%	6.30	6	558	15%	6.30	6	558	15%	3.15	3	279	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	4.20	4	424	10%	4.20	4	424	10%	2.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	61.25	61	8,235	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	24.50	25	3,625	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	10.50	11	619	25%	10.50	11	619		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**245.00**	**245**	**26,235**			**100%**	**42.00**	**42**	**3,317**	**100%**	**42.00**	**42**	**3,317**	**100%**	**21.00**	**21**	**1,775**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	5,695	7,386,415
Terrace	3		1,297		1,297	5,999	7,780,703
Terrace	4		1,297		1,297	1,067	1,383,899
Semi	2		1,337		1,337	1,185	1,584,345
Semi	3		1,337		1,337	6,540	8,743,980
Semi	4		1,337		1,337	1,060	1,417,220
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	8,235	12,410,145
Det	5		1,507		1,507	3,625	5,462,875
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,238	1,884,713
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						34,644	48,054,295
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	22	1.43	31
2 bed	92	1.92	177
3 bed	129	2.71	350
4 bed	82	3.40	279
5 bed	25	3.40	85
		Residents	**921**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		29,488	m2
		2.949	ha
Gross - Net		7.778	ha
Shortfall / Surplus		4.829	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		245	26,235	107.08	26,235	107.08
Social Rent		42	3,317	78.97	3,248	77.33
Affordable Rent		42	3,317	78.97	3,248	77.33
Shared Ownership		21	1,775	84.52	1,775	84.52
First Homes		0	0	84.52	0	84.52
Total		**350**	**34,644**		**34,506**	
per ha			2,969		2,958	

Brownfield housing scheme. 60% net developable. POS (2.949ha) on site.

Housing 200

24

						Rounded
UNITS	**200**	Social Rent	40.00%	% of Aff	24	24
Affordable	30%	60 Affordable Re	40.00%		24	24
		Shared Owne	20.00%		12	12
		First Homes	0.00%		0	0
					60	60

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	10.256	Sub Area	South & West Swindon
Net:Gross	65%		Gross	10.256	ha Green Brov	Brown
			Net	6.667	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	140		Rounded	m2	m2	Circulation	24		Rounded	m2	24		Rounded	m2	12		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	35.00	35	2,625	70	0.0%	10%	2.40	2	140	10%	2.40	2	140	25%	3.00	3	210	25%	0.00	0	0
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	15%	3.60	4	336	15%	3.60	4	336	20%	2.40	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	2.40	2	194	15%	1.80	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	3.60	4	316	15%	3.60	4	316	15%	1.80	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	28.00	28	2,940	93	0.0%	15%	3.60	4	372	15%	3.60	4	372	15%	1.80	2	186	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	2.40	2	212	10%	2.40	2	212	10%	1.20	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	35.00	35	4,725	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	14.00	14	2,030	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	6.00	6	338	25%	6.00	6	338		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**140.00**	**140**	**14,980**			**100%**	**24.00**	**24**	**1,908**	**100%**	**24.00**	**24**	**1,908**	**100%**	**12.00**	**12**	**1,022**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,115	4,040,155
Terrace	3		1,297		1,297	3,500	4,539,500
Terrace	4		1,297		1,297	582	754,854
Semi	2		1,337		1,337	790	1,056,230
Semi	3		1,337		1,337	3,870	5,174,190
Semi	4		1,337		1,337	530	708,610
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	4,725	7,120,575
Det	5		1,507		1,507	2,030	3,059,210
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	675	1,028,025
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,817	27,481,349
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	1.43	17
2 bed	52	1.92	100
3 bed	76	2.71	206
4 bed	46	3.40	156
5 bed	14	3.40	48
		Residents	**527**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		16,863	m2
		1.686	ha
Gross - Net		3.590	ha
Shortfall / Surplus		1.903	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	140	14,980	107.00	14,980	107.00
Social Rent	24	1,908	79.48	1,870	77.92
Affordable Rent	24	1,908	79.48	1,870	77.92
Shared Ownership	12	1,022	85.17	1,022	85.17
First Homes	0	0	85.17	0	85.17
Total	**200**	**19,817**		**19,742**	
per ha		2,973		2,961	

Brownfield housing scheme. 65% net developable. POS (1.686ha) ha on site.

Housing 100

25

					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	4.762	Sub Area	South & West Swindon
Net:Gross	70%		Gross	4.762	ha Green Brov	Brown
			Net	3.333	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	17	1,275	70	0.0%	10%	1.20	1	70	10%	1.20	1	70	25%	1.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	14.00	14	1,330	84	0.0%	15%	1.80	2	168	15%	1.80	2	168	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	1.20	1	97	15%	0.90	1	97	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	1.80	2	158	15%	1.80	2	158	15%	0.90	1	79	15%	0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470	93	0.0%	15%	1.80	2	186	15%	1.80	2	186	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	1.20	1	106	10%	1.20	1	106	10%	0.60	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	17.50	18	2,430	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	7.00	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	3.00	3	169	25%	3.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**7,520**			**100%**	**12.00**	12	**954**	**100%**	**12.00**	12	**954**	**100%**	**6.00**	6	**493**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,555	2,284,295
Terrace	3			1,469	1,469	1,750	2,570,750
Terrace	4			1,469	1,469	291	427,479
Semi	2			1,521	1,521	395	600,795
Semi	3			1,521	1,521	1,935	2,943,135
Semi	4			1,521	1,521	212	322,452
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	2,430	4,262,220
Det	5			1,754	1,754	1,015	1,780,310
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	338	583,538
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						9,921	15,774,974
							1,590 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	1.43	9
2 bed	26	1.92	50
3 bed	38	2.71	103
4 bed	23	3.40	78
5 bed	7	3.40	24
		Residents	**263**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		8,431	m2
		0.843	ha
Gross - Net		1.429	ha
Shortfall / Surplus		0.585	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	7,520	107.43	7,520	107.43
Social Rent	12	954	79.48	935	77.92
Affordable Rent	12	954	79.48	935	77.92
Shared Ownership	6	493	82.17	493	82.17
First Homes	0	0	82.17	0	82.17
Total	**100**	**9,921**		**9,883**	
per ha		2,976		2,965	

Brownfield housing scheme. 70% net developable. POS (0.843ha) ha on site.

Housing 40

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						Rounded
UNITS	**40**	Social Rent	40.00%	% of Aff	4.8	5
Affordable	30%	12 Affordable Re	40.00%		4.8	5
		Shared Owne	20.00%		2.4	2
		First Homes	0.00%		0	0
					12	12

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	1.778	Sub Area	South & West Swindon
Net:Gross	75%		Gross	1.778 ha	Green Brov	Brown
			Net	1.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	28		Rounded	m2	m2	Circulation	5		Rounded	m2	5		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	7.00	6	450	70	0.0%	10%	0.50	1	70	10%	0.50	1	70	25%	0.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	5.60	6	570	84	0.0%	15%	0.75	1	84	15%	0.75	1	84	20%	0.40	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.50	1	97	10%	0.50	1	97	15%	0.30	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.75	1	79	15%	0.75	1	79	15%	0.30	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	5.60	6	630	93	0.0%	15%	0.75	0	0	15%	0.75	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.50	0	0	10%	0.50	0	0	10%	0.20	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	7.00	7	945	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	2.80	3	435	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	1.25	1	56	25%	1.25	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**28.00**	28	**3,030**			**100%**	**5.00**	5	**386**	**100%**	**5.00**	5	**386**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	730	1,072,370
Terrace	3			1,469	1,469	738	1,084,122
Terrace	4			1,469	1,469	194	284,986
Semi	2			1,521	1,521	158	240,318
Semi	3			1,521	1,521	630	958,230
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	945	1,657,530
Det	5			1,754	1,754	435	762,990
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						3,943	6,255,059
							1,587 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	12	1.92	23
3 bed	14	2.71	38
4 bed	9	3.40	31
5 bed	3	3.40	10
		Residents	**105**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		3,348	m2
		0.335	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.110	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	28	3,030	108.21	3,030	108.21
Social Rent	5	386	77.25	380	76.00
Affordable Rent	5	386	77.25	380	76.00
Shared Ownership	2	140	70.00	140	70.00
First Homes	0	0	70.00	0	70.00
Total	**40**	**3,943**		**3,930**	
per ha		2,957		2,948	

Brownfield housing scheme. 75% net developable. POS (0.335ha) ha on site.

Housing 24

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						Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	2.88	3
Affordable	30%	7.2 Affordable Re	40.00%		2.88	3
		Shared Owne	20.00%		1.44	1
		First Homes	0.00%		0	0
					7.2	7

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	1.067	Sub Area	South & West Swindon
Net:Gross	75%		Gross	1.067 ha	Green Brov	Brown
			Net	0.800 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	4.20	4	300	70	0.0%	10%	0.30	2	140	10%	0.30	2	140	25%	0.25	1	70	25%	0.00	0	0
Terrace	3	95	0.0%	20%	3.36	3	285	84	0.0%	15%	0.45	0	0	15%	0.45	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.30	0	0	10%	0.30	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	3.36	4	420	93	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.30	0	0	10%	0.30	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	4.20	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	1.68	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.75	1	56	25%	0.75	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,835**			**100%**	**3.00**	**3**	**196**	**100%**	**3.00**	**3**	**196**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	650	954,850
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	420	638,820
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	540	947,160
Det	5			1,754	1,754	290	508,660
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						2,298	3,662,668
							1,594 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	9	1.92	17
3 bed	7	2.71	19
4 bed	4	3.40	14
5 bed	2	3.40	7
		Residents	**60**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,904	m2
		0.190	ha
Gross - Net		0.267	ha
Shortfall / Surplus		0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,835	107.94	1,835	107.94
Social Rent	3	196	65.42	190	63.33
Affordable Rent	3	196	65.42	190	63.33
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**24**	**2,298**		**2,285**	
per ha		2,872		2,856	

Brownfield housing scheme. 75% net developable. POS (0.190ha) ha on site.

Housing 9

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UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 30 units/ha
Net:Gross 75%

Area ha
Total 0.400
Gross 0.400 ha
Net 0.300 ha

Characteristics
Sub Area South & West Swindon
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	2.25	2	150	70	0.0%	10%	0.00	0	0	10%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%	15%	0.00	0	0	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	1.80	2	210	93	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	2.25	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.00	0	0	25%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**965**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	150	220,350
Terrace	3			1,469	1,469	190	279,110
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	210	319,410
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	270	473,580
Det	5			1,754	1,754	145	254,330
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						965	1,546,780
							1,603 £/m2

Occupants		Population
	Count	per unit
1 bed	0	1.43
2 bed	2	1.92
3 bed	4	2.71
4 bed	2	3.40
5 bed	1	3.40
		Residents

	25

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		796	m2
		0.080	ha
Gross - Net		0.100	ha
Shortfall / Surplus		0.020	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	965	107.22	965	107.22
Social Rent		0	0	107.22	0	107.22
Affordable Rent		0	0	107.22	0	107.22
Shared Ownership		0	0	107.22	0	107.22
First Homes		0	0	107.22	0	107.22
Total		**9**	**965**		**965**	
per ha			3,217		3,217	

Brownfield housing site, below affordable and POS thresholds.

Housing 350

29

						Rounded
UNITS	**350**	Social Rent	40.00%	% of Aff	42	42
Affordable	30%	105 Affordable Re	40.00%		42	42
		Shared Owne	20.00%		21	21
		First Homes	0.00%		0	0
					105	105

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	23.333	Sub Area	South & West Swindon
Net:Gross	50%		Gross	23.333	ha Green Brov	Green
			Net	11.667	ha Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	245		Rounded	m2	m2	Circulation	42		Rounded	m2	42		Rounded	m2	21		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	61.25	61	4,575	70	0.0%	10%	4.20	5	350	10%	4.20	5	350	25%	5.25	6	420	25%	0.00	0	0
Terrace	3	95	0.0%	20%	49.00	49	4,655	84	0.0%	15%	6.30	6	504	15%	6.30	6	504	20%	4.20	4	336	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.20	4	388	10%	4.20	4	388	15%	3.15	3	291	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	6.30	6	474	15%	6.30	6	474	15%	3.15	3	237	15%	0.00	0	0
Semi	3	105	0.0%	20%	49.00	49	5,145	93	0.0%	15%	6.30	6	558	15%	6.30	6	558	15%	3.15	3	279	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	4.20	4	424	10%	4.20	4	424	10%	2.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	61.25	61	8,235	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	24.50	25	3,625	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	10.50	11	619	25%	10.50	11	619		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**245.00**	**245**	**26,235**			**100%**	**42.00**	**42**	**3,317**	**100%**	**42.00**	**42**	**3,317**	**100%**	**21.00**	**21**	**1,775**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	5,695	7,386,415
Terrace	3		1,297		1,297	5,999	7,780,703
Terrace	4		1,297		1,297	1,067	1,383,899
Semi	2		1,337		1,337	1,185	1,584,345
Semi	3		1,337		1,337	6,540	8,743,980
Semi	4		1,337		1,337	1,060	1,417,220
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	8,235	12,410,145
Det	5		1,507		1,507	3,625	5,462,875
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,238	1,884,713
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						34,644	48,054,295
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	22	1.43	31
2 bed	92	1.92	177
3 bed	129	2.71	350
4 bed	82	3.40	279
5 bed	25	3.40	85
		Residents	**921**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		29,488	m2
		2.949	ha
Gross - Net		11.667	ha
Shortfall / Surplus		8.718	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	245	26,235	107.08	26,235	107.08
Social Rent	42	3,317	78.97	3,248	77.33
Affordable Rent	42	3,317	78.97	3,248	77.33
Shared Ownership	21	1,775	84.52	1,775	84.52
First Homes	0	0	84.52	0	84.52
Total	**350**	**34,644**		**34,506**	
per ha		2,969		2,958	

Greenfield housing scheme. 50% net developable. POS (2.949ha) on site.

Housing 200

30

						Rounded
UNITS	**200**	Social Rent	40.00%	% of Aff	24	24
Affordable	30%	60 Affordable Re	40.00%		24	24
		Shared Owne	20.00%		12	12
		First Homes	0.00%		0	0
					60	60

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	13.333	Sub Area	South & West Swindon
Net:Gross	50%		Gross	13.333	ha Green Brov	Green
			Net	6.667	ha Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	140		Rounded	m2	m2	Circulation	24		Rounded	m2	24		Rounded	m2	12		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	35.00	35	2,625	70	0.0%	10%	2.40	2	140	10%	2.40	2	140	25%	3.00	3	210	25%	0.00	0	0
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	15%	3.60	4	336	15%	3.60	4	336	20%	2.40	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	2.40	2	194	15%	1.80	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	3.60	4	316	15%	3.60	4	316	15%	1.80	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	28.00	28	2,940	93	0.0%	15%	3.60	4	372	15%	3.60	4	372	15%	1.80	2	186	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	2.40	2	212	10%	2.40	2	212	10%	1.20	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	35.00	35	4,725	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	14.00	14	2,030	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	6.00	6	338	25%	6.00	6	338		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**140.00**	140	**14,980**			**100%**	**24.00**	24	**1,908**	**100%**	**24.00**	24	**1,908**	**100%**	**12.00**	12	**1,022**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,115	4,040,155
Terrace	3		1,297		1,297	3,500	4,539,500
Terrace	4		1,297		1,297	582	754,854
Semi	2		1,337		1,337	790	1,056,230
Semi	3		1,337		1,337	3,870	5,174,190
Semi	4		1,337		1,337	530	708,610
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	4,725	7,120,575
Det	5		1,507		1,507	2,030	3,059,210
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	675	1,028,025
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,817	27,481,349
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	1.43	17
2 bed	52	1.92	100
3 bed	76	2.71	206
4 bed	46	3.40	156
5 bed	14	3.40	48
		Residents	**527**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		16,863	m2
		1.686	ha
Gross - Net		6.667	ha
Shortfall / Surplus		4.980	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	140	14,980	107.00	14,980	107.00
Social Rent	24	1,908	79.48	1,870	77.92
Affordable Rent	24	1,908	79.48	1,870	77.92
Shared Ownership	12	1,022	85.17	1,022	85.17
First Homes	0	0	85.17	0	85.17
Total	**200**	**19,817**		**19,742**	
per ha		2,973		2,961	

Greenfield housing scheme. 50% net developable. POS (1.686ha) on site.

Housing 100

31

					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	5.556	Sub Area	South & West Swindon
Net:Gross	60%		Gross	5.556	ha Green Brov	Green
			Net	3.333	ha Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	17	1,275	70	0.0%	10%	1.20	1	70	10%	1.20	1	70	25%	1.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	14.00	14	1,330	84	0.0%	15%	1.80	2	168	15%	1.80	2	168	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	1.20	1	97	15%	0.90	1	97	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	1.80	2	158	15%	1.80	2	158	15%	0.90	1	79	15%	0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470	93	0.0%	15%	1.80	2	186	15%	1.80	2	186	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	1.20	1	106	10%	1.20	1	106	10%	0.60	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	17.50	18	2,430	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	7.00	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	3.00	3	169	25%	3.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**7,520**			**100%**	**12.00**	12	**954**	**100%**	**12.00**	12	**954**	**100%**	**6.00**	6	**493**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,555	2,284,295
Terrace	3			1,469	1,469	1,750	2,570,750
Terrace	4			1,469	1,469	291	427,479
Semi	2			1,521	1,521	395	600,795
Semi	3			1,521	1,521	1,935	2,943,135
Semi	4			1,521	1,521	212	322,452
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	2,430	4,262,220
Det	5			1,754	1,754	1,015	1,780,310
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	338	583,538
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						9,921	15,774,974
							1,590 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	1.43	9
2 bed	26	1.92	50
3 bed	38	2.71	103
4 bed	23	3.40	78
5 bed	7	3.40	24
		Residents	**263**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		8,431	m2
		0.843	ha
Gross - Net		2.222	ha
Shortfall / Surplus		1.379	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		70	7,520	107.43	7,520	107.43
Social Rent		12	954	79.48	935	77.92
Affordable Rent		12	954	79.48	935	77.92
Shared Ownership		6	493	82.17	493	82.17
First Homes		0	0	82.17	0	82.17
Total		**100**	**9,921**		**9,883**	
per ha			2,976		2,965	

Greenfield housing scheme. 60% net developable. POS (0.864ha) on site.

Housing 40

| | | |

Housing 24

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UNITS **24**
Affordable 30%

7.2

			Rounded
Social Rent	40.00%	% of Aff	2.88	3
Affordable Re	40.00%		2.88	3
Shared Owne	20.00%		1.44	1
First Homes	0.00%		0	0
			7.2	7

Modelling
Density 30 units/ha
Net:Gross 75%

Area ha
Total 1.067
Gross 1.067 ha
Net 0.800 ha

Characteristics
Sub Area South & West Swindon
Green Brov Green
Use Agricultural

	Beds	m2	Circulation	Market 16.8		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 3		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	4.20	4	300	70	0.0%	10%	0.30	2	140	10%	0.30	2	140	25%	0.25	1	70	25%	0.00	0	0
Terrace	3	95	0.0%	20%	3.36	3	285	84	0.0%	15%	0.45	0	0	15%	0.45	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.30	0	0	10%	0.30	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	3.36	4	420	93	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.30	0	0	10%	0.30	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	4.20	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	1.68	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.75	1	56	25%	0.75	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,835**			**100%**	**3.00**	**3**	**196**	**100%**	**3.00**	**3**	**196**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	650	954,850
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	420	638,820
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	540	947,160
Det	5			1,754	1,754	290	508,660
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						2,298	3,662,668
							1,594 £/m2

Occupants		Population
	Count	per unit	
1 bed	2	1.43	3
2 bed	9	1.92	17
3 bed	7	2.71	19
4 bed	4	3.40	14
5 bed	2	3.40	7
		Residents	**60**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,904	m2
		0.190	ha
Gross - Net		0.267	ha
Shortfall / Surplus		0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,835	107.94	1,835	107.94
Social Rent	3	196	65.42	190	63.33
Affordable Rent	3	196	65.42	190	63.33
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**24**	**2,298**		**2,285**	
per ha		2,872		2,856	

Greenfield housing scheme. 70% net developable. POS (0.190ha) on site.

Housing 9

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UNITS	9	Social Rent	40.00%	% of Aff	0	0
Affordable	0%	0 Affordable Re	40.00%		0	0
		Shared Owne	20.00%		0	0
		First Homes	0.00%		0	0
					0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.400
Net:Gross	75%	Gross	0.400 ha
		Net	0.300 ha

Characteristics	
Sub Area	South & West Swindon
Green Brov	Green
Use	Paddock

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.25	2	150	70	0.0%	10%	0.00	0	0	10%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%	15%	0.00	0	0	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	1.80	2	210	93	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	2.25	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.00	0	0	25%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**965**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	150	220,350
Terrace	3			1,469	1,469	190	279,110
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	210	319,410
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	270	473,580
Det	5			1,754	1,754	145	254,330
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						965	1,546,780
							1,603 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	2	1.92	4
3 bed	4	2.71	11
4 bed	2	3.40	7
5 bed	1	3.40	3
		Residents	**25**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		796	m2
		0.080	ha
Gross - Net		0.100	ha
Shortfall / Surplus		0.020	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	9	965	107.22	965	107.22
Social Rent	0	0	107.22	0	107.22
Affordable Rent	0	0	107.22	0	107.22
Shared Ownership	0	0	107.22	0	107.22
First Homes	0	0	107.22	0	107.22
Total	**9**	**965**		**965**	
per ha		3,217		3,217	

Greenfield housing site, below affordable and POS thresholds.

SITE			Site 7 Flats 250	Site 8 Flats 100	Site 9 Flats 50	Site 10 Flats 25	Site 11 Flats 9	Site 12 Flats 250 LD	Site 13 Flats 100 LD	Site 14 Flats 60 LD	Site 15 Flats 25 LD	Site 16 Flats 9 LD	Site 17 Mixed 950	Site 18 Mixed 250	Site 19 Mixed 100	Site 20 Mixed 60	Site 21 Mixed 24	Site 22 Mixed 9	Site 23 Housing 350	Site 24 Housing 200	Site 25 Housing 100	Site 26 Housing 40	Site 27 Housing 24	Site 28 Housing 9	Site 29 Housing 350	Site 30 Housing 200	Site 31 Housing 100	Site 32 Housing 40	Site 33 Housing 24	Site 34 Housing 9
	Sub Area		7 South & West Swindon	8 South & West Swindon	9 South & West Swindon	10 South & West Swindon	11 South & West Swindon	12 South & West Swindon	13 South & West Swindon	14 South & West Swindon	15 South & West Swindon	16 South & West Swindon	17 South & West Swindon	18 South & West Swindon	19 South & West Swindon	20 South & West Swindon	21 South & West Swindon	22 South & West Swindon	23 South & West Swindon	24 South & West Swindon	25 South & West Swindon	26 South & West Swindon	27 South & West Swindon	28 South & West Swindon	29 South & West Swindon	30 South & West Swindon	31 South & West Swindon	32 South & West Swindon	33 South & West Swindon	34 South & West Swindon
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock
AREA																														
	Total	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333	5.556	1.778	1.067	0.400
	Gross	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333	5.556	1.778	1.067	0.400
	Net	ha	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	11.667	6.667	3.333	1.333	0.800	0.300	11.667	6.667	3.333	1.333	0.800	0.300
UNITS																														
	Units		250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	350	200	100	40	24	9	350	200	100	40	24	9
UNIT SIZE																														
Total	Market	sqm	75.99	75.94	76.18	76.76	78.13	75.99	75.94	76.07	76.76	78.13	79.75	79.93	79.69	79.94	79.45	82.29	107.08	107.00	107.43	108.21	107.94	107.22	107.08	107.00	107	108	108	107
	Social Rent	sqm	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	78.97	79.48	79.48	77.25	65.42	107.22	78.97	79.48	79	77	65	107
	Affordable Rent	sqm	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	78.97	79.48	79.48	77.25	65.42	107.22	78.97	79.48	79	77	65	107
	Shared Ownership	sqm	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
	First Homes	sqm	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
Saleable																														
	Market	sqm	67.54	67.50	67.71	68.24	69.44	67.54	67.50	67.62	68.24	69.44	76.57	76.77	76.50	76.90	76.18	79.44	107.08	107.00	107.43	108.21	107.94	107.22	107.08	107.00	107	108	108	107
	Social Rent	sqm	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	77.33	77.92	77.92	76.00	63.33	107.22	77.33	77.92	78	76	63	107
	Affordable Rent	sqm	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	77.33	77.92	77.92	76.00	63.33	107.22	77.33	77.92	78	76	63	107
	Shared Ownership	sqm	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
	First Homes	sqm	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
BASE CONSTRUCTION																														
	BCIS +	£/sqm	1,523	1,729	1,729	1,729	1,729	1,523	1,729	1,729	1,729	1,729	1,418	1,418	1,608	1,606	1,609	1,550	1,387	1,387	1,590	1,587	1,594	1,603	1,387	1,387	1,590	1,587	1,594	1,603
	Site Costs	%	5%	5%	5%	5%	5%	10%	10%	10%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	10%	10%
	Extras		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	645,000	367,500	187,500	75,000	45,000	22,500	645,000	367,500	187,500	75,000	45,000	22,500
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Small Sites	%																												
FEES																														
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
SALES																														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																														
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																														
	EUV		2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000	25,000	25,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%	0%	0%
	Premium	£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000
	Easements etc	£																												
VALUES																														
	Market	£/m2	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200
	Social Rent	£/m2	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725
	Affordable Rent	£/m2	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550
	Shared Ownership	£/m2	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940
	First Homes	£/m2	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,772	2,765	2,821	2,940	2,940	2,940	2,772	2,765	2,821	2,940	2,940	2,940
GRANT																														
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																														
	Biodiversity NG	%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
		£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
		£/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
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/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
		£/unit	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00
	Water	£/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
		£/unit	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
	Over Extra 1	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	7,624	7,632	7,632	7,582	7,102	8,109	7,624	7,632	7,632	7,582	7,102	8,109
	Post CIL s106	£/unit	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	7,624	7,632	7,632	7,582	7,102	8,109	7,624	7,632	7,632	7,582	7,102	8,109
	CIL	Houses	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33
		Flats	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33
	BSL	Greenfield																							27.06	27.06	27.06	27.06	27.06	
		Brownfield	13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53	13.53							
	Affordable Housing																													
	Overall		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	
	Social Rent	40.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Affordable Rent	40.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Shared Ownership	20.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 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	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 31	Site 32	Site 33	Site 34
			Flats 250	Flats 100	Flats 50	Flats 25	Flats 9	Flats 250 LD	Flats 100 LD	Flats 60 LD	Flats 25 LD	Flats 9 LD	Mixed 950	Mixed 250	Mixed 100	Mixed 60	Mixed 24	Mixed 9	Housing 350	Housing 200	Housing 100	Housing 40	Housing 24	Housing 9	Housing 350	Housing 200	Housing 100	Housing 40	Housing 24	Housing 9
			7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock
		South & West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon	& West Swindon
Site Area	Gross	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333	5.556	1.778	1.067	0.400
	Net	ha	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	11.667	6.667	3.333	1.333	0.800	0.300	11.667	6.667	3.333	1.333	0.800	0.300
Units			250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	350	200	100	40	24	9	350	200	100	40	24	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
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 Overall		30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%
	Affordable Rent		12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Social Rent		12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Shared Ownership		6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000	25,000	25,000	25,000	25,000
		£ site	6,666,667	3,333,333	1,388,889	694,444	250,000	12,664,213	5,046,773	2,666,667	1,041,667	400,000	48,131,947	12,674,453	4,761,905	2,857,143	1,142,857	428,571	48,611,111	25,641,026	11,904,762	4,444,444	2,666,667	1,000,000	583,333	333,333	138,889	44,444	26,667	10,000
			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
Uplift		£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	350,000	350,000	350,000	350,000	350,000	350,000
		£ site	1,333,333	666,667	277,778	138,889	50,000	2,532,843	1,009,355	533,333	208,333	80,000	9,626,389	2,534,891	952,381	571,429	228,571	85,714	9,722,222	5,128,205	2,380,952	888,889	533,333	200,000	8,166,667	4,666,667	1,944,444	622,222	373,333	140,000
			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
Benchmark Land Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	375,000	375,000	375,000	375,000	375,000	375,000
		£ site	8,000,000	4,000,000	1,666,667	833,333	300,000	15,197,056	6,056,128	3,200,000	1,250,000	480,000	57,758,336	15,209,344	5,714,286	3,428,571	1,371,429	514,286	58,333,333	30,769,231	14,285,714	5,333,333	3,200,000	1,200,000	8,750,000	5,000,000	2,083,333	666,667	400,000	150,000
			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
Residual	Gross	£/ha	1,470,186	-54,627	-159,995	-151,512	1,991,658	496,777	-368,921	-536,685	-530,508	826,535	1,411,382	1,234,047	449,274	437,129	758,902	2,721,317	1,013,006	965,487	564,795	630,524	833,245	1,548,008	986,649	893,194	706,391	914,310	1,103,919	1,877,874
	Net	£/ha	1,960,248	-72,836	-213,327	-168,346	2,212,954	754,954	-558,559	-715,580	-663,135	1,102,047	2,145,239	1,876,905	641,820	624,470	1,084,146	3,887,595	1,688,344	1,485,365	806,849	840,699	1,110,994	2,064,011	1,973,298	1,786,389	1,177,319	1,219,080	1,471,892	2,503,833
		£ site	3,920,496	-72,836	-88,886	-42,087	199,166	2,516,514	-744,745	-572,464	-221,045	132,246	27,173,033	6,256,349	855,760	499,576	346,927	466,511	19,697,343	9,902,434	2,689,498	1,120,931	888,795	619,203	23,021,805	11,909,258	3,924,396	1,625,441	1,177,514	751,150

Appendix
Site 7

Site 7	7	Flats 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	4,200	49,644,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	75.60	67.20		6.00%	15	2,940	2,963,520	1,134
First Homes	75.60	67.20		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	2.000	ha		125	/ha		**60,674,445**	**18,677**
SITE AREA - Gro	2.667	ha		94	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**3,920,496**	**1,960,248**	**1,470,186**
Existing Use Value		6,666,667		2,500,000
Uplift	20%	1,333,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**8,000,000**		**3,000,000**

Additional Profit	**-16,279,164**	**-1,224** £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 107,661,339

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				3,920,496	
	Stamp Duty			185,525		
	Easements etc.			0		
	Legals /Acquisition		1.50%	58,807	244,332	
Fees						
	Planning			69,550		
	Professional		8.00%	2,820,486	2,890,036	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	30,152,179		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	5.00%	1,507,609		
	BNG			223,500		
	Contingency	5.00%		1,596,427		
	Abnormals	5.00%		1,507,609		
				0	35,256,073	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,820,233		
	Legals	%	0.5%	303,372		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,123,606	**44,434,543**

Developers Profit				
	Market Housing	% Value	17.50%	**8,687,700**
	Affordable Hou	% Value	17.50%	**1,930,328**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		3,920,496
	Total	185,525

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	223,500

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,985,760	2,978,640	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	118,541	177,811	296,352	296,352	296,352	296,352	296,352	296,352	296,352	296,352	296,352	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,426,978**	**3,640,467**	**6,067,445**	**6,067,445**	**6,067,445**	**6,067,445**	**6,067,445**	**6,067,445**	**6,067,445**	**6,067,445**	**6,067,445**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	185,525																							
Easements etc.	0																							
Legals Acquisition	58,807																							
Planning Fee	69,550																							
Professional	1,410,243		1,410,243																					
Build Cost - BCIS Base		0	425,714	1,064,285	2,128,569	2,767,140	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	2,128,569	1,064,285	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		112,138	19,972	49,930	436,274	129,818	156,987	609,136	167,782	392,057	167,782	167,782	167,782	117,852	67,922	17,992	17,992	0	0	0	0	0	0	0
BNG		0	2,980	7,450	14,900	19,370	22,350	22,350	22,350	22,350	22,350	22,350	22,350	14,900	7,450	0	0	0	0	0	0	0	0	0
Contingency		0	21,286	53,214	106,428	138,357	159,643	159,643	159,643	159,643	159,643	159,643	159,643	106,428	53,214	0	0	0	0	0	0	0	0	0
Abnormals		0	20,101	50,254	100,507	130,659	150,761	150,761	150,761	150,761	150,761	150,761	150,761	100,507	50,254	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	72,809	109,214	182,023	182,023	182,023	182,023	182,023	182,023	182,023	182,023	182,023	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,135	18,202	30,337	30,337	30,337	30,337	30,337	30,337	30,337	30,337	30,337	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,724,126**	**112,138**	**1,900,296**	**1,225,133**	**2,786,679**	**3,185,345**	**3,767,538**	**4,262,160**	**3,905,750**	**4,130,025**	**3,905,750**	**3,905,750**	**3,905,750**	**2,680,617**	**1,455,485**	**230,352**	**230,352**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**3,920,496**																							
Interest		98,781	102,472	137,520	161,367	212,958	272,428	300,655	316,796	284,511	255,585	222,228	188,287	153,752	97,174	18,165	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,687,700
ordable for Rent																								1,930,328
First Homes																								0
Cash Flow	-5,644,621	-210,919	-2,002,768	-1,362,653	-2,948,045	-3,398,302	-1,612,989	-922,349	1,844,899	1,652,909	1,906,110	1,939,467	1,973,408	3,233,075	4,514,786	5,818,928	5,837,092	0	0	0	0	0	0	-10,618,028
Opening Balance	0																							
Closing Balance	-5,644,621	-5,855,540	-7,858,308	-9,220,961	-12,169,006	-15,567,308	-17,180,297	-18,102,646	-16,257,747	-14,604,838	-12,698,728	-10,759,261	-8,785,853	-5,552,778	-1,037,992	4,780,935	10,618,028	10,618,028	10,618,028	10,618,028	10,618,028	10,618,028	10,618,028	0

Appendix
Site 8

Site 8	8	Flats 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	4,200	19,845,000	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	73.88	65.67		6.00%	6	2,940	1,158,360	443
First Homes	73.88	65.67		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.000	ha		100	/ha		**24,166,860**	**7,424**
SITE AREA - Gro	1.333	ha		75	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-72,836**	**-72,836**	**-54,627**
Existing Use Value		3,333,333		2,500,000
Uplift	20%	666,667		500,000
Plus /ha	0	0		0
Benchmark Land Value		**4,000,000**		**3,000,000**
Additional Profit		**-9,169,459**	**-1,725**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 46,234,443

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					-72,836	
Stamp Duty				0		
Easements etc.				0		
Legals /Acquisition			1.50%	-1,093	-1,093	
Fees						
Planning				41,200		
Professional			8.00%	1,271,567	1,312,767	
CONSTRUCTION						
Build Cost	BCIS +		1,833	13,606,033		
	Extras			0		
	Unit extras		1,075.00	107,500		
	Site		5.00%	680,302		
BNG				100,757		
Contingency		5.00%		719,692		
Abnormals		5.00%		680,302		
				0	15,894,584	
FINANCE						
Fees			0%	0		
Interest			7.00%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	725,006		
Legals	%		0.5%	120,834		
	£/unit		0	0		
Misc.	%		0.0%	0	845,840	**17,979,264**

Developers Profit				
Market Housing	% Value	17.50%		**3,472,875**
Affordable Hou	% Value	17.50%		**756,326**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-72,836
	Total	0

Stamp duty calc - AP		
Land payment		4,000,000
	Total	189,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,907	£/ Unit (all)	
		Total	590,661

Post CIL s106	5,907	£/ Unit (all)	
		Total	590,661

CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	100,757

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	115,836	115,836	115,836	115,836	115,836	115,836	115,836	115,836	115,836	115,836	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,416,686**	**2,416,686**	**2,416,686**	**2,416,686**	**2,416,686**	**2,416,686**	**2,416,686**	**2,416,686**	**2,416,686**	**2,416,686**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,093																							
Planning Fee	41,200																							
Professional	635,783		635,783																					
Build Cost - BCIS Base		0	479,794	959,589	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	959,589	479,794	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		44,827	19,689	39,377	193,546	59,066	66,258	245,565	66,258	155,911	66,258	66,258	46,569	26,881	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,359	6,717	10,076	10,076	10,076	10,076	10,076	10,076	10,076	10,076	6,717	3,359	0	0	0	0	0	0	0	0	0	0
Contingency		0	23,990	47,979	71,969	71,969	71,969	71,969	71,969	71,969	71,969	71,969	47,979	23,990	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,677	45,353	68,030	68,030	68,030	68,030	68,030	68,030	68,030	68,030	45,353	22,677	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	72,501	72,501	72,501	72,501	72,501	72,501	72,501	72,501	72,501	72,501	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,083	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**675,891**	**44,827**	**1,185,292**	**1,099,016**	**1,783,005**	**1,648,525**	**1,740,301**	**1,919,607**	**1,740,301**	**1,829,954**	**1,740,301**	**1,740,301**	**1,190,792**	**641,284**	**91,776**	**91,776**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-72,836**																							
Interest		10,553	11,523	32,467	52,268	84,385	114,711	104,882	98,018	87,897	79,167	68,716	58,082	37,645	7,234	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,472,875
rdable for Rent																								756,326
First Homes																								0
Cash Flow	-603,056	-55,380	-1,196,814	-1,131,483	-1,835,272	-1,732,910	561,674	392,197	578,367	498,835	597,218	607,669	1,167,812	1,737,757	2,317,676	2,324,910	0	0	0	0	0	0	0	-4,229,201
Opening Balance	0																							
Closing Balance	-603,056	-658,436	-1,855,250	-2,986,733	-4,822,006	-6,554,915	-5,993,241	-5,601,044	-5,022,677	-4,523,841	-3,926,623	-3,318,954	-2,151,142	-413,385	1,904,291	4,229,201	4,229,201	4,229,201	4,229,201	4,229,201	4,229,201	4,229,201	4,229,201	0

Appendix
Site 9

Site 9	9	Flats 50	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					50	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.18	67.71		70.00%	35	4,200	9,954,000	2,666
Affordable Overall				30%	15			
Social Rent	69.38	61.67		12.00%	6	1,725	638,250	416
Affordable Rent	69.38	61.67		12.00%	6	2,550	943,500	416
Shared Ownersl	78.38	69.67		6.00%	3	2,940	614,460	235
First Homes	78.38	69.67		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.417	ha		120	/ha		**12,150,210**	**3,734**
SITE AREA - Gro	0.556	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-88,886**	**-213,327**	**-159,995**
Existing Use Value	1,388,889		2,500,000
Uplift 20%	277,778		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,666,667**		**3,000,000**
Additional Profit	**-3,450,491**	**-1,294**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 27,453,523

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-88,886	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-1,333	-1,333	
Fees						
	Planning			31,750		
	Professional		8.00%	639,514	671,264	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	6,843,222		
		Extras		0		
		Unit extras	1,075.00	53,750		
		Site	5.00%	342,161		
	BNG			50,674		
	Contingency	5.00%		361,957		
	Abnormals	5.00%		342,161		
				0	7,993,925	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	364,506		
	Legals	%	0.5%	60,751		
		£/unit	0	0		
	Misc.	%	0.0%	0	425,257	**9,000,227**

Developers Profit				
	Market Housing	% Value	17.50%	**1,741,950**
	Affordable Hou	% Value	17.50%	**384,337**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	50		
No dwgs under	50	635	31,750
No dwgs over 5	0	189	0
		Total	31,750

Stamp duty calc - Residual		
Land payment		-88,886
	Total	0

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	36,074	
		Total	36,074

Pre CIL s106	5,982	£/ Unit (all)	
		Total	299,081

Post CIL s106	5,982	£/ Unit (all)	
		Total	299,081

CIL	84.33	£/sqm	**224,845**

BNG	0.70%	**Total**	50,674

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10																	
Market Housing				0	0	0	1,990,800	1,990,800	1,990,800	1,990,800	1,990,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	122,892	122,892	122,892	122,892	122,892	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,430,042**	**2,430,042**	**2,430,042**	**2,430,042**	**2,430,042**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,333																							
Planning Fee	31,750																							
Professional	319,757		319,757																					
Build Cost - BCIS Base		0	482,609	965,218	1,447,827	1,447,827	1,447,827	965,218	482,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		56,211	19,939	118,573	59,816	149,754	67,031	47,092	27,154	7,215	7,215	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,378	6,757	10,135	10,135	10,135	6,757	3,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,130	48,261	72,391	72,391	72,391	48,261	24,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,811	45,621	68,432	68,432	68,432	45,621	22,811	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	72,901	72,901	72,901	72,901	72,901	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,150	12,150	12,150	12,150	12,150	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**350,174**	**56,211**	**872,624**	**1,184,430**	**1,658,601**	**1,748,539**	**1,750,867**	**1,198,000**	**645,133**	**92,266**	**92,266**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-88,886**																							
Interest		4,573	5,636	21,006	42,101	71,863	103,720	93,650	73,728	43,782	3,637	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,741,950
ordable for Rent																								384,337
First Homes																								0
Cash Flow	-261,288	-60,784	-878,260	-1,205,436	-1,700,702	-1,820,402	575,454	1,138,392	1,711,181	2,293,993	2,334,138	0	0	0	0	0	0	0	0	0	0	0	0	-2,126,287
Opening Balance	0																							
Closing Balance	-261,288	-322,072	-1,200,332	-2,405,767	-4,106,469	-5,926,872	-5,351,417	-4,213,026	-2,501,845	-207,852	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	2,126,287	0

Appendix
Site 10

Site 10	10	Flats 25	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	4,200	5,015,294	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,940	297,675	114
First Homes	75.94	67.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.250	ha		100	/ha		**6,103,844**	**1,874**
SITE AREA - Gro	0.278	ha		90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-42,087**	**-168,346**	**-151,512**
Existing Use Value		694,444		2,500,000
Uplift	20%	138,889		500,000
Plus /ha	0	0		0
Benchmark Land Value		**833,333**		**3,000,000**
Additional Profit		**-1,672,257**	**-1,245**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 13,807,687

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-42,087	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-631	-631
Fees					
Planning				15,875	
Professional			8.00%	320,880	336,755
CONSTRUCTION					
Build Cost	BCIS +		1,833	3,433,709	
	Extras			0	
	Unit extras		1,075.00	26,875	
	Site		5.00%	171,685	
BNG				25,426	
Contingency		5.00%		181,613	
Abnormals		5.00%		171,685	
				0	4,010,994
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	183,115	
Legals	%		0.5%	30,519	
	£/unit		0	0	
Misc.	%		0.0%	0	213,635	**4,518,666**

Developers Profit				
Market Housing	% Value	17.50%		**877,676**
Affordable Hou:	% Value	17.50%		**190,496**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-42,087
	Total	0

Stamp duty calc - AP		
Land payment		833,333
	Total	31,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790

Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790

CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	25,426

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	1,003,059	1,003,059	1,003,059	1,003,059	1,003,059	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	59,535	59,535	59,535	59,535	59,535	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,220,769**	**1,220,769**	**1,220,769**	**1,220,769**	**1,220,769**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-631																							
Planning Fee	15,875																							
Professional	160,440		160,440																					
Build Cost - BCIS Base		0	242,151	484,303	726,454	726,454	726,454	484,303	242,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,695	3,390	5,085	5,085	5,085	3,390	1,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,108	24,215	36,323	36,323	36,323	24,215	12,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	36,623	36,623	36,623	36,623	36,623	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,104	6,104	6,104	6,104	6,104	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**175,684**	**28,322**	**437,892**	**639,870**	**832,357**	**832,357**	**878,719**	**601,267**	**323,814**	**46,362**	**46,362**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-42,087**																							
Interest		2,338	2,874	10,588	21,971	36,922	52,134	47,061	37,043	21,994	1,827	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								877,676
ordable for Rent																								190,496
First Homes																								0
Cash Flow	-133,597	-30,660	-440,767	-650,458	-854,328	-869,279	289,916	572,442	859,912	1,152,412	1,172,580	0	0	0	0	0	0	0	0	0	0	0	0	-1,068,173
Opening Balance	0																							
Closing Balance	-133,597	-164,257	-605,024	-1,255,482	-2,109,810	-2,979,088	-2,689,172	-2,116,731	-1,256,819	-104,407	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	0

Appendix
Site 11

Site 11	11	Flats 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	4,200	2,625,000	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,940	0	0
First Homes	78.13	69.44		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.090	ha		100	/ha		**2,625,000**	**703**
SITE AREA - Gro	0.100	ha		90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		199,166	2,212,954	1,991,658
Existing Use Value		250,000		2,500,000
Uplift	20%	50,000		500,000
Plus /ha	0	0		0
Benchmark Land Value		**300,000**		**3,000,000**
Additional Profit		-456,733	-650	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 7,386,450

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					199,166	
	Land			983		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	2,987	3,971	
Fees						
	Planning			5,715		
	Professional		8.00%	120,389	126,104	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	1,288,645		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	5.00%	64,432		
	BNG			9,539		
	Contingency	5.00%		68,138		
	Abnormals	5.00%		64,432		
				0	1,504,862	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	78,750		
	Legals	%	0.5%	13,125		
		£/unit	0	0		
	Misc.	%	0.0%	0	91,875	**1,925,978**

Developers Profit				
	Market Housing	% Value	17.50%	**459,375**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		199,166
	Total	983

Stamp duty calc - AP		
Land payment		300,000
	Total	4,500

Building Safety Levy		
Greenfield	0.00	0
Brownfield	0.00	0
	Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,539

Unit Build Time	3	Quarters

Build Cost			/m2	Per Unit
			1,729.00	
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			3	3	3																			
Market Housing				0	0	0	875,000	875,000	875,000	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**875,000**	**875,000**	**875,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	983																							
Easements etc.	0																							
Legals Acquisition	2,987																							
Planning Fee	5,715																							
Professional	60,194		60,194																					
Build Cost - BCIS Base		0	151,417	302,834	454,251	302,834	151,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,060	2,120	3,180	2,120	1,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,571	15,142	22,713	15,142	7,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	26,250	26,250	26,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,375	4,375	4,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**69,881**	**59,295**	**233,844**	**347,299**	**520,949**	**347,299**	**204,275**	**30,625**	**30,625**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**199,166**																							
Interest		4,708	5,828	10,023	16,276	25,677	32,204	21,030	6,622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								459,375
ordable for Rent																								0
First Homes																								0
Cash Flow	-269,046	-64,003	-239,672	-357,322	-537,225	-372,976	638,521	823,345	837,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-459,375
Opening Balance	0																							
Closing Balance	-269,046	-333,049	-572,722	-930,044	-1,467,268	-1,840,244	-1,201,723	-378,378	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	0

Appendix
Site 12

Site 12	12	Flats 250 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	4,200	49,644,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,940	2,887,080	1,105
First Homes	73.65	65.47		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		**60,598,005**	**18,648**
SITE AREA - Gro	5.066	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**2,516,514**	**754,954**	**496,777**
Existing Use Value	12,664,213		2,500,000
Uplift 20%	2,532,843		500,000
Plus /ha 0	0		0
Benchmark Land Value	**15,197,056**		**3,000,000**
Additional Profit	**-29,119,170**	**-2,190**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 106,017,987

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,516,514	
	Stamp Duty			115,326		
	Easements etc.			0		
	Legals /Acquisition		1.50%	37,748	153,073	
Fees						
	Planning			69,550		
	Professional		8.00%	2,943,388	3,012,938	
CONSTRUCTION						
	Build Cost	BCIS +	1,614	30,104,958		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	10.00%	3,010,496		
	BNG			233,689		
	Contingency	5.00%		1,669,210		
	Abnormals	5.00%		1,505,248		
				0	36,792,352	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,817,940		
	Legals	%	0.5%	302,990		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,120,930	**44,595,807**

Developers Profit				
	Market Housing	% Value	17.50%	**8,687,700**
	Affordable Hou	% Value	17.50%	**1,916,951**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		2,516,514
	Total	115,326

Stamp duty calc - AP		
Land payment		15,197,056
	Total	749,353

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

Post CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	233,689

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,985,760	2,978,640	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	4,964,400	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	115,483	173,225	288,708	288,708	288,708	288,708	288,708	288,708	288,708	288,708	288,708	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,423,920**	**3,635,880**	**6,059,801**	**6,059,801**	**6,059,801**	**6,059,801**	**6,059,801**	**6,059,801**	**6,059,801**	**6,059,801**	**6,059,801**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	115,326																							
Easements etc.	0																							
Legals Acquisition	37,748																							
Planning Fee	69,550																							
Professional	1,471,694			1,471,694																				
Build Cost - BCIS Base		0	445,123	1,112,807	2,225,614	2,893,298	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	2,225,614	1,112,807	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		112,138	19,905	49,763	435,940	129,385	156,487	608,636	167,282	391,557	167,282	167,282	167,282	117,518	67,755	17,992	17,992	0	0	0	0	0	0	0
BNG		0	3,116	7,790	15,579	20,253	23,369	23,369	23,369	23,369	23,369	23,369	23,369	15,579	7,790	0	0	0	0	0	0	0	0	0
Contingency		0	22,256	55,640	111,281	144,665	166,921	166,921	166,921	166,921	166,921	166,921	166,921	111,281	55,640	0	0	0	0	0	0	0	0	0
Abnormals		0	20,070	50,175	100,350	130,455	150,525	150,525	150,525	150,525	150,525	150,525	150,525	100,350	50,175	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	72,718	109,076	181,794	181,794	181,794	181,794	181,794	181,794	181,794	181,794	181,794	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,120	18,179	30,299	30,299	30,299	30,299	30,299	30,299	30,299	30,299	30,299	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,694,318**	**112,138**	**1,982,164**	**1,276,175**	**2,888,764**	**3,318,055**	**3,920,559**	**4,415,127**	**4,058,610**	**4,282,886**	**4,058,610**	**4,058,610**	**4,058,610**	**2,782,435**	**1,506,260**	**230,085**	**230,085**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,516,514**																							
Interest		73,690	76,942	112,976	137,286	190,242	251,637	282,232	300,808	271,051	244,698	213,960	182,683	150,859	96,146	18,141	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,687,700
ordable for Rent																								1,916,951
First Homes																								0
Cash Flow	-4,210,832	-185,827	-2,059,106	-1,389,151	-3,026,050	-3,508,297	-1,748,276	-1,061,479	1,700,383	1,505,864	1,756,492	1,787,231	1,818,507	3,126,506	4,457,395	5,811,575	5,829,716	0	0	0	0	0	0	-10,604,651
Opening Balance	0																							
Closing Balance	-4,210,832	-4,396,659	-6,455,765	-7,844,916	-10,870,965	-14,379,263	-16,127,539	-17,189,018	-15,488,635	-13,982,771	-12,226,279	-10,439,048	-8,620,541	-5,494,035	-1,036,640	4,774,935	10,604,651	10,604,651	10,604,651	10,604,651	10,604,651	10,604,651	10,604,651	0

Appendix
Site 13

Site 13	13	Flats 100 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	4,200	19,845,000	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,940	1,120,140	429
First Homes	71.44	63.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**24,128,640**	**7,409**
SITE AREA - Gro	2.019	ha		50	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-744,745**	**-558,559**	**-368,921**
Existing Use Value		5,046,773		2,500,000
Uplift	20%	1,009,355		500,000
Plus /ha	0	0		0
Benchmark Land Value		**6,056,128**		**3,000,000**

Additional Profit	**-11,451,573**	**-2,154** £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 46,420,817

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-744,745	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-11,171	-11,171	
Fees						
	Planning			41,200		
	Professional		8.00%	1,326,493	1,367,693	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	13,579,229		
		Extras		0		
		Unit extras	1,075.00	107,500		
		Site	10.00%	1,357,923		
	BNG			105,313		
	Contingency	5.00%		752,233		
	Abnormals	5.00%		678,961		
				0	16,581,158	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	723,859		
	Legals	%	0.5%	120,643		
		£/unit	0	0		
	Misc.	%	0.0%	0	844,502	**18,037,437**

Developers Profit				
	Market Housing	% Value	17.50%	**3,472,875**
	Affordable Hou:	% Value	17.50%	**749,637**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-744,745
	Total	0

Stamp duty calc - AP		
Land payment		6,056,128
	Total	292,306

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161

Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161

CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	105,313

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	1,984,500	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	112,014	112,014	112,014	112,014	112,014	112,014	112,014	112,014	112,014	112,014	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,412,864**	**2,412,864**	**2,412,864**	**2,412,864**	**2,412,864**	**2,412,864**	**2,412,864**	**2,412,864**	**2,412,864**	**2,412,864**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-11,171																							
Planning Fee	41,200																							
Professional	663,246		663,246																					
Build Cost - BCIS Base		0	501,488	1,002,977	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,002,977	501,488	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		44,827	19,605	39,211	193,296	58,816	66,008	245,315	66,008	155,661	66,008	66,008	46,403	26,797	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,510	7,021	10,531	10,531	10,531	10,531	10,531	10,531	10,531	10,531	7,021	3,510	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,074	50,149	75,223	75,223	75,223	75,223	75,223	75,223	75,223	75,223	50,149	25,074	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,632	45,264	67,896	67,896	67,896	67,896	67,896	67,896	67,896	67,896	45,264	22,632	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	72,386	72,386	72,386	72,386	72,386	72,386	72,386	72,386	72,386	72,386	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,064	12,064	12,064	12,064	12,064	12,064	12,064	12,064	12,064	12,064	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**693,276**	**44,827**	**1,235,557**	**1,144,621**	**1,851,412**	**1,716,932**	**1,808,574**	**1,987,881**	**1,808,574**	**1,898,228**	**1,808,574**	**1,808,574**	**1,236,264**	**663,953**	**91,642**	**91,642**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-744,745**																							
Interest		0	0	21,506	41,913	75,046	106,406	97,693	91,965	83,000	75,446	66,191	56,775	37,178	7,222	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,472,875
ordable for Rent																								749,637
First Homes																								0
Cash Flow	51,470	-44,827	-1,235,557	-1,166,127	-1,893,325	-1,791,978	497,884	327,290	512,324	431,637	528,844	538,098	1,119,826	1,711,733	2,313,999	2,321,222	0	0	0	0	0	0	0	-4,222,512
Opening Balance	0																							
Closing Balance	51,470	6,643	-1,228,914	-2,395,041	-4,288,366	-6,080,345	-5,582,461	-5,255,171	-4,742,847	-4,311,210	-3,782,366	-3,244,268	-2,124,442	-412,709	1,901,290	4,222,512	4,222,512	4,222,512	4,222,512	4,222,512	4,222,512	4,222,512	4,222,512	0

Appendix
Site 14

Site 14	14	Flats 60 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.07	67.62		70.00%	42	4,200	11,928,000	3,195
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,940	714,420	273
First Homes	75.94	67.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**14,594,751**	**4,496**
SITE AREA - Gro	1.067	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-572,464**	**-715,580**	**-536,685**
Existing Use Value	2,666,667		2,500,000
Uplift 20%	533,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,200,000**		**3,000,000**
Additional Profit	**-5,970,072**	**-1,869**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 33,763,041

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-572,464	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-8,587	-8,587
Fees					
Planning				33,640	
Professional			8.00%	804,851	838,491
CONSTRUCTION					
Build Cost	BCIS +		1,833	8,239,848	
	Extras			0	
	Unit extras		1,075.00	64,500	
	Site		10.00%	823,985	
BNG				63,898	
Contingency		5.00%		456,417	
Abnormals		5.00%		411,992	
				0	10,060,641
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	437,843	
Legals	%		0.5%	72,974	
	£/unit		0	0	
Misc.	%		0.0%	0	510,816 **10,828,898**

Developers Profit				
Market Housing	% Value	17.50%		**2,087,400**
Affordable Hou:	% Value	17.50%		**466,682**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-572,464
	Total	0

Stamp duty calc - AP		
Land payment		3,200,000
	Total	149,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	43,228	
		Total	43,228

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397
Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397
CIL	84.33	£/sqm	**269,434**

BNG	0.70%	**Total**	63,898
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	2,982,000	2,982,000	2,982,000	2,982,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	196,946	196,946	196,946	196,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	291,137	291,137	291,137	291,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	178,605	178,605	178,605	178,605	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,648,688**	**3,648,688**	**3,648,688**	**3,648,688**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-8,587																							
Planning Fee	33,640																							
Professional	402,426			402,426																				
Build Cost - BCIS Base		0	760,694	1,521,389	2,282,083	2,282,083	1,521,389	760,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		67,359	30,200	154,701	90,599	198,373	71,207	41,007	10,807	10,807	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,325	10,650	15,975	15,975	10,650	5,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,035	76,069	114,104	114,104	76,069	38,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,333	68,665	102,998	102,998	68,665	34,333	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	109,461	109,461	109,461	109,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,243	18,243	18,243	18,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**427,479**	**67,359**	**1,271,012**	**1,831,475**	**2,605,759**	**2,713,533**	**1,875,684**	**1,007,098**	**138,511**	**138,511**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-572,464**																							
Interest		0	0	20,884	53,301	99,834	149,068	120,649	76,533	16,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,087,400
ordable for Rent																								466,682
First Homes																								0
Cash Flow	144,985	-67,359	-1,271,012	-1,852,359	-2,659,060	-2,813,367	1,623,936	2,520,941	3,433,644	3,493,733	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,554,082
Opening Balance	0																							
Closing Balance	144,985	77,626	-1,193,386	-3,045,745	-5,704,805	-8,518,172	-6,894,236	-4,373,295	-939,651	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	2,554,082	0

Appendix
Site 15

Site 15	15	Flats 25 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	4,200	5,015,294	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,940	297,675	114
First Homes	75.94	67.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.333	ha		75	/ha		**6,103,844**	**1,874**
SITE AREA - Gro	0.417	ha		60	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-221,045**	**-663,135**	**-530,508**
Existing Use Value	1,041,667		2,500,000
Uplift 20%	208,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,250,000**		**3,000,000**
Additional Profit	**-2,448,538**	**-1,823**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 13,801,417

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-221,045	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-3,316	-3,316	
Fees						
	Planning			15,875		
	Professional		8.00%	335,397	351,272	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	3,433,709		
		Extras		0		
		Unit extras	1,075.00	26,875		
		Site	10.00%	343,371		
	BNG			26,628		
	Contingency	5.00%		190,198		
	Abnormals	5.00%		171,685		
				0	4,192,466	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	183,115		
	Legals	%	0.5%	30,519		
		£/unit	0	0		
	Misc.	%	0.0%	0	213,635	**4,533,013**

Developers Profit				
	Market Housing	% Value	17.50%	**877,676**
	Affordable Hou	% Value	17.50%	**190,496**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-221,045
	Total	0

Stamp duty calc - AP		
Land payment		1,250,000
	Total	52,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790

Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790

CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	26,628

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	1,003,059	1,003,059	1,003,059	1,003,059	1,003,059	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	59,535	59,535	59,535	59,535	59,535	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,220,769**	**1,220,769**	**1,220,769**	**1,220,769**	**1,220,769**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-3,316																							
Planning Fee	15,875																							
Professional	167,699		167,699																					
Build Cost - BCIS Base		0	253,597	507,194	760,791	760,791	760,791	507,194	253,597	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,775	3,550	5,326	5,326	5,326	3,550	1,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,680	25,360	38,040	38,040	38,040	25,360	12,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	36,623	36,623	36,623	36,623	36,623	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,104	6,104	6,104	6,104	6,104	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**180,258**	**28,322**	**457,249**	**664,066**	**868,651**	**868,651**	**915,013**	**625,463**	**335,913**	**46,362**	**46,362**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-221,045**																							
Interest		0	0	7,784	19,541	35,084	50,900	46,440	36,835	21,994	1,827	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								877,676
ordable for Rent																								190,496
First Homes																								0
Cash Flow	40,787	-28,322	-457,249	-671,850	-888,192	-903,736	254,856	548,866	848,022	1,152,412	1,172,580	0	0	0	0	0	0	0	0	0	0	0	0	-1,068,173
Opening Balance	0																							
Closing Balance	40,787	12,465	-444,784	-1,116,634	-2,004,827	-2,908,563	-2,653,707	-2,104,841	-1,256,819	-104,407	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	1,068,173	0

Appendix
Site 16

Site 16	16	Flats 9 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	4,200	2,625,000	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,940	0	0
First Homes	78.13	69.44		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**2,625,000**	**703**
SITE AREA - Gro	0.160	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**132,246**	**1,102,047**	**826,535**
Existing Use Value	400,000		2,500,000
Uplift 20%	80,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**480,000**		**3,000,000**
Additional Profit	**-754,689**	**-1,073**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 7,381,760

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					132,246	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	1,984	1,984	
Fees						
	Planning			5,715		
	Professional		8.00%	125,837	131,552	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	1,288,645		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	10.00%	128,865		
	BNG			9,990		
	Contingency	5.00%		71,359		
	Abnormals	5.00%		64,432		
				0	1,572,967	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	78,750		
	Legals	%	0.5%	13,125		
		£/unit	0	0		
	Misc.	%	0.0%	0	91,875	**1,930,624**

Developers Profit				
	Market Housing	% Value	17.50%	**459,375**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		132,246
	Total	0

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,990

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	875,000	875,000	875,000	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**875,000**	**875,000**	**875,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,984																							
Planning Fee	5,715																							
Professional	62,919		62,919																					
Build Cost - BCIS Base		0	158,576	317,152	475,728	317,152	158,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,110	2,220	3,330	2,220	1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,929	15,858	23,786	15,858	7,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	26,250	26,250	26,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,375	4,375	4,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**70,618**	**59,295**	**244,135**	**362,434**	**543,650**	**362,434**	**211,842**	**30,625**	**30,625**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**132,246**																							
Interest		3,550	4,650	9,004	15,504	25,289	32,074	21,030	6,622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								459,375
ordable for Rent																								0
First Homes																								0
Cash Flow	-202,863	-62,845	-248,785	-371,437	-559,154	-387,723	631,084	823,345	837,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-459,375
Opening Balance	0																							
Closing Balance	-202,863	-265,708	-514,493	-885,931	-1,445,085	-1,832,807	-1,201,723	-378,378	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	459,375	0

Appendix
Site 17

Site 17	17	Mixed 950	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					950	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.75	76.57		70.00%	665	4,200	213,864,000	53,035
Affordable Overall				30%	285			
Social Rent	70.84	62.96		12.00%	114	1,725	12,382,050	8,075
Affordable Rent	70.84	62.96		12.00%	114	2,550	18,303,900	8,075
Shared Ownersl	73.44	65.28		6.00%	57	2,940	10,939,740	4,186
First Homes	73.44	65.28		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	12.667	ha		75	/ha		**255,489,690**	**73,372**
SITE AREA - Gro	19.253	ha		49	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**27,173,033**	**2,145,239**	**1,411,382**
Existing Use Value		48,131,947		2,500,000
Uplift	20%	9,626,389		500,000
Plus /ha	0	0		0
Benchmark Land Value		**57,758,336**		**3,000,000**

Additional Profit	**-210,787,062**	**-3,974**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,248,526,317

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				27,173,033	
	Stamp Duty			1,348,152		
	Easements etc.			0		
	Legals /Acquisition		1.50%	407,595	1,755,747	
Fees						
	Planning			201,850		
	Professional		8.00%	11,254,040	11,455,890	
CONSTRUCTION						
	Build Cost	BCIS +	1,503	110,304,644		
		Extras		0		
		Unit extras	1,075.00	1,021,250		
		Site	15.00%	16,545,697		
	BNG			895,101		
	Contingency	5.00%		6,393,580		
	Abnormals	5.00%		5,515,232		
				0	140,675,503	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,664,691		
	Legals	%	0.5%	1,277,448		
		£/unit	0	0		
	Misc.	%	0.0%	0	8,942,139	**190,002,313**

Developers Profit				
	Market Housing	% Value	17.50%	**37,426,200**
	Affordable Hou	% Value	17.50%	**7,284,496**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	950		
No dwgs under	50	635	31,750
No dwgs over 5	900	189	170,100
		Total	201,850

Stamp duty calc - Residual		
Land payment		27,173,033
	Total	1,348,152

Stamp duty calc - AP		
Land payment		57,758,336
	Total	2,877,417

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	717,564	
		Total	717,564

Pre CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

Post CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

CIL	84.33	£/sqm	**4,472,442**

BNG	0.70%	**Total**	895,101

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,418.27	Per Unit
CO2 Plus	6.00%		85.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,503.37	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	150	150	150	150	50																
Market Housing		11,256,000	22,512,000	33,768,000	33,768,000	33,768,000	33,768,000	33,768,000	11,256,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		651,687	1,303,374	1,955,061	1,955,061	1,955,061	1,955,061	1,955,061	651,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		963,363	1,926,726	2,890,089	2,890,089	2,890,089	2,890,089	2,890,089	963,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		575,776	1,151,552	1,727,327	1,727,327	1,727,327	1,727,327	1,727,327	575,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**13,446,826**	**26,893,652**	**40,340,477**	**40,340,477**	**40,340,477**	**40,340,477**	**40,340,477**	**13,446,826**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,348,152																							
Easements etc.	0																							
Legals Acquisition	407,595																							
Planning Fee	201,850																							
Professional	11,254,040																							
Build Cost - BCIS Base		6,730,084	13,460,167	20,190,251	20,190,251	20,190,251	20,190,251	20,190,251	6,730,084	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,678,185	2,461,881	2,351,089	1,009,357	1,009,357	1,009,357	1,009,357	336,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		47,111	94,221	141,332	141,332	141,332	141,332	141,332	47,111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		336,504	673,008	1,009,513	1,009,513	1,009,513	1,009,513	1,009,513	336,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		290,275	580,551	870,826	870,826	870,826	870,826	870,826	290,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	403,405	806,810	1,210,214	1,210,214	1,210,214	1,210,214	1,210,214	403,405	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	67,234	134,468	201,702	201,702	201,702	201,702	201,702	67,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**13,211,638**	**9,552,797**	**18,211,107**	**25,974,928**	**24,633,195**	**24,633,195**	**24,633,195**	**24,633,195**	**8,211,065**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**27,173,033**																							
Interest		2,826,927	2,752,230	2,337,108	1,495,117	500,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								37,426,200
ordable for Rent																								7,284,496
First Homes																								0
Cash Flow	-40,384,670	1,067,101	5,930,315	12,028,442	14,212,165	15,207,017	15,707,282	15,707,282	5,235,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-44,710,696
Opening Balance	0																							
Closing Balance	-40,384,670	-39,317,569	-33,387,254	-21,358,812	-7,146,647	8,060,370	23,767,653	39,474,935	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	44,710,696	0

Appendix
Site 18

Site 18	18	Mixed 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.93	76.77		70.00%	175	4,200	56,427,000	13,988
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,940	2,887,080	1,105
First Homes	73.65	65.47		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		**67,381,005**	**19,339**
SITE AREA - Gro	5.070	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	6,256,349	1,876,905	1,234,047
Existing Use Value	12,674,453		2,500,000
Uplift 20%	2,534,891		500,000
Plus /ha 0	0		0
Benchmark Land Value	**15,209,344**		**3,000,000**
Additional Profit	**-64,098,081**	**-4,582**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 525,443,304

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				6,256,349	
	Stamp Duty			302,317		
	Easements etc.			0		
	Legals /Acquisition		1.50%	93,845	396,163	
Fees						
	Planning			69,550		
	Professional		8.00%	2,965,023	3,034,573	
CONSTRUCTION						
	Build Cost	BCIS +	1,503	29,061,454		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	15.00%	4,359,218		
	BNG			235,826		
	Contingency	5.00%		1,684,471		
	Abnormals	5.00%		1,453,073		
				0	37,062,792	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,021,430		
	Legals	%	0.5%	336,905		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,358,335	**49,108,212**

Developers Profit				
	Market Housing	% Value	17.50%	**9,874,725**
	Affordable Hou	% Value	17.50%	**1,916,951**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		6,256,349
	Total	302,317

Stamp duty calc - AP		
Land payment		15,209,344
	Total	749,967

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	189,259	
		Total	189,259

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

CIL	84.33	£/sqm	**1,179,619**

BNG	0.70%	**Total**	235,826

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,417.71	Per Unit
CO2 Plus	6.00%		85.06	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,502.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	25	25	12	13	12	13	12	13				
Market Housing				0	0	0	2,708,496	2,934,204	2,708,496	2,934,204	2,708,496	2,934,204	2,708,496	2,934,204	2,708,496	2,934,204	5,642,700	5,642,700	2,708,496	2,934,204	2,708,496	2,934,204	2,708,496	2,934,204
Social Rent				0	0	0	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	325,508	325,508	156,244	169,264	156,244	169,264	156,244	169,264
Affordable Rent				0	0	0	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	481,185	481,185	230,969	250,216	230,969	250,216	230,969	250,216
Shared Ownership				0	0	0	138,580	150,128	138,580	150,128	138,580	150,128	138,580	150,128	138,580	150,128	288,708	288,708	138,580	150,128	138,580	150,128	138,580	150,128
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,234,288**	**3,503,812**	**3,234,288**	**3,503,812**	**3,234,288**	**3,503,812**	**3,234,288**	**3,503,812**	**3,234,288**	**3,503,812**	**6,738,101**	**6,738,101**	**3,234,288**	**3,503,812**	**3,234,288**	**3,503,812**	**3,234,288**	**3,503,812**
EXPENDITURE																								
Stamp Duty	302,317																							
Easements etc.	0																							
Legals Acquisition	93,845																							
Planning Fee	69,550																							
Professional	1,482,512		1,482,512																					
Build Cost - BCIS Base		0	539,031	1,122,981	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	2,245,961	2,829,911	2,784,992	2,245,961	1,662,011	1,706,931	1,662,011	1,706,931	1,122,981	583,950	0	0
BSL/BSL/s106/CIL/Tariff		117,962	23,966	403,816	73,897	75,894	82,981	557,583	82,981	321,659	82,981	85,735	108,945	135,665	132,911	109,702	92,822	94,820	82,981	85,735	59,015	35,805	9,084	9,841
BNG		0	3,773	7,861	11,634	11,949	11,634	11,949	11,634	11,949	11,634	11,949	15,722	19,809	19,495	15,722	11,634	11,949	11,634	11,949	7,861	4,088	0	0
Contingency		0	26,952	56,149	83,101	85,347	83,101	85,347	83,101	85,347	83,101	85,347	112,298	141,496	139,250	112,298	83,101	85,347	83,101	85,347	56,149	29,197	0	0
Abnormals		0	23,249	48,436	71,685	73,622	71,685	73,622	71,685	73,622	71,685	73,622	96,872	122,058	120,121	96,872	71,685	73,622	71,685	73,622	48,436	25,187	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	97,029	105,114	97,029	105,114	97,029	105,114	97,029	105,114	97,029	105,114	202,143	202,143	97,029	105,114	97,029	105,114	97,029	105,114
Legals	0	0	0	0	0	0	16,171	17,519	16,171	17,519	16,171	17,519	16,171	17,519	16,171	17,519	33,691	33,691	16,171	17,519	16,171	17,519	16,171	17,519
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,948,225**	**117,962**	**2,099,483**	**1,639,242**	**1,902,328**	**1,953,742**	**2,024,612**	**2,558,064**	**2,024,612**	**2,322,140**	**2,024,612**	**2,086,217**	**2,692,997**	**3,371,573**	**3,309,969**	**2,703,188**	**2,157,087**	**2,208,501**	**2,024,612**	**2,086,217**	**1,407,641**	**800,860**	**122,285**	**132,475**
For Residual Va Land	**6,256,349**																							
Interest		143,580	148,157	187,491	219,459	256,590	295,271	279,269	267,605	251,119	234,834	217,774	196,778	190,749	191,773	196,453	185,880	108,965	31,604	10,988	0	0	0	0
Developers Return																								
Market Housing																								9,874,725
ordable for Rent																								1,916,951
First Homes																								0
Cash Flow	-8,204,574	-261,542	-2,247,640	-1,826,733	-2,121,786	-2,210,332	914,406	666,480	942,071	930,553	974,842	1,199,821	344,513	-58,510	-267,453	604,171	4,395,134	4,420,634	1,178,072	1,406,608	1,826,647	2,702,952	3,112,004	-8,420,339
Opening Balance	0																							
Closing Balance	-8,204,574	-8,466,116	-10,713,755	-12,540,488	-14,662,274	-16,872,606	-15,958,200	-15,291,721	-14,349,650	-13,419,097	-12,444,255	-11,244,434	-10,899,921	-10,958,430	-11,225,883	-10,621,712	-6,226,578	-1,805,944	-627,872	778,736	2,605,383	5,308,335	8,420,339	0

Appendix
Site 19

Site 19	19	Mixed 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.69	76.50		70.00%	70	4,200	22,491,000	5,578
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,940	1,120,140	429
First Homes	71.44	63.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**26,774,640**	**7,672**
SITE AREA - Gro	1.905	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**855,760**	**641,820**	**449,274**
Existing Use Value		4,761,905		2,500,000
Uplift	20%	952,381		500,000
Plus /ha	0	0		0
Benchmark Land Value		**5,714,286**		**3,000,000**
Additional Profit		**-24,023,502**	**-4,307**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 325,791,232

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					855,760	
	Land			32,288		
	Stamp Duty			0		
	Easements etc.			12,836	45,124	
	Legals /Acquisition		1.50%			
Fees				41,200		
	Planning			1,333,000	1,374,200	
	Professional		8.00%			
CONSTRUCTION						
	Build Cost	BCIS +	1,704	13,076,431		
		Extras		0		
		Unit extras	1,075.00	107,500		
		Site	15.00%	1,961,465		
	BNG			106,018		
	Contingency	5.00%		757,270		
	Abnormals	5.00%		653,822		
				0	16,662,505	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	803,239		
	Legals	%	0.5%	133,873		
		£/unit	0	0		
	Misc.	%	0.0%	0	937,112	**19,874,702**

Developers Profit				
	Market Housing	% Value	17.50%	**3,935,925**
	Affordable Hou	% Value	17.50%	**749,637**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		855,760
	Total	32,288

Stamp duty calc - AP		
Land payment		5,714,286
	Total	275,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	75,472	
		Total	75,472

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161

Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161

CIL	84.33	£/sqm	**470,403**

BNG	0.70%	**Total**	106,018

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.01	Per Unit
CO2 Plus	6.00%		96.48	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,704.49	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	2,698,920	2,923,830	2,698,920	2,923,830	2,698,920	2,923,830	2,698,920	2,923,830	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	153,180	165,945	153,180	165,945	153,180	165,945	153,180	165,945	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	226,440	245,310	226,440	245,310	226,440	245,310	226,440	245,310	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	134,417	145,618	134,417	145,618	134,417	145,618	134,417	145,618	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,212,957**	**3,480,703**	**3,212,957**	**3,480,703**	**3,212,957**	**3,480,703**	**3,212,957**	**3,480,703**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	32,288																							
Easements etc.	0																							
Legals Acquisition	12,836																							
Planning Fee	41,200																							
Professional	666,500		666,500																					
Build Cost - BCIS Base		0	605,816	1,262,116	1,867,932	1,918,417	1,867,932	1,918,417	1,867,932	1,918,417	1,262,116	656,300	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		47,040	23,526	190,134	72,540	74,500	81,597	272,473	81,597	178,392	58,070	35,298	9,057	9,811	0	0	0	0	0	0	0	0	0	0
BNG		0	4,241	8,835	13,076	13,429	13,076	13,429	13,076	13,429	8,835	4,594	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,291	63,106	93,397	95,921	93,397	95,921	93,397	95,921	63,106	32,815	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,153	54,485	80,638	82,817	80,638	82,817	80,638	82,817	54,485	28,332	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	96,389	104,421	96,389	104,421	96,389	104,421	96,389	104,421	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,065	17,404	16,065	17,404	16,065	17,404	16,065	17,404	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**752,825**	**47,040**	**1,356,527**	**1,578,676**	**2,127,582**	**2,185,084**	**2,249,092**	**2,504,882**	**2,249,092**	**2,410,801**	**1,559,066**	**879,165**	**121,510**	**131,636**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**855,760**																							
Interest		28,150	29,466	53,721	82,288	120,961	161,316	147,272	132,772	118,228	101,574	74,408	30,183	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,935,925
ordable for Rent																								749,637
First Homes																								0
Cash Flow	-1,608,585	-75,191	-1,385,993	-1,632,397	-2,209,870	-2,306,045	802,548	828,550	831,092	951,674	1,552,317	2,527,130	3,061,263	3,349,067	0	0	0	0	0	0	0	0	0	-4,685,562
Opening Balance	0																							
Closing Balance	-1,608,585	-1,683,775	-3,069,768	-4,702,165	-6,912,035	-9,218,080	-8,415,532	-7,586,982	-6,755,890	-5,804,216	-4,251,899	-1,724,768	1,336,495	4,685,562	4,685,562	4,685,562	4,685,562	4,685,562	4,685,562	4,685,562	4,685,562	4,685,562	4,685,562	0

Appendix
Site 20

Site 20	20	Mixed 60	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.94	76.90		70.00%	42	4,200	13,566,000	3,358
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,940	714,420	273
First Homes	75.94	67.50		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**16,232,751**	**4,658**
SITE AREA - Gro	1.143	ha		53	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**499,576**	**624,470**	**437,129**
Existing Use Value	2,857,143		2,500,000
Uplift 20%	571,429		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,428,571**		**3,000,000**
Additional Profit	**-14,193,208**	**-4,227**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 211,120,606

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				499,576	
	Stamp Duty			14,479		
	Easements etc.			0		
	Legals /Acquisition		1.50%	7,494	21,972	
Fees						
	Planning			33,640		
	Professional		8.00%	808,201	841,841	
CONSTRUCTION						
	Build Cost	BCIS +	1,702	7,928,832		
		Extras		0		
		Unit extras	1,075.00	64,500		
		Site	15.00%	1,189,325		
	BNG			64,279		
	Contingency	5.00%		459,133		
	Abnormals	5.00%		396,442		
				0	10,102,510	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	486,983		
	Legals	%	0.5%	81,164		
		£/unit	0	0		
	Misc.	%	0.0%	0	568,146	**12,034,046**

Developers Profit				
	Market Housing	% Value	17.50%	**2,374,050**
	Affordable Hou:	% Value	17.50%	**466,682**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		499,576
	Total	14,479

Stamp duty calc - AP		
Land payment		3,428,571
	Total	160,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	45,427	
		Total	45,427

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397

Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397

CIL	84.33	£/sqm	**283,138**

BNG	0.70%	**Total**	64,279

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,605.70	Per Unit
CO2 Plus	6.00%		96.34	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,702.04	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000	2,261,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,297	131,297	131,297	131,297	131,297	131,297	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	194,091	194,091	194,091	194,091	194,091	194,091	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	119,070	119,070	119,070	119,070	119,070	119,070	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,705,459**	**2,705,459**	**2,705,459**	**2,705,459**	**2,705,459**	**2,705,459**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	14,479																							
Easements etc.	0																							
Legals Acquisition	7,494																							
Planning Fee	33,640																							
Professional	404,100		404,100																					
Build Cost - BCIS Base		0	510,148	1,020,295	1,530,443	1,530,443	1,530,443	1,530,443	1,020,295	510,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		70,784	20,133	139,365	60,399	60,399	181,226	67,971	47,837	27,704	7,571	7,571	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,571	7,142	10,713	10,713	10,713	10,713	7,142	3,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,507	51,015	76,522	76,522	76,522	76,522	51,015	25,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,025	44,049	66,074	66,074	66,074	66,074	44,049	22,025	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	81,164	81,164	81,164	81,164	81,164	81,164	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,527	13,527	13,527	13,527	13,527	13,527	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**459,713**	**70,784**	**985,484**	**1,261,866**	**1,744,151**	**1,744,151**	**1,959,669**	**1,846,413**	**1,265,030**	**683,646**	**102,262**	**102,262**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**499,576**																							
Interest		16,788	18,320	35,887	58,597	90,145	122,246	111,334	98,249	74,760	40,687	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,374,050
ordable for Rent																								466,682
First Homes																								0
Cash Flow	-959,289	-87,572	-1,003,804	-1,297,752	-1,802,748	-1,834,297	623,544	747,712	1,342,180	1,947,052	2,562,509	2,603,196	0	0	0	0	0	0	0	0	0	0	0	-2,840,732
Opening Balance	0																							
Closing Balance	-959,289	-1,046,861	-2,050,666	-3,348,418	-5,151,166	-6,985,463	-6,361,918	-5,614,207	-4,272,026	-2,324,974	237,535	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	2,840,732	0

Appendix
Site 21

Site 21	21	Mixed 24	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.45	76.18		70.00%	17	4,200	5,375,012	1,335
Affordable Overall				30%	7.2			
Social Rent	69.38	61.67		12.00%	3	1,725	306,360	200
Affordable Rent	69.38	61.67		12.00%	3	2,550	452,880	200
Shared Ownersl	68.63	61.00		6.00%	1	2,940	258,250	99
First Homes	68.63	61.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.320	ha		75	/ha		**6,392,501**	**1,833**
SITE AREA - Gro	0.457	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**346,927**	**1,084,146**	**758,902**
Existing Use Value		1,142,857		2,500,000
Uplift	20%	228,571		500,000
Plus /ha	0	0		0
Benchmark Land Value		**1,371,429**		**3,000,000**
Additional Profit		**-5,349,722**	**-4,008**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 88,813,309

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				346,927	
Stamp Duty				6,846	
Easements etc.				0	
Legals /Acquisition			1.50%	5,204	12,050
Fees					
Planning				15,240	
Professional			8.00%	305,428	320,668
CONSTRUCTION					
Build Cost	BCIS +		1,705	3,125,736	
	Extras			0	
	Unit extras		1,075.00	25,800	
	Site		10.00%	312,574	
BNG				24,249	
Contingency		5.00%		173,205	
Abnormals		5.00%		156,287	
				0	3,817,851
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	191,775	
Legals	%		0.5%	31,963	
	£/unit		0	0	
Misc.	%		0.0%	0	223,738 **4,721,234**

Developers Profit				
Market Housing	% Value	17.50%		**940,627**
Affordable Hou:	% Value	17.50%		**178,061**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		346,927
	Total	6,846

Stamp duty calc - AP		
Land payment		1,371,429
	Total	58,071

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,059	
		Total	18,059

Pre CIL s106	5,852	£/ Unit (all)	
		Total	140,459

Post CIL s106	5,852	£/ Unit (all)	
		Total	140,459

CIL	84.33	£/sqm	**112,558**

BNG	0.70%	**Total**	24,249

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.60	Per Unit
CO2 Plus	6.00%		96.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,705.11	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,343,753	1,343,753	1,343,753	1,343,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	76,590	76,590	76,590	76,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	113,220	113,220	113,220	113,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	64,562	64,562	64,562	64,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,598,125**	**1,598,125**	**1,598,125**	**1,598,125**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	6,846																							
Easements etc.	0																							
Legals Acquisition	5,204																							
Planning Fee	15,240																							
Professional	152,714		152,714																					
Build Cost - BCIS Base		0	288,676	577,352	866,027	866,027	577,352	288,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,140	11,705	107,828	35,115	35,115	27,925	16,220	4,515	4,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,021	4,041	6,062	6,062	4,041	2,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,434	28,868	43,301	43,301	28,868	14,434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,024	26,048	39,072	39,072	26,048	13,024	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	47,944	47,944	47,944	47,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,991	7,991	7,991	7,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**180,005**	**28,140**	**482,573**	**744,137**	**989,577**	**989,577**	**720,167**	**390,308**	**60,449**	**60,449**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**346,927**																							
Interest		9,221	9,875	18,493	31,839	49,714	67,901	53,725	33,529	7,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								940,627
ordable for Rent																								178,061
First Homes																								0
Cash Flow	-526,931	-37,361	-492,448	-762,630	-1,021,416	-1,039,291	810,057	1,154,092	1,504,147	1,530,470	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,118,688
Opening Balance	0																							
Closing Balance	-526,931	-564,292	-1,056,741	-1,819,370	-2,840,787	-3,880,078	-3,070,021	-1,915,930	-411,782	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	1,118,688	0

Appendix
Site 22

Site 22	22	Mixed 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	82.29	79.44		100.00%	9	4,200	3,003,000	741
Affordable Overall				0%	0			
Social Rent	82.29	79.44		0.00%	0	1,725	0	0
Affordable Rent	82.29	79.44		0.00%	0	2,550	0	0
Shared Ownersl	82.29	79.44		0.00%	0	2,940	0	0
First Homes	82.29	79.44		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**3,003,000**	**741**
SITE AREA - Gro	0.171	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		466,511	3,887,595	2,721,317
Existing Use Value		428,571		2,500,000
Uplift	20%	85,714		500,000
Plus /ha	0	0		0
Benchmark Land Value		**514,286**		**3,000,000**
Additional Profit		**-2,330,814**	**-3,147**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 48,897,437

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					466,511	
	Land			12,826		
	Stamp Duty			0		
	Easements etc.			6,998	19,823	
	Legals /Acquisition		1.50%			
Fees				5,715		
	Planning			118,869	124,584	
	Professional		8.00%			
CONSTRUCTION				1,216,817		
	Build Cost	BCIS +	1,643	0		
		Extras		9,675		
		Unit extras	1,075.00	121,682		
		Site	10.00%	9,437		
	BNG			67,409		
	Contingency	5.00%		60,841		
	Abnormals	5.00%		0	1,485,861	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	90,090		
	Legals	%	0.5%	15,015		
		£/unit	0	0		
	Misc.	%	0.0%	0	105,105	**2,201,884**

Developers Profit				
	Market Housing	% Value	17.50%	**525,525**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		466,511
	Total	12,826

Stamp duty calc - AP		
Land payment		514,286
	Total	15,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**62,457**

BNG	0.70%	**Total**	9,437

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,549.96	Per Unit
CO2 Plus	6.00%		93.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,642.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	1,001,000	1,001,000	1,001,000	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,001,000**	**1,001,000**	**1,001,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	12,826																							
Easements etc.	0																							
Legals Acquisition	6,998																							
Planning Fee	5,715																							
Professional	59,434		59,434																					
Build Cost - BCIS Base		0	149,797	299,594	449,391	299,594	149,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		15,614	6,443	59,728	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,049	2,097	3,146	2,097	1,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,490	14,980	22,470	14,980	7,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,760	13,520	20,280	13,520	6,760	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	30,030	30,030	30,030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,005	5,005	5,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**84,973**	**15,614**	**230,973**	**389,919**	**514,615**	**343,077**	**206,573**	**35,035**	**35,035**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**466,511**																							
Interest		9,651	10,093	14,312	21,386	30,766	37,308	24,058	7,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								525,525
ordable for Rent																								0
First Homes																								0
Cash Flow	-551,484	-25,265	-241,066	-404,231	-536,001	-373,843	757,119	941,907	958,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-525,525
Opening Balance	0																							
Closing Balance	-551,484	-576,750	-817,816	-1,222,047	-1,758,047	-2,131,890	-1,374,771	-432,865	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	525,525	0

Appendix
Site 23

Site 23	23	Housing 350	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					350	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.08	107.08		70.00%	245	4,200	110,187,000	26,235
Affordable Overall				30%	105			
Social Rent	78.97	77.33		12.00%	42	1,725	5,602,800	3,317
Affordable Rent	78.97	77.33		12.00%	42	2,550	8,282,400	3,317
Shared Ownersl	84.52	84.52		6.00%	21	2,940	5,218,500	1,775
First Homes	84.52	84.52		0.00%	0	2,772	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	11.667	ha		30	/ha		**129,290,700**	**34,644**
SITE AREA - Gro	19.444	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**19,697,343**	**1,688,344**	**1,013,006**
Existing Use Value	48,611,111		2,500,000
Uplift 20%	9,722,222		500,000
Plus /ha 0	0		0
Benchmark Land Value	**58,333,333**		**3,000,000**
Additional Profit	**-142,468,918**	**-5,430**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,315,067,578

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				19,697,343	
	Stamp Duty			974,367		
	Easements etc.			0		
	Legals /Acquisition		1.50%	295,460	1,269,827	
Fees						
	Planning			88,450		
	Professional		8.00%	5,243,478	5,331,928	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	50,937,552		
		Extras		645,000		
		Unit extras	1,075.00	376,250		
		Site	15.00%	7,640,633		
	BNG			417,196		
	Contingency	5.00%		2,979,972		
	Abnormals	5.00%		2,546,878		
				0	65,543,480	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,878,721		
	Legals	%	0.5%	646,454		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,525,175	**96,367,754**

Developers Profit				
	Market Housing	% Value	17.50%	**19,282,725**
	Affordable Hou	% Value	17.50%	**3,343,148**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under	50	635	31,750
No dwgs over 5	300	189	56,700
		Total	88,450

Stamp duty calc - Residual		
Land payment		19,697,343
	Total	974,367

Stamp duty calc - AP		
Land payment		58,333,333
	Total	2,906,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	354,960	
		Total	354,960

Pre CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

Post CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

CIL	84.33	£/sqm	**2,212,398**

BNG	0.70%	**Total**	417,196

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,387.11	Per Unit
CO2 Plus	6.00%		83.23	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,470.34	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50																	
Market Housing		15,741,000	15,741,000	15,741,000	15,741,000	15,741,000	15,741,000	15,741,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		800,400	800,400	800,400	800,400	800,400	800,400	800,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		745,500	745,500	745,500	745,500	745,500	745,500	745,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	974,367																							
Easements etc.	0																							
Legals Acquisition	295,460																							
Planning Fee	88,450																							
Professional	5,243,478																							
Build Cost - BCIS Base		8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,095,651	1,316,891	1,095,651	431,932	431,932	431,932	431,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		59,599	59,599	59,599	59,599	59,599	59,599	59,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		425,710	425,710	425,710	425,710	425,710	425,710	425,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		363,840	363,840	363,840	363,840	363,840	363,840	363,840	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	554,103	554,103	554,103	554,103	554,103	554,103	554,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	92,351	92,351	92,351	92,351	92,351	92,351	92,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,601,756**	**11,105,459**	**11,326,699**	**11,105,459**	**10,441,740**	**10,441,740**	**10,441,740**	**10,441,740**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**19,697,343**																							
Interest		1,840,937	1,454,278	1,056,039	614,437	95,462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								19,282,725
ordable for Rent																								3,343,148
First Homes																								0
Cash Flow	-26,299,099	5,523,704	5,689,124	6,308,602	7,413,923	7,932,898	8,028,360	8,028,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-22,625,873
Opening Balance	0																							
Closing Balance	-26,299,099	-20,775,395	-15,086,272	-8,777,670	-1,363,746	6,569,152	14,597,512	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	0

Appendix
Site 24

Site 24	24	Housing 200	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	140	4,200	62,916,000	14,980
Affordable Overall				30%	60			
Social Rent	79.48	77.92		12.00%	24	1,725	3,225,750	1,908
Affordable Rent	79.48	77.92		12.00%	24	2,550	4,768,500	1,908
Shared Ownersl	85.17	85.17		6.00%	12	2,940	3,004,680	1,022
First Homes	85.17	85.17		0.00%	0	2,765	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.667	ha		30	/ha		**73,914,930**	**19,817**
SITE AREA - Gro	10.256	ha		20	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	9,902,434	1,485,365	965,487
Existing Use Value	25,641,026		2,500,000
Uplift 20%	5,128,205		500,000
Plus /ha 0	0		0
Benchmark Land Value	**30,769,231**		**3,000,000**
Additional Profit	**-90,982,337**	**-6,074**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 661,464,962

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				9,902,434	
	Stamp Duty			484,622		
	Easements etc.			0		
	Legals /Acquisition		1.50%	148,537	633,158	
Fees						
	Planning			60,100		
	Professional		8.00%	2,998,517	3,058,617	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	29,130,230		
		Extras		367,500		
		Unit extras	1,075.00	215,000		
		Site	15.00%	4,369,534		
	BNG			238,576		
	Contingency	5.00%		1,704,113		
	Abnormals	5.00%		1,456,511		
				0	37,481,465	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,217,448		
	Legals	%	0.5%	369,575		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,587,023	**53,662,697**

Developers Profit				
	Market Housing	% Value	17.50%	**11,010,300**
	Affordable Hou	% Value	17.50%	**1,924,813**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		9,902,434
	Total	484,622

Stamp duty calc - AP		
Land payment		30,769,231
	Total	1,527,962

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	202,679	
		Total	202,679

Pre CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

Post CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

CIL	84.33	£/sqm	**1,263,263**

BNG	0.70%	**Total**	238,576

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.76	Per Unit
CO2 Plus	6.00%		83.21	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13						
Market Housing				0	0	0	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0
Shared Ownership				0	0	0	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**0**	**0**
EXPENDITURE																								
Stamp Duty	484,622																							
Easements etc.	0																							
Legals Acquisition	148,537																							
Planning Fee	60,100																							
Professional	1,499,259			1,499,259																				
Build Cost - BCIS Base		0	681,645	1,420,094	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	1,420,094	738,449	0	0	0	0
BSL/BSL/s106/CIL/Tariff		126,326	30,526	442,576	94,123	96,667	106,284	615,147	106,284	109,841	358,937	109,841	106,284	109,841	106,284	109,841	106,284	109,841	75,758	46,244	12,161	13,174	0	0
BNG		0	4,772	9,941	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	9,941	5,169	0	0	0	0
Contingency		0	34,082	71,005	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	71,005	36,922	0	0	0	0
Abnormals		0	29,130	60,688	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	60,688	31,558	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	0	0
Legals	0	0	0	0	0	0	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,192,517**	**126,326**	**2,279,414**	**2,004,303**	**2,405,480**	**2,470,493**	**2,572,862**	**3,157,129**	**2,572,862**	**2,651,824**	**2,825,515**	**2,651,824**	**2,572,862**	**2,651,824**	**2,572,862**	**2,651,824**	**2,572,862**	**2,651,824**	**1,792,707**	**1,026,499**	**167,382**	**181,331**	**0**	**0**
For Residual Va Land	**9,902,434**																							
Interest		211,662	217,576	261,274	300,921	348,283	397,612	371,985	349,666	323,199	291,184	268,116	235,136	206,666	172,611	143,046	107,878	77,180	40,860	0	0	0	0	0
Developers Return																								
Market Housing																								11,010,300
ordable for Rent																								1,924,813
First Homes																								0
Cash Flow	-12,094,951	-337,988	-2,496,991	-2,265,577	-2,706,402	-2,818,777	1,464,422	1,275,357	1,512,368	1,829,447	1,318,197	1,884,531	1,626,897	1,945,981	1,689,422	2,009,601	1,754,155	2,075,466	2,601,330	3,777,971	4,267,514	4,623,140	0	-12,935,113
Opening Balance	0																							
Closing Balance	-12,094,951	-12,432,939	-14,929,929	-17,195,507	-19,901,908	-22,720,685	-21,256,263	-19,980,907	-18,468,539	-16,639,092	-15,320,895	-13,436,364	-11,809,467	-9,863,486	-8,174,064	-6,164,463	-4,410,308	-2,334,841	266,488	4,044,459	8,311,973	12,935,113	12,935,113	0

Appendix
Site 25

Site 25	25	Housing 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.43	107.43		70.00%	70	4,200	31,584,000	7,520
Affordable Overall				30%	30			
Social Rent	79.48	77.92		12.00%	12	1,725	1,612,875	954
Affordable Rent	79.48	77.92		12.00%	12	2,550	2,384,250	954
Shared Ownersl	82.17	82.17		6.00%	6	2,940	1,449,420	493
First Homes	82.17	82.17		0.00%	0	2,821	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		30	/ha		**37,030,545**	**9,921**
SITE AREA - Gro	4.762	ha		21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,689,498	806,849	564,795
Existing Use Value		11,904,762		2,500,000
Uplift	20%	2,380,952		500,000
Plus /ha	0	0		0
Benchmark Land Value		**14,285,714**		**3,000,000**

Additional Profit	-41,007,041	-5,453	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 455,801,736

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,689,498	
	Stamp Duty			123,975		
	Easements etc.			0		
	Legals /Acquisition		1.50%	40,342	164,317	
Fees						
	Planning			41,200		
	Professional		8.00%	1,717,894	1,759,094	
CONSTRUCTION						
	Build Cost	BCIS +	1,686	16,721,472		
		Extras		187,500		
		Unit extras	1,075.00	107,500		
		Site	15.00%	2,508,221		
	BNG			136,673		
	Contingency	5.00%		976,235		
	Abnormals	5.00%		836,074		
				0	21,473,674	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,110,916		
	Legals	%	0.5%	185,153		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,296,069	**27,382,653**

Developers Profit				
	Market Housing	% Value	17.50%	**5,527,200**
	Affordable Hou	% Value	17.50%	**953,145**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		2,689,498
	Total	123,975

Stamp duty calc - AP		
Land payment		14,285,714
	Total	703,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	101,746	
		Total	101,746

Pre CIL s106	7,632	£/ Unit (all)	
		Total	763,161

Post CIL s106	7,632	£/ Unit (all)	
		Total	763,161

CIL	84.33	£/sqm	**634,162**

BNG	0.70%	**Total**	136,673

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,590.14	Per Unit
CO2 Plus	6.00%		95.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,685.55	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,790,080	4,105,920	3,790,080	4,105,920	3,790,080	4,105,920	3,790,080	4,105,920	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	173,930	188,425	173,930	188,425	173,930	188,425	173,930	188,425	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,443,665**	**4,813,971**	**4,443,665**	**4,813,971**	**4,443,665**	**4,813,971**	**4,443,665**	**4,813,971**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	123,975																							
Easements etc.	0																							
Legals Acquisition	40,342																							
Planning Fee	41,200																							
Professional	858,947		858,947																					
Build Cost - BCIS Base		0	780,988	1,627,058	2,408,045	2,473,128	2,408,045	2,473,128	2,408,045	2,473,128	1,627,058	846,070	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,416	30,526	253,845	94,123	96,667	106,333	363,559	106,333	109,894	202,639	46,297	12,209	13,227	0	0	0	0	0	0	0	0	0	0
BNG		0	5,467	11,389	16,856	17,312	16,856	17,312	16,856	17,312	11,389	5,922	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	39,049	81,353	120,402	123,656	120,402	123,656	120,402	123,656	81,353	42,304	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,443	69,673	103,116	105,903	103,116	105,903	103,116	105,903	69,673	36,230	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	133,310	144,419	133,310	144,419	133,310	144,419	133,310	144,419	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	22,218	24,070	22,218	24,070	22,218	24,070	22,218	24,070	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,064,465**	**63,416**	**1,748,420**	**2,043,318**	**2,742,543**	**2,816,666**	**2,910,281**	**3,252,046**	**2,910,281**	**2,998,382**	**2,147,640**	**1,145,312**	**167,738**	**181,716**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,689,498**																							
Interest		65,694	67,954	99,740	137,244	187,640	240,215	217,585	194,059	170,621	141,834	104,136	41,756	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,527,200
ordable for Rent																								953,145
First Homes																								0
Cash Flow	-3,753,963	-129,111	-1,816,374	-2,143,058	-2,879,787	-3,004,306	1,293,169	1,344,340	1,339,326	1,644,968	2,154,192	3,564,523	4,234,171	4,632,255	0	0	0	0	0	0	0	0	0	-6,480,345
Opening Balance	0																							
Closing Balance	-3,753,963	-3,883,073	-5,699,447	-7,842,506	-10,722,293	-13,726,599	-12,433,429	-11,089,090	-9,749,764	-8,104,796	-5,950,604	-2,386,081	1,848,090	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	0

Appendix
Site 26

Site 26	26	Housing 40	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	108.21	108.21		70.00%	28	4,200	12,726,000	3,030
Affordable Overall				30%	12			
Social Rent	77.25	76.00		12.00%	5	1,725	629,280	371
Affordable Rent	77.25	76.00		12.00%	5	2,550	930,240	371
Shared Ownersl	70.00	70.00		6.00%	2	2,940	493,920	168
First Homes	70.00	70.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		30	/ha		**14,779,440**	**3,940**
SITE AREA - Gro	1.778	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,120,931	840,699	630,524
Existing Use Value	4,444,444		2,500,000
Uplift 20%	888,889		500,000
Plus /ha 0	0		0
Benchmark Land Value	5,333,333		3,000,000
Additional Profit	-14,922,304	-4,925	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 208,218,009

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,120,931	
	Land			45,547		
	Stamp Duty			0		
	Easements etc.			16,814	62,361	
	Legals /Acquisition		1.50%			
Fees						
	Planning			25,400		
	Professional		8.00%	680,769	706,169	
CONSTRUCTION						
	Build Cost	BCIS +	1,682	6,625,485		
		Extras		75,000		
		Unit extras	1,075.00	43,000		
		Site	15.00%	993,823		
	BNG			54,161		
	Contingency	5.00%		386,865		
	Abnormals	5.00%		331,274		
				0	8,509,608	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	443,383		
	Legals	%	0.5%	73,897		
		£/unit	0	0		
	Misc.	%	0.0%	0	517,280	**10,916,350**

Developers Profit				
	Market Housing	% Value	17.50%	**2,227,050**
	Affordable Hou	% Value	17.50%	**359,352**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		1,120,931
	Total	45,547

Stamp duty calc - AP		
Land payment		5,333,333
	Total	256,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	40,996	
		Total	40,996

Pre CIL s106	7,582	£/ Unit (all)	
		Total	303,264
Post CIL s106	7,582	£/ Unit (all)	
		Total	303,264
CIL	84.33	£/sqm	**255,520**

BNG	0.70%	**Total**	54,161
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,586.57	Per Unit
CO2 Plus	6.00%		95.19	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,681.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	3,181,500	3,181,500	3,181,500	3,181,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	157,320	157,320	157,320	157,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	232,560	232,560	232,560	232,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	123,480	123,480	123,480	123,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,694,860**	**3,694,860**	**3,694,860**	**3,694,860**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	45,547																							
Easements etc.	0																							
Legals Acquisition	16,814																							
Planning Fee	25,400																							
Professional	340,384			340,384																				
Build Cost - BCIS Base		0	644,776	1,289,551	1,934,327	1,934,327	1,289,551	644,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,880	25,272	242,184	75,816	75,816	60,793	35,521	10,249	10,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,513	9,027	13,540	13,540	9,027	4,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	32,239	64,478	96,716	96,716	64,478	32,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,606	55,212	82,819	82,819	55,212	27,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	110,846	110,846	110,846	110,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,474	18,474	18,474	18,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**428,145**	**63,880**	**1,074,790**	**1,660,452**	**2,203,218**	**2,203,218**	**1,608,381**	**873,975**	**139,569**	**139,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,120,931**																							
Interest		27,109	28,701	48,012	77,910	117,830	158,448	124,708	77,525	16,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,227,050
ordable for Rent																								359,352
First Homes																								0
Cash Flow	-1,549,077	-90,989	-1,103,492	-1,708,464	-2,281,129	-2,321,048	1,928,030	2,696,177	3,477,766	3,538,627	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,586,402
Opening Balance	0																							
Closing Balance	-1,549,077	-1,640,066	-2,743,557	-4,452,021	-6,733,150	-9,054,198	-7,126,168	-4,429,991	-952,225	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	0

Appendix
Site 27

Site 27	27	Housing 24	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.94	107.94		70.00%	17	4,200	7,616,329	1,813
Affordable Overall				30%	7.2			
Social Rent	65.42	63.33		12.00%	3	1,725	314,640	188
Affordable Rent	65.42	63.33		12.00%	3	2,550	465,120	188
Shared Ownersl	70.00	70.00		6.00%	1	2,940	296,352	101
First Homes	70.00	70.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		30	/ha		**8,692,441**	**2,291**
SITE AREA - Gro	1.067	ha		23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**888,795**	**1,110,994**	**833,245**
Existing Use Value		2,666,667		2,500,000
Uplift	20%	533,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**3,200,000**		**3,000,000**
Additional Profit		**-8,710,394**	**-4,803**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 124,609,854

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					888,795	
	Land					
	Stamp Duty			33,940		
	Easements etc.			0		
	Legals /Acquisition		1.50%	13,332	47,272	
Fees						
	Planning			15,240		
	Professional		8.00%	381,581	396,821	
CONSTRUCTION						
	Build Cost	BCIS +	1,690	3,871,463		
		Extras		45,000		
		Unit extras	1,075.00	25,800		
		Site	10.00%	387,146		
	BNG			30,306		
	Contingency	5.00%		216,470		
	Abnormals	5.00%		193,573		
				0	4,769,759	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	260,773		
	Legals	%	0.5%	43,462		
		£/unit	0	0		
	Misc.	%	0.0%	0	304,235	**6,406,882**

Developers Profit				
	Market Housing	% Value	17.50%	**1,332,858**
	Affordable Hou	% Value	17.50%	**188,320**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		888,795
	Total	33,940

Stamp duty calc - AP		
Land payment		3,200,000
	Total	149,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	24,535	
		Total	24,535

Pre CIL s106	7,102	£/ Unit (all)	
		Total	170,459

Post CIL s106	7,102	£/ Unit (all)	
		Total	170,459

CIL	84.33	£/sqm	**152,925**

BNG	0.70%	**Total**	30,306

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,594.20	Per Unit
CO2 Plus	6.00%		95.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,689.85	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,904,082	1,904,082	1,904,082	1,904,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,660	78,660	78,660	78,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	116,280	116,280	116,280	116,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	74,088	74,088	74,088	74,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,173,110**	**2,173,110**	**2,173,110**	**2,173,110**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	33,940																							
Easements etc.	0																							
Legals Acquisition	13,332																							
Planning Fee	15,240																							
Professional	190,790		190,790																					
Build Cost - BCIS Base		0	360,784	721,568	1,082,352	1,082,352	721,568	360,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		38,231	14,205	143,104	42,615	42,615	34,544	20,339	6,134	6,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,525	5,051	7,576	7,576	5,051	2,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	18,039	36,078	54,118	54,118	36,078	18,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	16,131	32,262	48,393	48,393	32,262	16,131	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	65,193	65,193	65,193	65,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,866	10,866	10,866	10,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**253,302**	**38,231**	**602,475**	**938,063**	**1,235,054**	**1,235,054**	**905,562**	**493,878**	**82,193**	**82,193**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**888,795**																							
Interest		19,987	21,006	31,916	48,891	71,360	94,222	73,689	45,592	9,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,332,858
ordable for Rent																								188,320
First Homes																								0
Cash Flow	-1,142,097	-58,218	-623,481	-969,980	-1,283,946	-1,306,415	1,173,326	1,605,544	2,045,325	2,081,119	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,521,177
Opening Balance	0																							
Closing Balance	-1,142,097	-1,200,315	-1,823,796	-2,793,776	-4,077,721	-5,384,136	-4,210,810	-2,605,267	-559,941	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	0

Appendix
Site 28

Site 28	28	Housing 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.22	107.22		100.00%	9	4,200	4,053,000	965
Affordable Overall				0%	0			
Social Rent	107.22	107.22		0.00%	0	1,725	0	0
Affordable Rent	107.22	107.22		0.00%	0	2,550	0	0
Shared Ownersl	107.22	107.22		0.00%	0	2,940	0	0
First Homes	107.22	107.22		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		30	/ha		**4,053,000**	**965**
SITE AREA - Gro	0.400	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**619,203**	**2,064,011**	**1,548,008**
Existing Use Value	1,000,000		2,500,000
Uplift 20%	200,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,200,000**		**3,000,000**
Additional Profit	**-3,802,954**	**-3,941**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 65,986,488

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					619,203	
Stamp Duty				20,460		
Easements etc.				0		
Legals /Acquisition			1.50%	9,288	29,748	
Fees						
Planning				5,715		
Professional			8.00%	161,787	167,502	
CONSTRUCTION						
Build Cost	BCIS +		1,699	1,639,587		
	Extras			22,500		
	Unit extras		1,075.00	9,675		
	Site		10.00%	163,959		
BNG				12,850		
Contingency		5.00%		91,786		
Abnormals		5.00%		81,979		
				0	2,022,336	
FINANCE						
Fees			0%	0		
Interest			7.00%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	121,590		
Legals	%		0.5%	20,265		
	£/unit		0	0		
Misc.	%		0.0%	0	141,855	**2,980,645**

Developers Profit				
Market Housing	% Value	17.50%		**709,275**
Affordable Hou	% Value	17.50%		**0**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		619,203
	Total	20,460

Stamp duty calc - AP		
Land payment		1,200,000
	Total	49,500

Building Safety Levy		
Greenfield	0.00	0
Brownfield	0.00	0
	Total	0

Pre CIL s106	8,109	£/ Unit (all)	
		Total	72,984

Post CIL s106	8,109	£/ Unit (all)	
		Total	72,984

CIL	84.33	£/sqm	**81,378**

BNG	0.70%	**Total**	12,850

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,602.88	Per Unit
CO2 Plus	6.00%		96.17	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,699.05	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	1,351,000	1,351,000	1,351,000	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,351,000**	**1,351,000**	**1,351,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	20,460																							
Easements etc.	0																							
Legals Acquisition	9,288																							
Planning Fee	5,715																							
Professional	80,893		80,893																					
Build Cost - BCIS Base		0	203,969	407,938	611,907	407,938	203,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		20,345	8,109	77,253	24,328	16,219	8,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,428	2,856	4,283	2,856	1,428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,198	20,397	30,595	20,397	10,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,109	18,218	27,326	18,218	9,109	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	40,530	40,530	40,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,755	6,755	6,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**116,357**	**20,345**	**313,707**	**526,661**	**698,440**	**465,627**	**280,098**	**47,285**	**47,285**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**619,203**																							
Interest		12,872	13,454	19,179	28,731	41,457	50,331	32,471	10,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								709,275
ordable for Rent																								0
First Homes																								0
Cash Flow	-735,560	-33,217	-327,160	-545,839	-727,171	-507,083	1,020,571	1,271,244	1,293,491	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-709,275
Opening Balance	0																							
Closing Balance	-735,560	-768,777	-1,095,938	-1,641,777	-2,368,948	-2,876,032	-1,855,461	-584,216	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	0

Appendix
Site 29

Site 29	29	Housing 350	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					350	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.08	107.08		70.00%	245	4,200	110,187,000	26,235
Affordable Overall				30%	105			
Social Rent	78.97	77.33		12.00%	42	1,725	5,602,800	3,317
Affordable Rent	78.97	77.33		12.00%	42	2,550	8,282,400	3,317
Shared Ownersl	84.52	84.52		6.00%	21	2,940	5,218,500	1,775
First Homes	84.52	84.52		0.00%	0	2,772	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	11.667	ha		30	/ha		**129,290,700**	**34,644**
SITE AREA - Gro	23.333	ha		15	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**23,021,805**	**1,973,298**	**986,649**
Existing Use Value	583,333		25,000
Uplift 0%	0		0
Plus /ha 350,000	8,166,667		350,000
Benchmark Land Value	**8,750,000**		**375,000**
Additional Profit	**-68,212,279**	**-2,600**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,215,676,899

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				23,021,805	
	Stamp Duty			1,140,590		
	Easements etc.			0		
	Legals /Acquisition		1.50%	345,327	1,485,917	
Fees						
	Planning			88,450		
	Professional		8.00%	4,891,922	4,980,372	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	50,937,552		
		Extras		645,000		
		Unit extras	1,075.00	376,250		
		Site	15.00%	7,640,633		
	BNG			59,599		
	Contingency	2.50%		1,489,986		
	Abnormals	0.00%		0		
				0	61,149,020	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,878,721		
	Legals	%	0.5%	646,454		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,525,175	**95,162,289**

Developers Profit				
	Market Housing	% Value	17.50%	**19,282,725**
	Affordable Hou	% Value	17.50%	**3,343,148**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under	50	635	31,750
No dwgs over 5	300	189	56,700
		Total	88,450

Stamp duty calc - Residual		
Land payment		23,021,805
	Total	1,140,590

Stamp duty calc - AP		
Land payment		8,750,000
	Total	427,000

Building Safety Levy			
Greenfield	27.06	709,919	
Brownfield	0.00	0	
		Total	709,919

Pre CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

Post CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

CIL	84.33	£/sqm	**2,212,398**

BNG	0.10%	**Total**	59,599

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,387.11	Per Unit
CO2 Plus	6.00%		83.23	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,470.34	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50																	
Market Housing		15,741,000	15,741,000	15,741,000	15,741,000	15,741,000	15,741,000	15,741,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		800,400	800,400	800,400	800,400	800,400	800,400	800,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		745,500	745,500	745,500	745,500	745,500	745,500	745,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**18,470,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,140,590																							
Easements etc.	0																							
Legals Acquisition	345,327																							
Planning Fee	88,450																							
Professional	4,891,922																							
Build Cost - BCIS Base		8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,146,360	1,367,599	1,146,360	482,640	482,640	482,640	482,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		8,514	8,514	8,514	8,514	8,514	8,514	8,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		212,855	212,855	212,855	212,855	212,855	212,855	212,855	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	0	554,103	554,103	554,103	554,103	554,103	554,103	554,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	92,351	92,351	92,351	92,351	92,351	92,351	92,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,466,289**	**10,528,387**	**10,749,627**	**10,528,387**	**9,864,668**	**9,864,668**	**9,864,668**	**9,864,668**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**23,021,805**																							
Interest		2,064,167	1,652,738	1,227,997	758,037	208,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								19,282,725
ordable for Rent																								3,343,148
First Homes																								0
Cash Flow	-29,488,094	5,877,546	6,067,734	6,713,716	7,847,395	8,396,713	8,605,432	8,605,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-22,625,873
Opening Balance	0																							
Closing Balance	-29,488,094	-23,610,548	-17,542,814	-10,829,099	-2,981,704	5,415,009	14,020,441	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	22,625,873	0

Appendix
Site 30

Site 30	30	Housing 200	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	140	4,200	62,916,000	14,980
Affordable Overall				30%	60			
Social Rent	79.48	77.92		12.00%	24	1,725	3,225,750	1,908
Affordable Rent	79.48	77.92		12.00%	24	2,550	4,768,500	1,908
Shared Ownersl	85.17	85.17		6.00%	12	2,940	3,004,680	1,022
First Homes	85.17	85.17		0.00%	0	2,765	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.667	ha		30	/ha		**73,914,930**	**19,817**
SITE AREA - Gro	13.333	ha		15	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**11,909,258**	**1,786,389**	**893,194**
Existing Use Value	333,333		25,000
Uplift 0%	0		0
Plus /ha 350,000	4,666,667		350,000
Benchmark Land Value	**5,000,000**		**375,000**
Additional Profit	**-42,003,199**	**-2,804**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 657,450,050

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				11,909,258	
	Stamp Duty			584,963		
	Easements etc.			0		
	Legals /Acquisition		1.50%	178,639	763,602	
Fees						
	Planning			60,100		
	Professional		8.00%	2,797,472	2,857,572	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	29,130,230		
		Extras		367,500		
		Unit extras	1,075.00	215,000		
		Site	15.00%	4,369,534		
	BNG			34,082		
	Contingency	2.50%		852,057		
	Abnormals	0.00%		0		
				0	34,968,403	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,217,448		
	Legals	%	0.5%	369,575		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,587,023	**53,085,858**

Developers Profit				
	Market Housing	% Value	17.50%	**11,010,300**
	Affordable Hou	% Value	17.50%	**1,924,813**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		11,909,258
	Total	584,963

Stamp duty calc - AP		
Land payment		5,000,000
	Total	239,500

Building Safety Levy			
Greenfield	27.06	405,359	
Brownfield	0.00	0	
		Total	405,359

Pre CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

Post CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

CIL	84.33	£/sqm	**1,263,263**

BNG	0.10%	**Total**	34,082

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.76	Per Unit
CO2 Plus	6.00%		83.21	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13						
Market Housing				0	0	0	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	3,774,960	4,089,540	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0
Shared Ownership				0	0	0	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	180,281	195,304	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**4,434,896**	**4,804,470**	**0**	**0**
EXPENDITURE																								
Stamp Duty	584,963																							
Easements etc.	0																							
Legals Acquisition	178,639																							
Planning Fee	60,100																							
Professional	1,398,736		1,398,736																					
Build Cost - BCIS Base		0	681,645	1,420,094	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	1,420,094	738,449	0	0	0	0
BSL/BSL/s106/CIL/Tariff		126,326	30,526	442,576	94,123	96,667	118,445	628,321	118,445	123,015	371,097	123,015	118,445	123,015	118,445	123,015	118,445	123,015	87,918	59,419	24,322	26,348	0	0
BNG		0	682	1,420	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	1,420	738	0	0	0	0
Contingency		0	17,041	35,502	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	35,502	18,461	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	0	0	0	0	0	0	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	133,047	144,134	0	0
Legals	0	0	0	0	0	0	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	22,174	24,022	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,222,438**	**126,326**	**2,128,631**	**1,899,593**	**2,250,508**	**2,311,333**	**2,430,051**	**3,011,143**	**2,430,051**	**2,505,837**	**2,682,704**	**2,505,837**	**2,430,051**	**2,505,837**	**2,430,051**	**2,505,837**	**2,430,051**	**2,505,837**	**1,700,156**	**985,224**	**179,543**	**194,505**	**0**	**0**
For Residual Va Land	**11,909,258**																							
Interest		247,305	253,843	295,537	333,951	379,179	426,263	398,638	374,231	345,695	311,519	286,307	251,091	220,401	184,032	152,167	114,604	81,525	42,726	0	0	0	0	0
Developers Return																								
Market Housing																								11,010,300
ordable for Rent																								1,924,813
First Homes																								0
Cash Flow	-14,131,696	-373,631	-2,382,474	-2,195,129	-2,584,459	-2,690,512	1,578,582	1,394,690	1,630,614	1,952,938	1,440,673	2,012,326	1,753,753	2,078,232	1,820,813	2,146,466	1,890,241	2,217,108	2,692,014	3,819,247	4,255,353	4,609,966	0	-12,935,113
Opening Balance	0																							
Closing Balance	-14,131,696	-14,505,327	-16,887,801	-19,082,930	-21,667,390	-24,357,902	-22,779,320	-21,384,630	-19,754,016	-17,801,079	-16,360,405	-14,348,079	-12,594,326	-10,516,094	-8,695,280	-6,548,815	-4,658,574	-2,441,466	250,548	4,069,794	8,325,147	12,935,113	12,935,113	0

Appendix
Site 31

Site 31	31	Housing 100	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.43	107.43		70.00%	70	4,200	31,584,000	7,520
Affordable Overall				30%	30			
Social Rent	79.48	77.92		12.00%	12	1,725	1,612,875	954
Affordable Rent	79.48	77.92		12.00%	12	2,550	2,384,250	954
Shared Ownersl	82.17	82.17		6.00%	6	2,940	1,449,420	493
First Homes	82.17	82.17		0.00%	0	2,821	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		30	/ha		**37,030,545**	**9,921**
SITE AREA - Gro	5.556	ha		18	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**3,924,396**	**1,177,319**	**706,391**
Existing Use Value	138,889		25,000
Uplift 0%	0		0
Plus /ha 350,000	1,944,444		350,000
Benchmark Land Value	**2,083,333**		**375,000**
Additional Profit	**-22,078,758**	**-2,936**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 456,309,448

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				3,924,396	
	Stamp Duty			185,720		
	Easements etc.			0		
	Legals /Acquisition		1.50%	58,866	244,586	
Fees						
	Planning			41,200		
	Professional		8.00%	1,602,587	1,643,787	
CONSTRUCTION						
	Build Cost	BCIS +	1,686	16,721,472		
		Extras		187,500		
		Unit extras	1,075.00	107,500		
		Site	15.00%	2,508,221		
	BNG			19,525		
	Contingency	2.50%		488,117		
	Abnormals	0.00%		0		
				0	20,032,335	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,110,916		
	Legals	%	0.5%	185,153		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,296,069	**27,141,173**

Developers Profit				
	Market Housing	% Value	17.50%	**5,527,200**
	Affordable Hou	% Value	17.50%	**953,145**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		3,924,396
	Total	185,720

Stamp duty calc - AP		
Land payment		2,083,333
	Total	93,667

Building Safety Levy			
Greenfield	27.06	203,491	
Brownfield	0.00	0	
		Total	203,491

Pre CIL s106	7,632	£/ Unit (all)	
		Total	763,161
Post CIL s106	7,632	£/ Unit (all)	
		Total	763,161
CIL	84.33	£/sqm	**634,162**

BNG	0.10%	**Total**	19,525
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,590.14	Per Unit
CO2 Plus	6.00%		95.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,685.55	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,790,080	4,105,920	3,790,080	4,105,920	3,790,080	4,105,920	3,790,080	4,105,920	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	173,930	188,425	173,930	188,425	173,930	188,425	173,930	188,425	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,443,665**	**4,813,971**	**4,443,665**	**4,813,971**	**4,443,665**	**4,813,971**	**4,443,665**	**4,813,971**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	185,720																							
Easements etc.	0																							
Legals Acquisition	58,866																							
Planning Fee	41,200																							
Professional	801,293		801,293																					
Build Cost - BCIS Base		0	780,988	1,627,058	2,408,045	2,473,128	2,408,045	2,473,128	2,408,045	2,473,128	1,627,058	846,070	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,416	30,526	253,845	94,123	96,667	118,542	376,786	118,542	123,121	214,848	59,524	24,419	26,454	0	0	0	0	0	0	0	0	0	0
BNG		0	781	1,627	2,408	2,473	2,408	2,473	2,408	2,473	1,627	846	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	19,525	40,676	60,201	61,828	60,201	61,828	60,201	61,828	40,676	21,152	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	0	0	0	0	0	0	133,310	144,419	133,310	144,419	133,310	144,419	133,310	144,419	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	22,218	24,070	22,218	24,070	22,218	24,070	22,218	24,070	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,087,079**	**63,416**	**1,633,113**	**1,923,206**	**2,564,778**	**2,634,096**	**2,744,725**	**3,082,704**	**2,744,725**	**2,829,039**	**2,039,738**	**1,096,081**	**179,947**	**194,943**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**3,924,396**																							
Interest		87,701	90,345	120,506	156,271	203,889	253,554	228,260	201,957	175,760	144,099	104,552	41,319	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,527,200
ordable for Rent																								953,145
First Homes																								0
Cash Flow	-5,011,475	-151,117	-1,723,459	-2,043,712	-2,721,049	-2,837,985	1,445,386	1,503,008	1,496,983	1,809,172	2,259,829	3,613,338	4,222,399	4,619,028	0	0	0	0	0	0	0	0	0	-6,480,345
Opening Balance	0																							
Closing Balance	-5,011,475	-5,162,592	-6,886,051	-8,929,763	-11,650,812	-14,488,797	-13,043,411	-11,540,403	-10,043,420	-8,234,248	-5,974,419	-2,361,082	1,861,317	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	6,480,345	0

Appendix
Site 32

Site 32	32	Housing 40	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	108.21	108.21		70.00%	28	4,200	12,726,000	3,030
Affordable Overall				30%	12			
Social Rent	77.25	76.00		12.00%	5	1,725	629,280	371
Affordable Rent	77.25	76.00		12.00%	5	2,550	930,240	371
Shared Ownersl	70.00	70.00		6.00%	2	2,940	493,920	168
First Homes	70.00	70.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		30	/ha		**14,779,440**	**3,940**
SITE AREA - Gro	1.778	ha		23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,625,441**	**1,219,080**	**914,310**
Existing Use Value		44,444		25,000
Uplift	0%	0		0
Plus /ha	350,000	622,222		350,000
Benchmark Land Value		**666,667**		**375,000**
Additional Profit		**-8,443,256**	**-2,787**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 208,840,536

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					1,625,441	
	Land			70,772		
	Stamp Duty			0		
	Easements etc.			24,382	95,154	
	Legals /Acquisition		1.50%			
Fees						
	Planning			25,400		
	Professional		8.00%	635,078	660,478	
CONSTRUCTION						
	Build Cost	BCIS +	1,682	6,625,485		
		Extras		75,000		
		Unit extras	1,075.00	43,000		
		Site	15.00%	993,823		
	BNG			7,737		
	Contingency	2.50%		193,433		
	Abnormals	0.00%		0		
				0	7,938,478	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	443,383		
	Legals	%	0.5%	73,897		
		£/unit	0	0		
	Misc.	%	0.0%	0	517,280	**10,836,831**

Developers Profit				
	Market Housing	% Value	17.50%	**2,227,050**
	Affordable Hou	% Value	17.50%	**359,352**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		1,625,441
	Total	70,772

Stamp duty calc - AP		
Land payment		666,667
	Total	22,833

Building Safety Levy			
Greenfield	27.06	81,992	
Brownfield	0.00	0	
		Total	81,992

Pre CIL s106	7,582	£/ Unit (all)	
		Total	303,264
Post CIL s106	7,582	£/ Unit (all)	
		Total	303,264
CIL	84.33	£/sqm	**255,520**

BNG	0.10%	**Total**	7,737
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,586.57	Per Unit
CO2 Plus	6.00%		95.19	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,681.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	3,181,500	3,181,500	3,181,500	3,181,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	157,320	157,320	157,320	157,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	232,560	232,560	232,560	232,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	123,480	123,480	123,480	123,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,694,860**	**3,694,860**	**3,694,860**	**3,694,860**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	70,772																							
Easements etc.	0																							
Legals Acquisition	24,382																							
Planning Fee	25,400																							
Professional	317,539		317,539																					
Build Cost - BCIS Base		0	644,776	1,289,551	1,934,327	1,934,327	1,289,551	644,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,880	25,272	242,184	75,816	75,816	71,042	45,770	20,498	20,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	645	1,290	1,934	1,934	1,290	645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,119	32,239	48,358	48,358	32,239	16,119	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	0	0	0	0	0	0	110,846	110,846	110,846	110,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	18,474	18,474	18,474	18,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**438,093**	**63,880**	**1,004,351**	**1,565,264**	**2,060,436**	**2,060,436**	**1,523,442**	**836,630**	**149,818**	**149,818**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,625,441**																							
Interest		36,112	37,862	56,100	84,474	122,010	160,203	125,007	77,175	16,488	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,227,050
ordable for Rent																								359,352
First Homes																								0
Cash Flow	-2,063,534	-99,992	-1,042,213	-1,621,364	-2,144,910	-2,182,446	2,011,215	2,733,223	3,467,867	3,528,554	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,586,402
Opening Balance	0																							
Closing Balance	-2,063,534	-2,163,525	-3,205,738	-4,827,102	-6,972,012	-9,154,458	-7,143,242	-4,410,019	-942,152	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	2,586,402	0

Appendix
Site 33

Site 33	33	Housing 24	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.94	107.94		70.00%	17	4,200	7,616,329	1,813
Affordable Overall				30%	7.2			
Social Rent	65.42	63.33		12.00%	3	1,725	314,640	188
Affordable Rent	65.42	63.33		12.00%	3	2,550	465,120	188
Shared Ownersl	70.00	70.00		6.00%	1	2,940	296,352	101
First Homes	70.00	70.00		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		30	/ha		**8,692,441**	**2,291**
SITE AREA - Gro	1.067	ha		23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,177,514**	**1,471,892**	**1,103,919**
Existing Use Value		26,667		25,000
Uplift	0%	0		0
Plus /ha	350,000	373,333		350,000
Benchmark Land Value		**400,000**		**375,000**
Additional Profit		**-4,837,841**	**-2,668**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 124,977,590

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					1,177,514
Stamp Duty				48,376	
Easements etc.				0	
Legals /Acquisition			1.50%	17,663	66,038
Fees					
Planning				15,240	
Professional			8.00%	355,358	370,598
CONSTRUCTION					
Build Cost	BCIS +		1,690	3,871,463	
	Extras			45,000	
	Unit extras		1,075.00	25,800	
	Site		10.00%	387,146	
BNG				4,329	
Contingency		2.50%		108,235	
Abnormals		0.00%		0	
				0	4,441,974
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	260,773	
Legals	%		0.5%	43,462	
	£/unit		0	0	
Misc.	%		0.0%	0	304,235 **6,360,360**

Developers Profit				
Market Housing	% Value	17.50%		**1,332,858**
Affordable Hou:	% Value	17.50%		**188,320**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		1,177,514
	Total	48,376

Stamp duty calc - AP		
Land payment		400,000
	Total	9,500

Building Safety Levy			
Greenfield	27.06	49,071	
Brownfield	0.00	0	
		Total	49,071

Pre CIL s106	7,102	£/ Unit (all)	
		Total	170,459

Post CIL s106	7,102	£/ Unit (all)	
		Total	170,459

CIL	84.33	£/sqm	**152,925**

BNG	0.10%	**Total**	4,329

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,594.20	Per Unit
CO2 Plus	6.00%		95.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,689.85	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,904,082	1,904,082	1,904,082	1,904,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,660	78,660	78,660	78,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	116,280	116,280	116,280	116,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	74,088	74,088	74,088	74,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,173,110**	**2,173,110**	**2,173,110**	**2,173,110**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	48,376																							
Easements etc.	0																							
Legals Acquisition	17,663																							
Planning Fee	15,240																							
Professional	177,679		177,679																					
Build Cost - BCIS Base		0	360,784	721,568	1,082,352	1,082,352	721,568	360,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		38,231	14,205	143,104	42,615	42,615	40,678	26,473	12,268	12,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	361	722	1,082	1,082	722	361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,020	18,039	27,059	27,059	18,039	9,020	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	0	0	0	0	0	0	65,193	65,193	65,193	65,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,866	10,866	10,866	10,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**258,958**	**38,231**	**562,048**	**883,433**	**1,153,108**	**1,153,108**	**857,065**	**472,696**	**88,327**	**88,327**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,177,514**																							
Interest		25,138	26,247	36,542	52,642	73,743	95,212	73,848	45,383	9,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,332,858
ordable for Rent																								188,320
First Homes																								0
Cash Flow	-1,436,472	-63,370	-588,296	-919,975	-1,205,750	-1,226,851	1,220,832	1,626,566	2,039,401	2,075,090	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,521,177
Opening Balance	0																							
Closing Balance	-1,436,472	-1,499,841	-2,088,137	-3,008,112	-4,213,862	-5,440,713	-4,219,880	-2,593,314	-553,913	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	1,521,177	0

Appendix
Site 34

Site 34	34	Housing 9	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.22	107.22		100.00%	9	4,200	4,053,000	965
Affordable Overall				0%	0			
Social Rent	107.22	107.22		0.00%	0	1,725	0	0
Affordable Rent	107.22	107.22		0.00%	0	2,550	0	0
Shared Ownersl	107.22	107.22		0.00%	0	2,940	0	0
First Homes	107.22	107.22		0.00%	0	2,940	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		30	/ha		**4,053,000**	**965**
SITE AREA - Gro	0.400	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**751,150**	**2,503,833**	**1,877,874**
Existing Use Value	10,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	140,000		350,000
Benchmark Land Value	**150,000**		**375,000**
Additional Profit	**-2,338,287**	**-2,423**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 66,352,104

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					751,150	
Stamp Duty				27,057		
Easements etc.				0		
Legals /Acquisition			1.50%	11,267	38,325	
Fees						
Planning				5,715		
Professional			8.00%	150,676	156,391	
CONSTRUCTION						
Build Cost	BCIS +		1,699	1,639,587		
	Extras			22,500		
	Unit extras		1,075.00	9,675		
	Site		10.00%	163,959		
BNG				1,836		
Contingency		2.50%		45,893		
Abnormals		0.00%		0		
				0	1,883,449	
FINANCE						
Fees			0%	0		
Interest			7.00%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	121,590		
Legals	%		0.5%	20,265		
	£/unit		0	0		
Misc.	%		0.0%	0	141,855	**2,971,170**

Developers Profit				
Market Housing	% Value	17.50%		**709,275**
Affordable Hou	% Value	17.50%		**0**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		751,150
	Total	27,057

Stamp duty calc - AP		
Land payment		150,000
	Total	0

Building Safety Levy		
Greenfield	0.00	0
Brownfield	0.00	0
	Total	0

Pre CIL s106	8,109	£/ Unit (all)	
		Total	72,984

Post CIL s106	8,109	£/ Unit (all)	
		Total	72,984

CIL	84.33	£/sqm	**81,378**

BNG	0.10%	**Total**	1,836

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,602.88	Per Unit
CO2 Plus	6.00%		96.17	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,699.05	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	1,351,000	1,351,000	1,351,000	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,351,000**	**1,351,000**	**1,351,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	27,057																							
Easements etc.	0																							
Legals Acquisition	11,267																							
Planning Fee	5,715																							
Professional	75,338		75,338																					
Build Cost - BCIS Base		0	203,969	407,938	611,907	407,938	203,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		20,345	8,109	77,253	24,328	16,219	8,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	204	408	612	408	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,099	10,198	15,298	10,198	5,099	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	0	0	0	0	0	0	40,530	40,530	40,530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,755	6,755	6,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**119,378**	**20,345**	**292,719**	**495,797**	**652,145**	**434,763**	**264,667**	**47,285**	**47,285**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**751,150**																							
Interest		15,234	15,857	21,257	30,305	42,248	50,596	32,471	10,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								709,275
ordable for Rent																								0
First Homes																								0
Cash Flow	-870,528	-35,579	-308,576	-517,054	-682,450	-477,011	1,035,738	1,271,244	1,293,491	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-709,275
Opening Balance	0																							
Closing Balance	-870,528	-906,107	-1,214,683	-1,731,737	-2,414,187	-2,891,198	-1,855,461	-584,216	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	709,275	0

Appendix
Cover

North Swindon. Swindon LPVA - July 2025

30/08/2025
07:28

Flats 250

7

					Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff 30	30
Affordable	30%	75 Affordable Re	40.00%	30	30
		Shared Owne	20.00%	15	15
		First Homes	0.00%	0	0
				75	75

Modelling			Area ha		Characteristics	
Density	125	units/ha	Total	2.667	Sub Area	North Swindon
Net:Gross	75%		Gross	2.667 ha	Green Brov	Brown
			Net	2.000 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	40%	6.00	6	412	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	50%	7.50	8	666	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,298**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,134**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,082	12,308,886
Flat to5	3		1,523		1,523	8,570	13,052,491
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,677	28,445,452
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	112	1.92	215
3 bed	102	2.71	276
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,374	m2
		1.737	ha
Gross - Net		0.667	ha
Shortfall / Surplus		-1.071	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,134	75.60	1,008	67.20
First Homes	0	0	75.60	0	67.20
Total	**250**	**18,677**		**16,602**	
per ha		9,339		8,301	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (1.737ha) off site.

Flats 100

8

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	100	units/ha	Total	1.333	Sub Area	North Swindon
Net:Gross	75%		Gross	1.333	ha Green Brov	Brown
			Net	1.000	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	40%	2.40	2	137	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	50%	3.00	3	250	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**443**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,246	5,611,686
Flat to5	3			1,729	1,729	3,278	5,668,094
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,424	12,835,880
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	45	1.92	86
3 bed	39	2.71	106
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**215**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,879	m2
		0.688	ha
Gross - Net		0.333	ha
Shortfall / Surplus		-0.355	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,316	75.94	4,725	67.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	443	73.88	394	65.67
First Homes	0	0	73.88	0	65.67
Total	**100**	**7,424**		**6,599**	
per ha		7,424		6,599	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.688ha) off site.

Flats 50

9

						Rounded
UNITS	**50**	Social Rent	40.00%	% of Aff	6	6
Affordable	30%	15 Affordable Re	40.00%		6	6
		Shared Owne	20.00%		3	3
		First Homes	0.00%		0	0
					15	15

Modelling			Area ha		Characteristics	
Density	120	units/ha	Total	0.556	Sub Area	North Swindon
Net:Gross	75%		Gross	0.556	ha Green Brov	Brown
			Net	0.417	ha Use	PDL

				Market				Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	35		Rounded	m2	m2	Circulation	6		Rounded	m2	6		Rounded	m2	3		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	3.50	3	169	50	12.5%	30%	1.80	2	113	30%	1.80	2	113	10%	0.30	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	17.50	18	1,316	61	12.5%	30%	1.80	2	137	30%	1.80	2	137	40%	1.20	1	69	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	14.00	14	1,181	74	12.5%	40%	2.40	2	167	40%	2.40	2	167	50%	1.50	2	167	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**35.00**	35	**2,666**			**100%**	**6.00**	6	**416**	**100%**	**6.00**	6	**416**	**100%**	**3.00**	3	**235**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	394	680,794
Flat to5	2			1,729	1,729	1,659	2,869,059
Flat to5	3			1,729	1,729	1,681	2,906,017
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						3,734	6,455,870
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	7	1.43	10
2 bed	23	1.92	44
3 bed	20	2.71	54
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**108**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		3,468	m2
		0.347	ha
Gross - Net		0.139	ha
Shortfall / Surplus		-0.208	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	35	2,666	76.18	2,370	67.71
Social Rent	6	416	69.38	370	61.67
Affordable Rent	6	416	69.38	370	61.67
Shared Ownership	3	235	78.38	209	69.67
First Homes	0	0	78.38	0	69.67
Total	**50**	**3,734**		**3,319**	
per ha		8,961		7,966	

Flatted scheme, up to 5 stories. Assumes 75% net developable. Limited parking. Open space (0.347ha) off site.

Flats 25

| | | |

Flats 9

11

UNITS	9	Social Rent	40.00%	% of Aff	0
Affordable	0%	0 Affordable Re	40.00%		0
		Shared Owne	20.00%		0
		First Homes	0.00%		0
					0

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha	
Density	100 units/ha	Total	0.100
Net:Gross	90%	Gross	0.100 ha
		Net	0.090 ha

Characteristics	
Sub Area	North Swindon
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	5	1.92	10
3 bed	4	2.71	11
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**20**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.010	ha
Shortfall / Surplus		-0.055	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			7,813		6,944	

Flatted scheme, up to 5 stories. Assumes 90% net developable. Below affordable threshold.

Flats 250 LD

12

						Rounded
UNITS	**250**	Social Rent	40.00%	% of Aff	30	30
Affordable	30%	75 Affordable Re	40.00%		30	30
		Shared Owne	20.00%		15	15
		First Homes	0.00%		0	0
					75	75

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	5.066	Sub Area	North Swindon
Net:Gross	66%		Gross	5.066 ha	Green Brov	Brown
			Net	3.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	30		Rounded	m2	30		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	17	956	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	87.50	88	6,435	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	70.00	70	5,906	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,298**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,105**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	0	0
Terrace	3		1,297		1,297	0	0
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	2,025	3,084,075
Flat to5	2		1,523		1,523	8,219	12,517,918
Flat to5	3		1,523		1,523	8,404	12,798,911
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						18,648	28,400,904
							1,523 £/m2

Occupants		Population	
	Count	per unit	
1 bed	36	1.43	51
2 bed	114	1.92	219
3 bed	100	2.71	271
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**541**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		17,324	m2
		1.732	ha
Gross - Net		1.732	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	175	13,298	75.99	11,820	67.54
Social Rent	30	2,123	70.76	1,887	62.90
Affordable Rent	30	2,123	70.76	1,887	62.90
Shared Ownership	15	1,105	73.65	982	65.47
First Homes	0	0	73.65	0	65.47
Total	**250**	**18,648**		**16,576**	
per ha		5,594		4,973	

Low density flatted scheme. Assumes 66% net developable. Open space (1.732ha) onsite.

Flats 100 LD

13

						Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	2.019	Sub Area	North Swindon
Net:Gross	66%		Gross	2.019 ha	Green Brov	Brown
			Net	1.333 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	35.00	35	2,559	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	28.00	28	2,363	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,316**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	3,314	5,730,338
Flat to5	3			1,729	1,729	3,195	5,524,155
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,409	12,810,593
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.685	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,316	75.94	4,725	67.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,409**		**6,586**	
per ha		5,557		4,940	

Low density flatted scheme. Assumes 66% net developable. Open space (0.685ha) on site.

Flats 60 LD

14

UNITS		**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable		30%	18 Affordable Re	40.00%		7.2	7
			Shared Owne	20.00%		3.6	4
			First Homes	0.00%		0	0
						18	18

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	1.067		Sub Area	North Swindon
Net:Gross	75%		Gross	1.067	ha	Green Brov	Brown
			Net	0.800	ha	Use	PDL

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	21.00	21	1,536	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	16.80	17	1,434	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	42	**3,195**			**100%**	**7.00**	7	**500**	**100%**	**7.00**	7	**500**	**100%**	**4.00**	4	**304**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	1,947	3,367,011
Flat to5	3			1,729	1,729	2,100	3,631,548
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,498	7,776,610
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.267	ha
Shortfall / Surplus		-0.153	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		42	3,195	76.07	2,840	67.62
Social Rent		7	500	71.36	444	63.43
Affordable Rent		7	500	71.36	444	63.43
Shared Ownership		4	304	75.94	270	67.50
First Homes		0	0	75.94	0	67.50
Total		**60**	**4,498**		**3,998**	
per ha			5,622		4,998	

Low density flatted scheme. Assumes 75% net developable. Open space (0.419ha) off site.

Flats 25 LD

15

UNITS **25**
Affordable 30%

Social Rent 40.00% % of Aff
7.5 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
3	3
3	3
1.5	2
0	0
7.5	8

Modelling
Density 75 units/ha
Net:Gross 80%

Area ha
Total 0.417
Gross 0.417 ha
Net 0.333 ha

Characteristics
Sub Area North Swindon
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 17.5		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 3		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.75	1	56	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.20	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	8.75	9	658	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	1.00	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	7.00	7	591	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.80	1	83	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**17.50**	**17**	**1,305**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	169	291,769
Flat to5	2			1,729	1,729	864	1,493,856
Flat to5	3			1,729	1,729	840	1,453,008
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,873	3,238,633
							1,729 £/m2

Occupants		Population
	Count	per unit
1 bed	3	1.43
2 bed	12	1.92
3 bed	10	2.71
4 bed	0	3.40
5 bed	0	3.40
		Residents

4	23
27	0
0	**54**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		1,742	m2
		0.174	ha
Gross - Net		0.083	ha
Shortfall / Surplus		-0.091	ha

Summary		Construction Units	m2	Average	Saleable m2	Average
Market		17	1,305	76.76	1,160	68.24
Social Rent		3	208	69.38	185	61.67
Affordable Rent		3	208	69.38	185	61.67
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
Total		**25**	**1,873**		**1,665**	
per ha			5,619		4,995	

Low density flatted scheme. Assumes 75% net developable. Open space (0.174ha) off site.

Flats 9 LD

16

UNITS	9	Social Rent	40.00%	% of Aff	
Affordable	0%	0 Affordable Re	40.00%		
		Shared Owne	20.00%		
		First Homes	0.00%		

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling		Area ha	
Density	75 units/ha	Total	0.160
Net:Gross	75%	Gross	0.160 ha
		Net	0.120 ha

Characteristics	
Sub Area	North Swindon
Green Brov	Brown
Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.50	5	366	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.60	4	338	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**703**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	0	0
Terrace	3			1,469	1,469	0	0
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	366	632,166
Flat to5	3			1,729	1,729	338	583,538
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						703	1,215,703
							1,729 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	5	1.92	10
3 bed	4	2.71	11
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**20**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		654	m2
		0.065	ha
Gross - Net		0.040	ha
Shortfall / Surplus		-0.025	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	9	703	78.13	625	69.44
Social Rent	0	0	78.13	0	69.44
Affordable Rent	0	0	78.13	0	69.44
Shared Ownership	0	0	78.13	0	69.44
First Homes	0	0	78.13	0	69.44
Total	**9**	**703**		**625**	
per ha		5,859		5,208	

Low density flatted scheme. 100% net developable. Below affordable and POS thresholds.

Mixed 950

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						Rounded
UNITS	**950**	Social Rent	40.00%	% of Aff	114	114
Affordable	30%	285 Affordable Re	40.00%		114	114
		Shared Owne	20.00%		57	57
		First Homes	0.00%		0	0
					285	285

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	19.253	Sub Area	North Swindon
Net:Gross	66%		Gross	19.253	ha Green Brov	Brown
			Net	12.667	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	665		Rounded	m2	m2	Circulation	114		Rounded	m2	114		Rounded	m2	57		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	199.50	200	15,000	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	199.50	200	19,000	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	66.50	65	3,656	50	12.5%	30%	34.20	34	1,913	30%	34.20	34	1,913	10%	5.70	5	281	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	133.00	133	9,726	61	12.5%	30%	34.20	34	2,333	30%	34.20	34	2,333	50%	28.50	29	1,990	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	66.50	67	5,653	74	12.5%	40%	45.60	46	3,830	40%	45.60	46	3,830	40%	22.80	23	1,915	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**665.00**	665	**53,035**			**100%**	**114.00**	114	**8,075**	**100%**	**114.00**	114	**8,075**	**100%**	**57.00**	57	**4,186**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	15,000	19,455,000
Terrace	3		1,297		1,297	19,000	24,643,000
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	7,763	11,822,288
Flat to5	2		1,523		1,523	16,382	24,950,167
Flat to5	3		1,523		1,523	15,227	23,190,531
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						73,372	104,060,985
							1,418 £/m2

Occupants		Population	
	Count	per unit	
1 bed	138	1.43	197
2 bed	430	1.92	826
3 bed	382	2.71	1,035
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**2,058**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required			
		65,861	m2
		6.586	ha
Gross - Net		6.586	ha
Shortfall / Surplus		0.000	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	665	53,035	79.75	50,920	76.57
Social Rent	114	8,075	70.84	7,178	62.96
Affordable Rent	114	8,075	70.84	7,178	62.96
Shared Ownership	57	4,186	73.44	3,721	65.28
First Homes	0	0	73.44	0	65.28
Total	**950**	**73,372**		**68,997**	
per ha		5,792		5,447	

Mix of houses and flats. POS (6.586 ha) on site. 66% net developable.

Mixed 250

18

UNITS **250**
Affordable 30% 75

			Rounded
Social Rent	40.00% % of Aff	30	30
Affordable Re	40.00%	30	30
Shared Owne	20.00%	15	15
First Homes	0.00%	0	0
		75	75

Modelling
Density 75 units/ha
Net:Gross 66%

Area ha
Total 5.070
Gross 5.070 ha
Net 3.333 ha

Characteristics
Sub Area North Swindon
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 175		Rounded	m2	m2	Circulation	Social Rent 30		Rounded	m2	Affordable Rent 30		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	52.50	53	3,975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	52.50	53	5,035	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	17.50	16	900	50	12.5%	30%	9.00	9	506	30%	9.00	9	506	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	35.00	35	2,559	61	12.5%	30%	9.00	9	618	30%	9.00	9	618	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	17.50	18	1,519	74	12.5%	40%	12.00	12	999	40%	12.00	12	999	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	175	**13,988**			**100%**	**30.00**	30	**2,123**	**100%**	**30.00**	30	**2,123**	**100%**	**15.00**	15	**1,105**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,975	5,155,575
Terrace	3		1,297		1,297	5,035	6,530,395
Terrace	4		1,297		1,297	0	0
Semi	2		1,337		1,337	0	0
Semi	3		1,337		1,337	0	0
Semi	4		1,337		1,337	0	0
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	0	0
Det	5		1,507		1,507	0	0
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,969	2,998,406
Flat to5	2		1,523		1,523	4,344	6,615,341
Flat to5	3		1,523		1,523	4,016	6,116,749
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,339	27,416,466
							1,418 £/m2

Occupants	Count	Population per unit	
1 bed	35	1.43	50
2 bed	114	1.92	219
3 bed	101	2.71	274
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**543**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		17,364	m2
		1.736	ha
Gross - Net		1.736	ha
Shortfall / Surplus		0.000	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		175	13,988	79.93	13,435	76.77
Social Rent		30	2,123	70.76	1,887	62.90
Affordable Rent		30	2,123	70.76	1,887	62.90
Shared Ownership		15	1,105	73.65	982	65.47
First Homes		0	0	73.65	0	65.47
Total		**250**	**19,339**		**18,191**	
per ha			5,802		5,457	

Mix of houses and flats. POS (1.736 ha) on site. 66% net developable.

Mixed 100

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					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.905	Sub Area	North Swindon
Net:Gross	70%		Gross	1.905	ha Green Brov	Brown
			Net	1.333	ha Use	PDL

				Market				Social Rent					Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	21.00	21	1,575	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	21.00	21	1,995	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	7.00	7	394	50	12.5%	30%	3.60	4	225	30%	3.60	4	225	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	14.00	14	1,024	61	12.5%	30%	3.60	4	275	30%	3.60	4	275	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	7.00	7	591	74	12.5%	40%	4.80	4	333	40%	4.80	4	333	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**5,578**			**100%**	**12.00**	12	**833**	**100%**	**12.00**	12	**833**	**100%**	**6.00**	6	**429**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,575	2,313,675
Terrace	3			1,469	1,469	1,995	2,930,655
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	900	1,556,100
Flat to5	2			1,729	1,729	1,779	3,075,243
Flat to5	3			1,729	1,729	1,423	2,460,583
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						7,672	12,336,256
							1,608 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	1.43	23
2 bed	46	1.92	88
3 bed	38	2.71	103
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**214**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		6,854	m2
		0.685	ha
Gross - Net		0.571	ha
Shortfall / Surplus		-0.114	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	5,578	79.69	5,355	76.50
Social Rent	12	833	69.38	740	61.67
Affordable Rent	12	833	69.38	740	61.67
Shared Ownership	6	429	71.44	381	63.50
First Homes	0	0	71.44	0	63.50
Total	**100**	**7,672**		**7,216**	
per ha		5,754		5,412	

Mix of houses and flats. POS (0.685ha) off site. 70% net developable.

Mixed 60

20

						Rounded
UNITS	**60**	Social Rent	40.00%	% of Aff	7.2	7
Affordable	30%	18 Affordable Re	40.00%		7.2	7
		Shared Owne	20.00%		3.6	4
		First Homes	0.00%		0	0
					18	18

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	1.143	Sub Area	North Swindon
Net:Gross	70%		Gross	1.143 ha	Green Brov	Brown
			Net	0.800 ha	Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	7		Rounded	m2	7		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	12.60	13	975	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	12.60	13	1,235	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	2.10	2	113	30%	2.10	2	113	10%	0.40	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	8.40	8	585	61	12.5%	30%	2.10	2	137	30%	2.10	2	137	50%	2.00	2	137	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	4.20	4	338	74	12.5%	40%	2.80	3	250	40%	2.80	3	250	40%	1.60	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	42	**3,358**			**100%**	**7.00**	7	**500**	**100%**	**7.00**	7	**500**	**100%**	**4.00**	4	**304**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	975	1,432,275
Terrace	3			1,469	1,469	1,235	1,814,215
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	450	778,050
Flat to5	2			1,729	1,729	997	1,723,381
Flat to5	3			1,729	1,729	1,004	1,735,052
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						4,660	7,482,972
							1,606 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	1.43	11
2 bed	27	1.92	52
3 bed	25	2.71	68
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**131**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		4,193	m2
		0.419	ha
Gross - Net		0.343	ha
Shortfall / Surplus		-0.076	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		42	3,358	79.94	3,230	76.90
Social Rent		7	500	71.36	444	63.43
Affordable Rent		7	500	71.36	444	63.43
Shared Ownership		4	304	75.94	270	67.50
First Homes		0	0	75.94	0	67.50
Total		**60**	**4,660**		**4,388**	
per ha			5,825		5,485	

Mix of houses and flats. POS (0.419ha) off site. 70% net developable.

Mixed 24

21

						Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	2.88	3
Affordable	30%	7.2 Affordable Re	40.00%		2.88	3
		Shared Owne	20.00%		1.44	1
		First Homes	0.00%		0	0
					7.2	7

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	0.457	Sub Area	North Swindon
Net:Gross	70%		Gross	0.457 ha	Green Brov	Brown
			Net	0.320 ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	5.04	5	375	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	5.04	5	475	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	1.68	2	113	50	12.5%	30%	0.90	1	56	30%	0.90	1	56	10%	0.10	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	3.36	3	219	61	12.5%	30%	0.90	1	69	30%	0.90	1	69	50%	0.50	1	69	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	1.68	2	169	74	12.5%	40%	1.20	1	83	40%	1.20	1	83	40%	0.40	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,351**			**100%**	**3.00**	**3**	**208**	**100%**	**3.00**	**3**	**208**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	375	550,875
Terrace	3			1,469	1,469	475	697,775
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	225	389,025
Flat to5	2			1,729	1,729	425	735,257
Flat to5	3			1,729	1,729	335	579,647
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						1,836	2,952,580
							1,609 £/m2

Occupants		Population	
	Count	per unit	
1 bed	4	1.43	6
2 bed	11	1.92	21
3 bed	9	2.71	24
4 bed	0	3.40	0
5 bed	0	3.40	0
		Residents	**51**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,639	m2
		0.164	ha
Gross - Net		0.137	ha
Shortfall / Surplus		-0.027	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	17	1,351	79.45	1,295	76.18
Social Rent	3	208	69.38	185	61.67
Affordable Rent	3	208	69.38	185	61.67
Shared Ownership	1	69	68.63	61	61.00
First Homes	0	0	68.63	0	61.00
Total	**24**	**1,836**		**1,726**	
per ha		5,736		5,394	

Mix of houses and flats. POS (0.164ha) off site. 70% net developable.

Mixed 9

22

UNITS **9**
Affordable 0%

Social Rent 40.00% % of Aff
0 Affordable Re 40.00%
Shared Owne 20.00%
First Homes 0.00%

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling
Density 75 units/ha
Net:Gross 70%

Area ha
Total 0.171
Gross 0.171 ha
Net 0.120 ha

Characteristics
Sub Area North Swindon
Green Brov Brown
Use PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	2.70	3	225	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	30%	2.70	3	285	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.90	0	0	50	12.5%	30%	0.00	0	0	30%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	12.5%	20%	1.80	2	146	61	12.5%	30%	0.00	0	0	30%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Flat to5	3	75	12.5%	10%	0.90	1	84	74	12.5%	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**741**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	225	330,525
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	0	0
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	0	0
Det	5			1,754	1,754	0	0
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	146	252,866
Flat to5	3			1,729	1,729	84	145,884
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						741	1,147,941
							1,550 £/m2

Occupants		Population
	Count	per unit
1 bed	0	1.43
2 bed	5	1.92
3 bed	4	2.71
4 bed	0	3.40
5 bed	0	3.40
		Residents

0	0
10	10
11	11
0	0
0	0
20	

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
	0
3.2000	**m2**

Open Space Required

		654	m2
		0.065	ha
Gross - Net		0.051	ha
Shortfall / Surplus		-0.014	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	741	82.29	715	79.44
Social Rent		0	0	82.29	0	79.44
Affordable Rent		0	0	82.29	0	79.44
Shared Ownership		0	0	82.29	0	79.44
First Homes		0	0	82.29	0	79.44
Total		**9**	**741**		**715**	
per ha			6,172		5,958	

Mix of houses and flats. Below affordable and POS thresholds.

Housing 350

23

					Rounded
UNITS	**350**	Social Rent	40.00%	% of Aff	42	42
Affordable	30%	105 Affordable Re	40.00%		42	42
		Shared Owne	20.00%		21	21
		First Homes	0.00%		0	0
					105	105

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	19.444	Sub Area	North Swindon
Net:Gross	60%		Gross	19.444	ha Green Brov	Brown
			Net	11.667	ha Use	PDL

				Market					Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	245		Rounded	m2	m2	Circulation	42		Rounded	m2	42		Rounded	m2	21		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	61.25	61	4,575	70	0.0%	10%	4.20	5	350	10%	4.20	5	350	25%	5.25	6	420	25%	0.00	0	0
Terrace	3	95	0.0%	20%	49.00	49	4,655	84	0.0%	15%	6.30	6	504	15%	6.30	6	504	20%	4.20	4	336	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.20	4	388	10%	4.20	4	388	15%	3.15	3	291	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	6.30	6	474	15%	6.30	6	474	15%	3.15	3	237	15%	0.00	0	0
Semi	3	105	0.0%	20%	49.00	49	5,145	93	0.0%	15%	6.30	6	558	15%	6.30	6	558	15%	3.15	3	279	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	4.20	4	424	10%	4.20	4	424	10%	2.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	61.25	61	8,235	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	24.50	25	3,625	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	10.50	11	619	25%	10.50	11	619		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**245.00**	**245**	**26,235**			**100%**	**42.00**	**42**	**3,317**	**100%**	**42.00**	**42**	**3,317**	**100%**	**21.00**	**21**	**1,775**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	5,695	7,386,415
Terrace	3		1,297		1,297	5,999	7,780,703
Terrace	4		1,297		1,297	1,067	1,383,899
Semi	2		1,337		1,337	1,185	1,584,345
Semi	3		1,337		1,337	6,540	8,743,980
Semi	4		1,337		1,337	1,060	1,417,220
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	8,235	12,410,145
Det	5		1,507		1,507	3,625	5,462,875
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,238	1,884,713
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						34,644	48,054,295
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	22	1.43	31
2 bed	92	1.92	177
3 bed	129	2.71	350
4 bed	82	3.40	279
5 bed	25	3.40	85
		Residents	**921**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		29,488	m2
		2.949	ha
Gross - Net		7.778	ha
Shortfall / Surplus		4.829	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	245	26,235	107.08	26,235	107.08
Social Rent	42	3,317	78.97	3,248	77.33
Affordable Rent	42	3,317	78.97	3,248	77.33
Shared Ownership	21	1,775	84.52	1,775	84.52
First Homes	0	0	84.52	0	84.52
Total	**350**	**34,644**		**34,506**	
per ha		2,969		2,958	

Brownfield housing scheme. 60% net developable. POS (2.949ha) on site.

Housing 200

24

						Rounded
UNITS	**200**	Social Rent	40.00%	% of Aff	24	24
Affordable	30%	60 Affordable Re	40.00%		24	24
		Shared Owne	20.00%		12	12
		First Homes	0.00%		0	0
					60	60

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	10.256		Sub Area	North Swindon
Net:Gross	65%		Gross	10.256	ha	Green Brov	Brown
			Net	6.667	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	140		Rounded	m2	m2	Circulation	24		Rounded	m2	24		Rounded	m2	12		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	35.00	35	2,625	70	0.0%	10%	2.40	2	140	10%	2.40	2	140	25%	3.00	3	210	25%	0.00	0	0
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	15%	3.60	4	336	15%	3.60	4	336	20%	2.40	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	2.40	2	194	15%	1.80	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	3.60	4	316	15%	3.60	4	316	15%	1.80	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	28.00	28	2,940	93	0.0%	15%	3.60	4	372	15%	3.60	4	372	15%	1.80	2	186	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	2.40	2	212	10%	2.40	2	212	10%	1.20	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	35.00	35	4,725	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	14.00	14	2,030	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	6.00	6	338	25%	6.00	6	338		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**140.00**	**140**	**14,980**			**100%**	**24.00**	**24**	**1,908**	**100%**	**24.00**	**24**	**1,908**	**100%**	**12.00**	**12**	**1,022**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,115	4,040,155
Terrace	3		1,297		1,297	3,500	4,539,500
Terrace	4		1,297		1,297	582	754,854
Semi	2		1,337		1,337	790	1,056,230
Semi	3		1,337		1,337	3,870	5,174,190
Semi	4		1,337		1,337	530	708,610
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	4,725	7,120,575
Det	5		1,507		1,507	2,030	3,059,210
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	675	1,028,025
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,817	27,481,349
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	1.43	17
2 bed	52	1.92	100
3 bed	76	2.71	206
4 bed	46	3.40	156
5 bed	14	3.40	48
		Residents	**527**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		16,863	m2
		1.686	ha
Gross - Net		3.590	ha
Shortfall / Surplus		1.903	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	140	14,980	107.00	14,980	107.00
Social Rent	24	1,908	79.48	1,870	77.92
Affordable Rent	24	1,908	79.48	1,870	77.92
Shared Ownership	12	1,022	85.17	1,022	85.17
First Homes	0	0	85.17	0	85.17
Total	**200**	**19,817**		**19,742**	
per ha		2,973		2,961	

Brownfield housing scheme. 65% net developable. POS (1.686ha) ha on site.

Housing 100

25

					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	4.762	Sub Area	North Swindon
Net:Gross	70%		Gross	4.762	ha Green Brov	Brown
			Net	3.333	ha Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	17	1,275	70	0.0%	10%	1.20	1	70	10%	1.20	1	70	25%	1.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	14.00	14	1,330	84	0.0%	15%	1.80	2	168	15%	1.80	2	168	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	1.20	1	97	15%	0.90	1	97	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	1.80	2	158	15%	1.80	2	158	15%	0.90	1	79	15%	0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470	93	0.0%	15%	1.80	2	186	15%	1.80	2	186	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	1.20	1	106	10%	1.20	1	106	10%	0.60	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	17.50	18	2,430	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	7.00	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	3.00	3	169	25%	3.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**7,520**			**100%**	**12.00**	12	**954**	**100%**	**12.00**	12	**954**	**100%**	**6.00**	6	**493**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,555	2,284,295
Terrace	3			1,469	1,469	1,750	2,570,750
Terrace	4			1,469	1,469	291	427,479
Semi	2			1,521	1,521	395	600,795
Semi	3			1,521	1,521	1,935	2,943,135
Semi	4			1,521	1,521	212	322,452
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	2,430	4,262,220
Det	5			1,754	1,754	1,015	1,780,310
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	338	583,538
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						9,921	15,774,974
							1,590 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	1.43	9
2 bed	26	1.92	50
3 bed	38	2.71	103
4 bed	23	3.40	78
5 bed	7	3.40	24
		Residents	**263**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		8,431	m2
		0.843	ha
Gross - Net		1.429	ha
Shortfall / Surplus		0.585	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	70	7,520	107.43	7,520	107.43
Social Rent	12	954	79.48	935	77.92
Affordable Rent	12	954	79.48	935	77.92
Shared Ownership	6	493	82.17	493	82.17
First Homes	0	0	82.17	0	82.17
Total	**100**	**9,921**		**9,883**	
per ha		2,976		2,965	

Brownfield housing scheme. 70% net developable. POS (0.843ha) ha on site.

Housing 40

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					Rounded
UNITS	**40**	Social Rent	40.00%	% of Aff	4.8	5
Affordable	30%	12 Affordable Re	40.00%		4.8	5
		Shared Owne	20.00%		2.4	2
		First Homes	0.00%		0	0
					12	12

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	1.778	Sub Area	North Swindon
Net:Gross	75%		Gross	1.778	ha Green Brov	Brown
			Net	1.333	ha Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	28		Rounded	m2	m2	Circulation	5		Rounded	m2	5		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	7.00	6	450	70	0.0%	10%	0.50	1	70	10%	0.50	1	70	25%	0.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	5.60	6	570	84	0.0%	15%	0.75	1	84	15%	0.75	1	84	20%	0.40	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.50	1	97	10%	0.50	1	97	15%	0.30	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.75	1	79	15%	0.75	1	79	15%	0.30	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	5.60	6	630	93	0.0%	15%	0.75	0	0	15%	0.75	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.50	0	0	10%	0.50	0	0	10%	0.20	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	7.00	7	945	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	2.80	3	435	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	1.25	1	56	25%	1.25	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**28.00**	28	**3,030**			**100%**	**5.00**	5	**386**	**100%**	**5.00**	5	**386**	**100%**	**2.00**	2	**140**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	730	1,072,370
Terrace	3			1,469	1,469	738	1,084,122
Terrace	4			1,469	1,469	194	284,986
Semi	2			1,521	1,521	158	240,318
Semi	3			1,521	1,521	630	958,230
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	945	1,657,530
Det	5			1,754	1,754	435	762,990
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						3,943	6,255,059
							1,587 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	12	1.92	23
3 bed	14	2.71	38
4 bed	9	3.40	31
5 bed	3	3.40	10
		Residents	**105**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		3,348	m2
		0.335	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.110	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	28	3,030	108.21	3,030	108.21
Social Rent	5	386	77.25	380	76.00
Affordable Rent	5	386	77.25	380	76.00
Shared Ownership	2	140	70.00	140	70.00
First Homes	0	0	70.00	0	70.00
Total	**40**	**3,943**		**3,930**	
per ha		2,957		2,948	

Brownfield housing scheme. 75% net developable. POS (0.335ha) ha on site.

Housing 24

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						Rounded
UNITS	**24**	Social Rent	40.00%	% of Aff	2.88	3
Affordable	30%	7.2 Affordable Re	40.00%		2.88	3
		Shared Owne	20.00%		1.44	1
		First Homes	0.00%		0	0
					7.2	7

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	1.067	Sub Area	North Swindon
Net:Gross	75%		Gross	1.067	ha Green Brov	Brown
			Net	0.800	ha Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	4.20	4	300	70	0.0%	10%	0.30	2	140	10%	0.30	2	140	25%	0.25	1	70	25%	0.00	0	0
Terrace	3	95	0.0%	20%	3.36	3	285	84	0.0%	15%	0.45	0	0	15%	0.45	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.30	0	0	10%	0.30	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	3.36	4	420	93	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.30	0	0	10%	0.30	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	4.20	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	1.68	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.75	1	56	25%	0.75	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,835**			**100%**	**3.00**	**3**	**196**	**100%**	**3.00**	**3**	**196**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	650	954,850
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	420	638,820
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	540	947,160
Det	5			1,754	1,754	290	508,660
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						2,298	3,662,668
							1,594 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	9	1.92	17
3 bed	7	2.71	19
4 bed	4	3.40	14
5 bed	2	3.40	7
		Residents	**60**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,904	m2
		0.190	ha
Gross - Net		0.267	ha
Shortfall / Surplus		0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,835	107.94	1,835	107.94
Social Rent	3	196	65.42	190	63.33
Affordable Rent	3	196	65.42	190	63.33
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**24**	**2,298**		**2,285**	
per ha		2,872		2,856	

Brownfield housing scheme. 75% net developable. POS (0.190ha) ha on site.

Housing 9

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UNITS	9	Social Rent	40.00%	% of Aff	0	0
Affordable	0%	0 Affordable Re	40.00%		0	0
		Shared Owne	20.00%		0	0
		First Homes	0.00%		0	0
					0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.400
Net:Gross	75%	Gross	0.400 ha
		Net	0.300 ha

Characteristics	
Sub Area	North Swindon
Green Brov	Brown
Use	PDL

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.25	2	150	70	0.0%	10%	0.00	0	0	10%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%	15%	0.00	0	0	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	1.80	2	210	93	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	2.25	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.00	0	0	25%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**965**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	150	220,350
Terrace	3			1,469	1,469	190	279,110
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	210	319,410
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	270	473,580
Det	5			1,754	1,754	145	254,330
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						965	1,546,780
							1,603 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	2	1.92	4
3 bed	4	2.71	11
4 bed	2	3.40	7
5 bed	1	3.40	3
		Residents	**25**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		796	m2
		0.080	ha
Gross - Net		0.100	ha
Shortfall / Surplus		0.020	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	9	965	107.22	965	107.22
Social Rent	0	0	107.22	0	107.22
Affordable Rent	0	0	107.22	0	107.22
Shared Ownership	0	0	107.22	0	107.22
First Homes	0	0	107.22	0	107.22
Total	**9**	**965**		**965**	
per ha		3,217		3,217	

Brownfield housing site, below affordable and POS thresholds.

Housing 350

29

UNITS **350**
Affordable 30% 105

			Rounded
Social Rent	40.00% % of Aff	42	42
Affordable Re	40.00%	42	42
Shared Owne	20.00%	21	21
First Homes	0.00%	0	0
		105	105

Modelling
Density 30 units/ha
Net:Gross 50%

Area ha
Total 23.333
Gross 23.333 ha
Net 11.667 ha

Characteristics
Sub Area North Swindon
Green Brov Green
Use Agricultural

	Beds	m2	Circulation	Market 245		Rounded	m2	m2	Circulation	Social Rent 42		Rounded	m2	Affordable Rent 42		Rounded	m2	Shared Ownership 21		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	25%	61.25	61	4,575	70	0.0%	10%	4.20	5	350	10%	4.20	5	350	25%	5.25	6	420	25%	0.00	0	0
Terrace	3	95	0.0%	20%	49.00	49	4,655	84	0.0%	15%	6.30	6	504	15%	6.30	6	504	20%	4.20	4	336	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.20	4	388	10%	4.20	4	388	15%	3.15	3	291	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	6.30	6	474	15%	6.30	6	474	15%	3.15	3	237	15%	0.00	0	0
Semi	3	105	0.0%	20%	49.00	49	5,145	93	0.0%	15%	6.30	6	558	15%	6.30	6	558	15%	3.15	3	279	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	4.20	4	424	10%	4.20	4	424	10%	2.10	2	212	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	61.25	61	8,235	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	24.50	25	3,625	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	10.50	11	619	25%	10.50	11	619		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**245.00**	245	**26,235**			**100%**	**42.00**	42	**3,317**	**100%**	**42.00**	42	**3,317**	**100%**	**21.00**	21	**1,775**	**100%**	**0.00**	0	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	5,695	7,386,415
Terrace	3		1,297		1,297	5,999	7,780,703
Terrace	4		1,297		1,297	1,067	1,383,899
Semi	2		1,337		1,337	1,185	1,584,345
Semi	3		1,337		1,337	6,540	8,743,980
Semi	4		1,337		1,337	1,060	1,417,220
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	8,235	12,410,145
Det	5		1,507		1,507	3,625	5,462,875
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	1,238	1,884,713
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						34,644	48,054,295
							1,387 £/m2

Occupants	Count	Population per unit	
1 bed	22	1.43	31
2 bed	92	1.92	177
3 bed	129	2.71	350
4 bed	82	3.40	279
5 bed	25	3.40	85
		Residents	**921**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		29,488	m2
		2.949	ha
Gross - Net		11.667	ha
Shortfall / Surplus		8.718	ha

Summary		Units	Construction m2	Average	Saleable m2	Average
Market		245	26,235	107.08	26,235	107.08
Social Rent		42	3,317	78.97	3,248	77.33
Affordable Rent		42	3,317	78.97	3,248	77.33
Shared Ownership		21	1,775	84.52	1,775	84.52
First Homes		0	0	84.52	0	84.52
Total		**350**	**34,644**		**34,506**	
per ha			2,969		2,958	

Greenfield housing scheme. 50% net developable. POS (2.949ha) on site.

Housing 200

30

						Rounded
UNITS	**200**	Social Rent	40.00%	% of Aff	24	24
Affordable	30%	60 Affordable Re	40.00%		24	24
		Shared Owne	20.00%		12	12
		First Homes	0.00%		0	0
					60	60

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	13.333	Sub Area	North Swindon
Net:Gross	50%		Gross	13.333	ha Green Brov	Green
			Net	6.667	ha Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	140		Rounded	m2	m2	Circulation	24		Rounded	m2	24		Rounded	m2	12		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	35.00	35	2,625	70	0.0%	10%	2.40	2	140	10%	2.40	2	140	25%	3.00	3	210	25%	0.00	0	0
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	15%	3.60	4	336	15%	3.60	4	336	20%	2.40	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	2.40	2	194	15%	1.80	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	3.60	4	316	15%	3.60	4	316	15%	1.80	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	28.00	28	2,940	93	0.0%	15%	3.60	4	372	15%	3.60	4	372	15%	1.80	2	186	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	2.40	2	212	10%	2.40	2	212	10%	1.20	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	35.00	35	4,725	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	14.00	14	2,030	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	6.00	6	338	25%	6.00	6	338		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**140.00**	140	**14,980**			**100%**	**24.00**	24	**1,908**	**100%**	**24.00**	24	**1,908**	**100%**	**12.00**	12	**1,022**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,297		1,297	3,115	4,040,155
Terrace	3		1,297		1,297	3,500	4,539,500
Terrace	4		1,297		1,297	582	754,854
Semi	2		1,337		1,337	790	1,056,230
Semi	3		1,337		1,337	3,870	5,174,190
Semi	4		1,337		1,337	530	708,610
Det	3		1,507		1,507	0	0
Det	4		1,507		1,507	4,725	7,120,575
Det	5		1,507		1,507	2,030	3,059,210
Bungalow	2		1,449		1,449	0	0
Bungalow	3		1,449		1,449	0	0
Flat to5	1		1,523		1,523	675	1,028,025
Flat to5	2		1,523		1,523	0	0
Flat to5	3		1,523		1,523	0	0
Flat 6+	1		1,731		1,731	0	0
Flat 6+	2		1,731		1,731	0	0
Flat 6+	3		1,731		1,731	0	0
Sheltered	1		1,523		1,523	0	0
Sheltered	2		1,523		1,523	0	0
Extracare	1		1,641		1,641	0	0
Extracare	2		1,641		1,641	0	0
IRC Bungalo	2		1,449		1,449	0	0
						19,817	27,481,349
							1,387 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	1.43	17
2 bed	52	1.92	100
3 bed	76	2.71	206
4 bed	46	3.40	156
5 bed	14	3.40	48
		Residents	**527**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		16,863	m2
		1.686	ha
Gross - Net		6.667	ha
Shortfall / Surplus		4.980	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	140	14,980	107.00	14,980	107.00
Social Rent	24	1,908	79.48	1,870	77.92
Affordable Rent	24	1,908	79.48	1,870	77.92
Shared Ownership	12	1,022	85.17	1,022	85.17
First Homes	0	0	85.17	0	85.17
Total	**200**	**19,817**		**19,742**	
per ha		2,973		2,961	

Greenfield housing scheme. 50% net developable. POS (1.686ha) on site.

Housing 100

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					Rounded
UNITS	**100**	Social Rent	40.00%	% of Aff	12	12
Affordable	30%	30 Affordable Re	40.00%		12	12
		Shared Owne	20.00%		6	6
		First Homes	0.00%		0	0
					30	30

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	5.556	Sub Area	North Swindon
Net:Gross	60%		Gross	5.556	ha Green Brov	Green
			Net	3.333	ha Use	Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	12		Rounded	m2	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	17	1,275	70	0.0%	10%	1.20	1	70	10%	1.20	1	70	25%	1.50	2	140	25%	0.00	0	0
Terrace	3	95	0.0%	20%	14.00	14	1,330	84	0.0%	15%	1.80	2	168	15%	1.80	2	168	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	1.20	1	97	15%	0.90	1	97	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	1.80	2	158	15%	1.80	2	158	15%	0.90	1	79	15%	0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470	93	0.0%	15%	1.80	2	186	15%	1.80	2	186	15%	0.90	1	93	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	1.20	1	106	10%	1.20	1	106	10%	0.60	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	17.50	18	2,430	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	7.00	7	1,015	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	3.00	3	169	25%	3.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	70	**7,520**			**100%**	**12.00**	12	**954**	**100%**	**12.00**	12	**954**	**100%**	**6.00**	6	**493**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	1,555	2,284,295
Terrace	3			1,469	1,469	1,750	2,570,750
Terrace	4			1,469	1,469	291	427,479
Semi	2			1,521	1,521	395	600,795
Semi	3			1,521	1,521	1,935	2,943,135
Semi	4			1,521	1,521	212	322,452
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	2,430	4,262,220
Det	5			1,754	1,754	1,015	1,780,310
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	338	583,538
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						9,921	15,774,974
							1,590 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	1.43	9
2 bed	26	1.92	50
3 bed	38	2.71	103
4 bed	23	3.40	78
5 bed	7	3.40	24
		Residents	**263**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		8,431	m2
		0.843	ha
Gross - Net		2.222	ha
Shortfall / Surplus		1.379	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		70	7,520	107.43	7,520	107.43
Social Rent		12	954	79.48	935	77.92
Affordable Rent		12	954	79.48	935	77.92
Shared Ownership		6	493	82.17	493	82.17
First Homes		0	0	82.17	0	82.17
Total		**100**	**9,921**		**9,883**	
per ha			2,976		2,965	

Greenfield housing scheme. 60% net developable. POS (0.864ha) on site.

Housing 40

| | | |

Housing 24

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UNITS **24**
Affordable 30%

7.2

			Rounded
Social Rent	40.00%	% of Aff	
Affordable Re	40.00%		
Shared Owne	20.00%		
First Homes	0.00%		
		2.88	3
		2.88	3
		1.44	1
		0	0
		7.2	7

Modelling
Density 30 units/ha
Net:Gross 75%

Area ha
Total 1.067
Gross 1.067 ha
Net 0.800 ha

Characteristics
Sub Area North Swindon
Green Brov Green
Use Agricultural

				Market					Social Rent					Affordable Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	4.20	4	300	70	0.0%	10%	0.30	2	140	10%	0.30	2	140	25%	0.25	1	70	25%	0.00	0	0
Terrace	3	95	0.0%	20%	3.36	3	285	84	0.0%	15%	0.45	0	0	15%	0.45	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.30	0	0	10%	0.30	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	3.36	4	420	93	0.0%	15%	0.45	0	0	15%	0.45	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.30	0	0	10%	0.30	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	4.20	4	540	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	1.68	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.75	1	56	25%	0.75	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**16.80**	**17**	**1,835**			**100%**	**3.00**	**3**	**196**	**100%**	**3.00**	**3**	**196**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	650	954,850
Terrace	3			1,469	1,469	285	418,665
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	420	638,820
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	540	947,160
Det	5			1,754	1,754	290	508,660
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	113	194,513
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						2,298	3,662,668
							1,594 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	1.43	3
2 bed	9	1.92	17
3 bed	7	2.71	19
4 bed	4	3.40	14
5 bed	2	3.40	7
		Residents	**60**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		1,904	m2
		0.190	ha
Gross - Net		0.267	ha
Shortfall / Surplus		0.076	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	17	1,835	107.94	1,835	107.94
Social Rent	3	196	65.42	190	63.33
Affordable Rent	3	196	65.42	190	63.33
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**24**	**2,298**		**2,285**	
per ha		2,872		2,856	

Greenfield housing scheme. 70% net developable. POS (0.190ha) on site.

Housing 9

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UNITS	9	Social Rent	40.00%	% of Aff	0
Affordable	0%	0 Affordable Re	40.00%		0
		Shared Owne	20.00%		0
		First Homes	0.00%		0
					0

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling			Area ha		Characteristics	
Density	30	units/ha	Total	0.400	Sub Area	North Swindon
Net:Gross	75%		Gross	0.400 ha	Green Brov	Green
			Net	0.300 ha	Use	Paddock

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.25	2	150	70	0.0%	10%	0.00	0	0	10%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Terrace	3	95	0.0%	20%	1.80	2	190	84	0.0%	15%	0.00	0	0	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	1.80	2	210	93	0.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	25%	2.25	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.90	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	25%	0.00	0	0	25%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**9.00**	9	**965**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,469	1,469	150	220,350
Terrace	3			1,469	1,469	190	279,110
Terrace	4			1,469	1,469	0	0
Semi	2			1,521	1,521	0	0
Semi	3			1,521	1,521	210	319,410
Semi	4			1,521	1,521	0	0
Det	3			1,754	1,754	0	0
Det	4			1,754	1,754	270	473,580
Det	5			1,754	1,754	145	254,330
Bungalow	2			1,732	1,732	0	0
Bungalow	3			1,732	1,732	0	0
Flat to5	1			1,729	1,729	0	0
Flat to5	2			1,729	1,729	0	0
Flat to5	3			1,729	1,729	0	0
Flat 6+	1			2,051	2,051	0	0
Flat 6+	2			2,051	2,051	0	0
Flat 6+	3			2,051	2,051	0	0
Sheltered	1			1,729	1,729	0	0
Sheltered	2			1,729	1,729	0	0
Extracare	1			1,827	1,827	0	0
Extracare	2			1,827	1,827	0	0
IRC Bungalo	2			1,732	1,732	0	0
						965	1,546,780
							1,603 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	1.43	0
2 bed	2	1.92	4
3 bed	4	2.71	11
4 bed	2	3.40	7
5 bed	1	3.40	3
		Residents	**25**

ha/1000 residents	
0.3	Children's & Teenage Play
0	Outdoor Sports Facilities
1.2	playing pitches
0.4	Other Outdoor Sports
1	General Recreational Areas
0	Children's Informal Play
0.3	Allotments
0	0
3.2000	**m2**

Open Space Required			
		796	m2
		0.080	ha
Gross - Net		0.100	ha
Shortfall / Surplus		0.020	ha

Summary		Construction			Saleable	
	Units	m2	Average	m2	Average
Market	9	965	107.22	965	107.22
Social Rent	0	0	107.22	0	107.22
Affordable Rent	0	0	107.22	0	107.22
Shared Ownership	0	0	107.22	0	107.22
First Homes	0	0	107.22	0	107.22
Total	**9**	**965**		**965**	
per ha		3,217		3,217	

Greenfield housing site, below affordable and POS thresholds.

FOR APPRAISALS

SITE			Site 7 Flats 250	Site 8 Flats 100	Site 9 Flats 50	Site 10 Flats 25	Site 11 Flats 9	Site 12 Flats 250 LD	Site 13 Flats 100 LD	Site 14 Flats 60 LD	Site 15 Flats 25 LD	Site 16 Flats 9 LD	Site 17 Mixed 950	Site 18 Mixed 250	Site 19 Mixed 100	Site 20 Mixed 60	Site 21 Mixed 24	Site 22 Mixed 9	Site 23 Housing 350	Site 24 Housing 200	Site 25 Housing 100	Site 26 Housing 40	Site 27 Housing 24	Site 28 Housing 9	Site 29 Housing 350	Site 30 Housing 200	Site 31 Housing 100	Site 32 Housing 40	Site 33 Housing 24	Site 34 Housing 9
			7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
	Sub Area		North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock
AREA																														
	Total	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333	5.556	1.778	1.067	0.400
	Gross	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333	5.556	1.778	1.067	0.400
	Net	ha	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	11.667	6.667	3.333	1.333	0.800	0.300	11.667	6.667	3.333	1.333	0.800	0.300
UNITS																														
	Units		250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	350	200	100	40	24	9	350	200	100	40	24	9
UNIT SIZE																														
Total	Market	sqm	75.99	75.94	76.18	76.76	78.13	75.99	75.94	76.07	76.76	78.13	79.75	79.93	79.69	79.94	79.45	82.29	107.08	107.00	107.43	108.21	107.94	107.22	107.08	107.00	107	108	108	107
	Social Rent	sqm	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	78.97	79.48	79.48	77.25	65.42	107.22	78.97	79.48	79	77	65	107
	Affordable Rent	sqm	70.76	69.38	69.38	69.38	78.13	70.76	69.38	71.36	69.38	78.13	70.84	70.76	69.38	71.36	69.38	82.29	78.97	79.48	79.48	77.25	65.42	107.22	78.97	79.48	79	77	65	107
	Shared Ownership	sqm	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
	First Homes	sqm	75.60	73.88	78.38	75.94	78.13	73.65	71.44	75.94	75.94	78.13	73.44	73.65	71.44	75.94	68.63	82.29	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
Saleable																														
	Market	sqm	67.54	67.50	67.71	68.24	69.44	67.54	67.50	67.62	68.24	69.44	76.57	76.77	76.50	76.90	76.18	79.44	107.08	107.00	107.43	108.21	107.94	107.22	107.08	107.00	107	108	108	107
	Social Rent	sqm	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	77.33	77.92	77.92	76.00	63.33	107.22	77.33	77.92	78	76	63	107
	Affordable Rent	sqm	62.90	61.67	61.67	61.67	69.44	62.90	61.67	63.43	61.67	69.44	62.96	62.90	61.67	63.43	61.67	79.44	77.33	77.92	77.92	76.00	63.33	107.22	77.33	77.92	78	76	63	107
	Shared Ownership	sqm	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
	First Homes	sqm	67.20	65.67	69.67	67.50	69.44	65.47	63.50	67.50	67.50	69.44	65.28	65.47	63.50	67.50	61.00	79.44	84.52	85.17	82.17	70.00	70.00	107.22	84.52	85.17	82	70	70	107
BASE CONSTRUCTION																														
	BCIS +	£/sqm	1,523	1,729	1,729	1,729	1,729	1,523	1,729	1,729	1,729	1,729	1,418	1,418	1,608	1,606	1,609	1,550	1,387	1,387	1,590	1,587	1,594	1,603	1,387	1,387	1,590	1,587	1,594	1,603
	Site Costs	%	5%	5%	5%	5%	5%	10%	10%	10%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	10%	10%
	Extras		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	645,000	367,500	187,500	75,000	45,000	22,500	645,000	367,500	187,500	75,000	45,000	22,500
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Small Sites	%																												
FEES																														
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
SALES																														
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																														
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																														
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																														
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																														
	EUV		2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000	25,000	25,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%	0%	0%
	Premium	£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000
	Easements etc	£																												
VALUES																														
	Market	£/m2	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800
	Social Rent	£/m2	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725	1,725
	Affordable Rent	£/m2	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550	2,550
	Shared Ownership	£/m2	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660
	First Homes	£/m2	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,610	2,613	2,644	2,660	2,660	2,660	2,610	2,613	2,644	2,660	2,660	2,660
GRANT																														
	Market	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																														
	Biodiversity NG	%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.70%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%
		£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
		£/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
		£/unit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/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
		£/unit	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00	1,068.00
	Water	£/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
		£/unit	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
	Over Extra 1	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	7,624	7,632	7,632	7,582	7,102	8,109	7,624	7,632	7,632	7,582	7,102	8,109
	Post CIL s106	£/unit	5,992	5,907	5,982	6,032	6,443	5,972	5,882	6,040	6,032	6,443	5,974	5,992	5,882	6,040	5,852	6,443	7,624	7,632	7,632	7,582	7,102	8,109	7,624	7,632	7,632	7,582	7,102	8,109
	CIL	Houses	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33
		Flats	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33	84.33
	BSL	Greenfield																							27.06	27.06	27.06	27.06	27.06	
		Brownfield	13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53	13.53		13.53	13.53	13.53	13.53	13.53							
	Affordable Housing																													
	Overall		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	
	Social Rent	40.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Affordable Rent	40.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%
	Shared Ownership	20.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 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	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30
			Flats 250	Flats 100	Flats 50	Flats 25	Flats 9	Flats 250 LD	Flats 100 LD	Flats 60 LD	Flats 25 LD	Flats 9 LD	Mixed 950	Mixed 250	Mixed 100	Mixed 60	Mixed 24	Mixed 9	Housing 350	Housing 200	Housing 100	Housing 40	Housing 24	Housing 9	Housing 350	Housing 200
			7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural
			North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon	North Swindon
Site Area	Gross	ha	2.667	1.333	0.556	0.278	0.100	5.066	2.019	1.067	0.417	0.160	19.253	5.070	1.905	1.143	0.457	0.171	19.444	10.256	4.762	1.778	1.067	0.400	23.333	13.333
	Net	ha	2.000	1.000	0.417	0.250	0.090	3.333	1.333	0.800	0.333	0.120	12.667	3.333	1.333	0.800	0.320	0.120	11.667	6.667	3.333	1.333	0.800	0.300	11.667	6.667
Units			250	100	50	25	9	250	100	60	25	9	950	250	100	60	24	9	350	200	100	40	24	9	350	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
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 Overall		30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%
	Affordable Rent		12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%
	Social Rent		12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%	12.0%	12.0%	12.0%	0.0%	12.0%	12.0%
	Shared Ownership		6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%	6.0%	6.0%	6.0%	0.0%	6.0%	6.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	25,000	25,000
		£ site	6,666,667	3,333,333	1,388,889	694,444	250,000	12,664,213	5,046,773	2,666,667	1,041,667	400,000	48,131,947	12,674,453	4,761,905	2,857,143	1,142,857	428,571	48,611,111	25,641,026	11,904,762	4,444,444	2,666,667	1,000,000	583,333	333,333
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	350,000	350,000
		£ site	1,333,333	666,667	277,778	138,889	50,000	2,532,843	1,009,355	533,333	208,333	80,000	9,626,389	2,534,891	952,381	571,429	228,571	85,714	9,722,222	5,128,205	2,380,952	888,889	533,333	200,000	8,166,667	4,666,667
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	375,000	375,000
		£ site	8,000,000	4,000,000	1,666,667	833,333	300,000	15,197,056	6,056,128	3,200,000	1,250,000	480,000	57,758,336	15,209,344	5,714,286	3,428,571	1,371,429	514,286	58,333,333	30,769,231	14,285,714	5,333,333	3,200,000	1,200,000	8,750,000	5,000,000
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	308,623	-1,062,564	-1,422,676	-1,420,775	271,272	-121,450	-1,045,516	-1,340,021	-1,389,008	-254,761	770,097	574,499	-323,051	-357,334	-33,085	1,620,984	672,088	596,384	143,967	166,549	370,397	911,552	704,886	609,269
	Net	£/ha	411,497	-1,416,752	-1,896,902	-1,578,639	301,414	-184,569	-1,582,945	-1,786,695	-1,736,261	-339,681	1,170,513	873,775	-461,502	-510,477	-47,265	2,315,692	1,120,146	917,514	205,667	222,065	493,863	1,215,403	1,409,772	1,218,538
		£ site	822,995	-1,416,752	-790,376	-394,660	27,127	-615,230	-2,110,593	-1,429,356	-578,754	-40,762	14,826,502	2,912,584	-615,336	-408,382	-15,125	277,883	13,068,375	6,116,760	685,557	296,087	395,090	364,621	16,447,336	8,123,585

Appendix
Site 7

Site 7	7	Flats 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	3,800	44,916,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	75.60	67.20		6.00%	15	2,660	2,681,280	1,134
First Homes	75.60	67.20		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	2.000	ha		125	/ha		**55,664,205**	**18,677**
SITE AREA - Gro	2.667	ha		94	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**822,995**	**411,497**	**308,623**
Existing Use Value		6,666,667		2,500,000
Uplift	20%	1,333,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**8,000,000**		**3,000,000**

Additional Profit	**-16,279,164**	**-1,224**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 46,451,912

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					822,995	
	Land			30,650		
	Stamp Duty			0		
	Easements etc.			12,345	42,995	
	Legals /Acquisition		1.50%			
Fees				69,550		
	Planning			2,820,486	2,890,036	
	Professional		8.00%			
CONSTRUCTION						
	Build Cost	BCIS +	1,614	30,152,179		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	5.00%	1,507,609		
	BNG			223,500		
	Contingency	5.00%		1,596,427		
	Abnormals	5.00%		1,507,609		
				0	35,256,073	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,669,926		
	Legals	%	0.5%	278,321		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,948,247	**40,960,346**

Developers Profit				
	Market Housing	% Value	17.50%	**7,860,300**
	Affordable Hou	% Value	17.50%	**1,880,936**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		822,995
	Total	30,650

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	223,500

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,796,640	2,694,960	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	107,251	160,877	268,128	268,128	268,128	268,128	268,128	268,128	268,128	268,128	268,128	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,226,568**	**3,339,852**	**5,566,421**	**5,566,421**	**5,566,421**	**5,566,421**	**5,566,421**	**5,566,421**	**5,566,421**	**5,566,421**	**5,566,421**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	30,650																							
Easements etc.	0																							
Legals Acquisition	12,345																							
Planning Fee	69,550																							
Professional	1,410,243			1,410,243																				
Build Cost - BCIS Base		0	425,714	1,064,285	2,128,569	2,767,140	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	3,192,854	2,128,569	1,064,285	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		112,138	19,972	49,930	436,274	129,818	156,987	609,136	167,782	392,057	167,782	167,782	167,782	117,852	67,922	17,992	17,992	0	0	0	0	0	0	0
BNG		0	2,980	7,450	14,900	19,370	22,350	22,350	22,350	22,350	22,350	22,350	22,350	14,900	7,450	0	0	0	0	0	0	0	0	0
Contingency		0	21,286	53,214	106,428	138,357	159,643	159,643	159,643	159,643	159,643	159,643	159,643	106,428	53,214	0	0	0	0	0	0	0	0	0
Abnormals		0	20,101	50,254	100,507	130,659	150,761	150,761	150,761	150,761	150,761	150,761	150,761	100,507	50,254	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	66,797	100,196	166,993	166,993	166,993	166,993	166,993	166,993	166,993	166,993	166,993	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,133	16,699	27,832	27,832	27,832	27,832	27,832	27,832	27,832	27,832	27,832	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,522,788**	**112,138**	**1,900,296**	**1,225,133**	**2,786,679**	**3,185,345**	**3,760,524**	**4,251,639**	**3,888,214**	**4,112,489**	**3,888,214**	**3,888,214**	**3,888,214**	**2,663,081**	**1,437,949**	**212,816**	**212,816**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**822,995**																							
Interest		41,051	43,732	77,752	100,553	151,080	209,467	239,977	260,133	235,316	213,991	188,367	162,295	135,766	87,334	16,614	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,860,300
ordable for Rent																								1,880,936
First Homes																								0
Cash Flow	-2,345,783	-153,189	-1,944,028	-1,302,885	-2,887,231	-3,336,424	-1,743,423	-1,151,763	1,418,074	1,218,615	1,464,216	1,489,840	1,515,912	2,767,573	4,041,138	5,336,990	5,353,604	0	0	0	0	0	0	-9,741,236
Opening Balance	0																							
Closing Balance	-2,345,783	-2,498,972	-4,443,000	-5,745,885	-8,633,116	-11,969,540	-13,712,963	-14,864,726	-13,446,652	-12,228,038	-10,763,822	-9,273,982	-7,758,070	-4,990,497	-949,359	4,387,632	9,741,236	9,741,236	9,741,236	9,741,236	9,741,236	9,741,236	9,741,236	0

Appendix
Site 8

Site 8	8	Flats 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	3,800	17,955,000	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	73.88	65.67		6.00%	6	2,660	1,048,040	443
First Homes	73.88	65.67		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.000	ha		100	/ha		**22,166,540**	**7,424**
SITE AREA - Gro	1.333	ha		75	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,416,752**	**-1,416,752**	**-1,062,564**
Existing Use Value	3,333,333		2,500,000
Uplift 20%	666,667		500,000
Plus /ha 0	0		0
Benchmark Land Value	**4,000,000**		**3,000,000**
Additional Profit	**-9,169,459**	**-1,725**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 19,978,046

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-1,416,752	
	Land			0		
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-21,251	-21,251	
Fees						
	Planning			41,200		
	Professional		8.00%	1,271,567	1,312,767	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	13,606,033		
		Extras		0		
		Unit extras	1,075.00	107,500		
		Site	5.00%	680,302		
	BNG			100,757		
	Contingency	5.00%		719,692		
	Abnormals	5.00%		680,302		
				0	15,894,584	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	664,996		
	Legals	%	0.5%	110,833		
		£/unit	0	0		
	Misc.	%	0.0%	0	775,829	**16,545,178**

Developers Profit				
	Market Housing	% Value	17.50%	**3,142,125**
	Affordable Hou	% Value	17.50%	**737,020**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-1,416,752
	Total	0

Stamp duty calc - AP		
Land payment		4,000,000
	Total	189,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,907	£/ Unit (all)	
		Total	590,661
Post CIL s106	5,907	£/ Unit (all)	
		Total	590,661
CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	100,757
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	104,804	104,804	104,804	104,804	104,804	104,804	104,804	104,804	104,804	104,804	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,216,654**	**2,216,654**	**2,216,654**	**2,216,654**	**2,216,654**	**2,216,654**	**2,216,654**	**2,216,654**	**2,216,654**	**2,216,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-21,251																							
Planning Fee	41,200																							
Professional	635,783		635,783																					
Build Cost - BCIS Base		0	479,794	959,589	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	1,439,383	959,589	479,794	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		44,827	19,689	39,377	193,546	59,066	66,258	245,565	66,258	155,911	66,258	66,258	46,569	26,881	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,359	6,717	10,076	10,076	10,076	10,076	10,076	10,076	10,076	10,076	6,717	3,359	0	0	0	0	0	0	0	0	0	0
Contingency		0	23,990	47,979	71,969	71,969	71,969	71,969	71,969	71,969	71,969	71,969	47,979	23,990	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,677	45,353	68,030	68,030	68,030	68,030	68,030	68,030	68,030	68,030	45,353	22,677	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	66,500	66,500	66,500	66,500	66,500	66,500	66,500	66,500	66,500	66,500	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,083	11,083	11,083	11,083	11,083	11,083	11,083	11,083	11,083	11,083	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**655,732**	**44,827**	**1,185,292**	**1,099,016**	**1,783,005**	**1,648,525**	**1,733,299**	**1,912,606**	**1,733,299**	**1,822,953**	**1,733,299**	**1,733,299**	**1,183,791**	**634,283**	**84,775**	**84,775**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,416,752**																							
Interest		0	0	8,209	27,586	59,271	89,157	82,259	78,378	71,291	65,648	58,339	50,901	33,716	6,615	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,142,125
ordable for Rent																								737,020
First Homes																								0
Cash Flow	761,019	-44,827	-1,185,292	-1,107,226	-1,810,590	-1,707,796	394,197	221,789	404,977	322,411	417,706	425,016	981,962	1,548,654	2,125,264	2,131,879	0	0	0	0	0	0	0	-3,879,145
Opening Balance	0																							
Closing Balance	761,019	716,192	-469,099	-1,576,325	-3,386,915	-5,094,711	-4,700,513	-4,478,725	-4,073,748	-3,751,337	-3,333,631	-2,908,615	-1,926,653	-377,999	1,747,265	3,879,145	3,879,145	3,879,145	3,879,145	3,879,145	3,879,145	3,879,145	3,879,145	0

Appendix
Site 9

Site 9	9	Flats 50	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					50	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.18	67.71		70.00%	35	3,800	9,006,000	2,666
Affordable Overall				30%	15			
Social Rent	69.38	61.67		12.00%	6	1,725	638,250	416
Affordable Rent	69.38	61.67		12.00%	6	2,550	943,500	416
Shared Ownersl	78.38	69.67		6.00%	3	2,660	555,940	235
First Homes	78.38	69.67		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.417	ha		120	/ha		**11,143,690**	**3,734**
SITE AREA - Gro	0.556	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-790,376**	**-1,896,902**	**-1,422,676**
Existing Use Value	1,388,889		2,500,000
Uplift 20%	277,778		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,666,667**		**3,000,000**
Additional Profit	**-3,450,491**	**-1,294**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 11,765,796

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-790,376	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-11,856	-11,856	
Fees						
	Planning			31,750		
	Professional		8.00%	639,514	671,264	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	6,843,222		
		Extras		0		
		Unit extras	1,075.00	53,750		
		Site	5.00%	342,161		
	BNG			50,674		
	Contingency	5.00%		361,957		
	Abnormals	5.00%		342,161		
				0	7,993,925	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	334,311		
	Legals	%	0.5%	55,718		
		£/unit	0	0		
	Misc.	%	0.0%	0	390,029	**8,252,987**

Developers Profit				
	Market Housing	% Value	17.50%	**1,576,050**
	Affordable Hou:	% Value	17.50%	**374,096**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	50		
No dwgs under	50	635	31,750
No dwgs over 5	0	189	0
		Total	31,750

Stamp duty calc - Residual		
Land payment		-790,376
	Total	0

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	36,074	
		Total	36,074

Pre CIL s106	5,982	£/ Unit (all)	
		Total	299,081

Post CIL s106	5,982	£/ Unit (all)	
		Total	299,081

CIL	84.33	£/sqm	**224,845**

BNG	0.70%	**Total**	50,674

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10																	
Market Housing				0	0	0	1,801,200	1,801,200	1,801,200	1,801,200	1,801,200	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	111,188	111,188	111,188	111,188	111,188	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,228,738**	**2,228,738**	**2,228,738**	**2,228,738**	**2,228,738**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-11,856																							
Planning Fee	31,750																							
Professional	319,757		319,757																					
Build Cost - BCIS Base		0	482,609	965,218	1,447,827	1,447,827	1,447,827	965,218	482,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		56,211	19,939	118,573	59,816	149,754	67,031	47,092	27,154	7,215	7,215	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,378	6,757	10,135	10,135	10,135	6,757	3,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,130	48,261	72,391	72,391	72,391	48,261	24,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,811	45,621	68,432	68,432	68,432	45,621	22,811	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	66,862	66,862	66,862	66,862	66,862	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,144	11,144	11,144	11,144	11,144	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**339,652**	**56,211**	**872,624**	**1,184,430**	**1,658,601**	**1,748,539**	**1,743,822**	**1,190,955**	**638,088**	**85,221**	**85,221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-790,376**																							
Interest		0	0	8,367	29,241	58,778	90,406	83,502	66,802	40,135	3,326	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,576,050
rdable for Rent																								374,096
First Homes																								0
Cash Flow	450,724	-56,211	-872,624	-1,192,797	-1,687,842	-1,807,317	394,510	954,281	1,523,848	2,103,382	2,140,191	0	0	0	0	0	0	0	0	0	0	0	0	-1,950,146
Opening Balance	0																							
Closing Balance	450,724	394,513	-478,111	-1,670,908	-3,358,750	-5,166,067	-4,771,557	-3,817,276	-2,293,428	-190,046	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	1,950,146	0

Appendix
Site 10

Site 10	10 Flats 25	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	3,800	4,537,647	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,660	269,325	114
First Homes	75.94	67.50		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.250	ha		100	/ha		**5,597,847**	**1,874**
SITE AREA - Gro	0.278	ha		90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-394,660**	**-1,578,639**	**-1,420,775**
Existing Use Value		694,444		2,500,000
Uplift	20%	138,889		500,000
Plus /ha	0	0		0
Benchmark Land Value		**833,333**		**3,000,000**
Additional Profit		**-1,672,257**	**-1,245**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 5,921,164

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-394,660
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-5,920	-5,920
Fees					
Planning				15,875	
Professional			8.00%	320,880	336,755
CONSTRUCTION					
Build Cost	BCIS +		1,833	3,433,709	
	Extras			0	
	Unit extras		1,075.00	26,875	
	Site		5.00%	171,685	
BNG				25,426	
Contingency		5.00%		181,613	
Abnormals		5.00%		171,685	
				0	4,010,994
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	167,935	
Legals	%		0.5%	27,989	
	£/unit		0	0	
Misc.	%		0.0%	0	195,925 **4,143,094**

Developers Profit				
Market Housing	% Value	17.50%		**794,088**
Affordable Hou:	% Value	17.50%		**185,535**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-394,660
	Total	0

Stamp duty calc - AP		
Land payment		833,333
	Total	31,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790

Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790

CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	25,426

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	907,529	907,529	907,529	907,529	907,529	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	53,865	53,865	53,865	53,865	53,865	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,119,569**	**1,119,569**	**1,119,569**	**1,119,569**	**1,119,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-5,920																							
Planning Fee	15,875																							
Professional	160,440		160,440																					
Build Cost - BCIS Base		0	242,151	484,303	726,454	726,454	726,454	484,303	242,151	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,695	3,390	5,085	5,085	5,085	3,390	1,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,108	24,215	36,323	36,323	36,323	24,215	12,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	33,587	33,587	33,587	33,587	33,587	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,598	5,598	5,598	5,598	5,598	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**170,395**	**28,322**	**437,892**	**639,870**	**832,357**	**832,357**	**875,177**	**597,725**	**320,272**	**42,820**	**42,820**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-394,660**																							
Interest		0	0	4,234	15,506	30,344	45,441	41,959	33,561	20,161	1,670	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								794,088
ordable for Rent																								185,535
First Homes																								0
Cash Flow	224,265	-28,322	-437,892	-644,104	-847,863	-862,700	198,952	479,886	765,736	1,056,589	1,075,079	0	0	0	0	0	0	0	0	0	0	0	0	-979,623
Opening Balance	0																							
Closing Balance	224,265	195,943	-241,949	-886,054	-1,733,917	-2,596,617	-2,397,665	-1,917,780	-1,152,044	-95,456	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	0

Appendix
Site 11

Site 11	11	Flats 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	3,800	2,375,000	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,660	0	0
First Homes	78.13	69.44		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.090	ha		100	/ha		**2,375,000**	**703**
SITE AREA - Gro	0.100	ha		90	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**27,127**	**301,414**	**271,272**
Existing Use Value	250,000		2,500,000
Uplift 20%	50,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**300,000**		**3,000,000**
Additional Profit	**-456,733**	**-650**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 3,259,599

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					27,127	
	Land			0		
	Stamp Duty			0		
	Easements etc.			407	407	
	Legals /Acquisition		1.50%			
Fees				5,715		
	Planning			120,389	126,104	
	Professional		8.00%			
CONSTRUCTION						
	Build Cost	BCIS +	1,833	1,288,645		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	5.00%	64,432		
	BNG			9,539		
	Contingency	5.00%		68,138		
	Abnormals	5.00%		64,432		
				0	1,504,862	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	71,250		
	Legals	%	0.5%	11,875		
		£/unit	0	0		
	Misc.	%	0.0%	0	83,125	**1,741,625**

Developers Profit				
	Market Housing	% Value	17.50%	**415,625**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		27,127
	Total	0

Stamp duty calc - AP		
Land payment		300,000
	Total	4,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,539

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	791,667	791,667	791,667	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**791,667**	**791,667**	**791,667**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	407																							
Planning Fee	5,715																							
Professional	60,194		60,194																					
Build Cost - BCIS Base		0	151,417	302,834	454,251	302,834	151,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,060	2,120	3,180	2,120	1,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,571	15,142	22,713	15,142	7,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	23,750	23,750	23,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,958	3,958	3,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**66,317**	**59,295**	**233,844**	**347,299**	**520,949**	**347,299**	**201,358**	**27,708**	**27,708**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**27,127**																							
Interest		1,635	2,702	6,841	13,039	22,383	28,853	19,027	5,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								415,625
ordable for Rent																								0
First Homes																								0
Cash Flow	-93,444	-60,930	-236,546	-354,140	-533,987	-369,682	561,456	744,931	757,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-415,625
Opening Balance	0																							
Closing Balance	-93,444	-154,374	-390,919	-745,060	-1,279,047	-1,648,729	-1,087,273	-342,342	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	0

Appendix
Site 12

Site 12	12	Flats 250 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.99	67.54		70.00%	175	3,800	44,916,000	13,298
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,660	2,612,120	1,105
First Homes	73.65	65.47		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		**55,595,045**	**18,648**
SITE AREA - Gro	5.066	ha		49	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-615,230**	**-184,569**	**-121,450**
Existing Use Value		12,664,213		2,500,000
Uplift	20%	2,532,843		500,000
Plus /ha	0	0		0
Benchmark Land Value		**15,197,056**		**3,000,000**
Additional Profit		**-29,119,170**	**-2,190**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 45,540,074

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-615,230
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-9,228	-9,228
Fees					
Planning				69,550	
Professional			8.00%	2,943,388	3,012,938
CONSTRUCTION					
Build Cost	BCIS +		1,614	30,104,958	
	Extras			0	
	Unit extras		1,075.00	268,750	
	Site		10.00%	3,010,496	
BNG				233,689	
Contingency		5.00%		1,669,210	
Abnormals		5.00%		1,505,248	
				0	36,792,352
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	1,667,851	
Legals	%		0.5%	277,975	
	£/unit		0	0	
Misc.	%		0.0%	0	1,945,827 **41,126,658**

Developers Profit			
Market Housing	% Value	17.50%	**7,860,300**
Affordable Hou:	% Value	17.50%	**1,868,833**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		-615,230
	Total	0

Stamp duty calc - AP		
Land payment		15,197,056
	Total	749,353

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	179,915	
		Total	179,915

Pre CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

Post CIL s106	5,972	£/ Unit (all)	
		Total	1,492,903

CIL	84.33	£/sqm	**1,121,378**

BNG	0.70%	**Total**	233,689

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,523.00	Per Unit
CO2 Plus	6.00%		91.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,614.38	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	15	25	25	25	25	25	25	25	25	25											
Market Housing				0	0	0	1,796,640	2,694,960	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	4,491,600	0	0	0	0	0	0	0
Social Rent				0	0	0	130,203	195,305	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	325,508	0	0	0	0	0	0	0
Affordable Rent				0	0	0	192,474	288,711	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	481,185	0	0	0	0	0	0	0
Shared Ownership				0	0	0	104,485	156,727	261,212	261,212	261,212	261,212	261,212	261,212	261,212	261,212	261,212	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,223,802**	**3,335,703**	**5,559,505**	**5,559,505**	**5,559,505**	**5,559,505**	**5,559,505**	**5,559,505**	**5,559,505**	**5,559,505**	**5,559,505**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-9,228																							
Planning Fee	69,550																							
Professional	1,471,694		1,471,694																					
Build Cost - BCIS Base		0	445,123	1,112,807	2,225,614	2,893,298	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	3,338,420	2,225,614	1,112,807	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		112,138	19,905	49,763	435,940	129,385	156,487	608,636	167,282	391,557	167,282	167,282	167,282	117,518	67,755	17,992	17,992	0	0	0	0	0	0	0
BNG		0	3,116	7,790	15,579	20,253	23,369	23,369	23,369	23,369	23,369	23,369	23,369	15,579	7,790	0	0	0	0	0	0	0	0	0
Contingency		0	22,256	55,640	111,281	144,665	166,921	166,921	166,921	166,921	166,921	166,921	166,921	111,281	55,640	0	0	0	0	0	0	0	0	0
Abnormals		0	20,070	50,175	100,350	130,455	150,525	150,525	150,525	150,525	150,525	150,525	150,525	100,350	50,175	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	66,714	100,071	166,785	166,785	166,785	166,785	166,785	166,785	166,785	166,785	166,785	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,119	16,679	27,798	27,798	27,798	27,798	27,798	27,798	27,798	27,798	27,798	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,532,016**	**112,138**	**1,982,164**	**1,276,175**	**2,888,764**	**3,318,055**	**3,913,555**	**4,404,621**	**4,041,100**	**4,265,375**	**4,041,100**	**4,041,100**	**4,041,100**	**2,764,924**	**1,488,749**	**212,574**	**212,574**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-615,230**																							
Interest		16,044	18,287	53,295	76,561	128,454	188,768	221,642	244,227	221,928	203,165	180,148	156,729	132,899	86,320	16,592	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,860,300
ordable for Rent																								1,868,833
First Homes																								0
Cash Flow	-916,786	-128,182	-2,000,451	-1,329,470	-2,965,324	-3,446,509	-1,878,521	-1,290,560	1,274,178	1,072,201	1,315,240	1,338,257	1,361,676	2,661,681	3,984,435	5,330,338	5,346,930	0	0	0	0	0	0	-9,729,133
Opening Balance	0																							
Closing Balance	-916,786	-1,044,968	-3,045,419	-4,374,889	-7,340,213	-10,786,722	-12,665,243	-13,955,803	-12,681,625	-11,609,424	-10,294,184	-8,955,927	-7,594,251	-4,932,571	-948,135	4,382,203	9,729,133	9,729,133	9,729,133	9,729,133	9,729,133	9,729,133	9,729,133	0

Appendix
Site 13

Site 13	13	Flats 100 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	75.94	67.50		70.00%	70	3,800	17,955,000	5,316
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,660	1,013,460	429
First Homes	71.44	63.50		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**22,131,960**	**7,409**
SITE AREA - Gro	2.019	ha		50	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-2,110,593**	**-1,582,945**	**-1,045,516**
Existing Use Value		5,046,773		2,500,000
Uplift	20%	1,009,355		500,000
Plus /ha	0	0		0
Benchmark Land Value		**6,056,128**		**3,000,000**

Additional Profit	**-11,451,573**	**-2,154**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 20,053,426

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					-2,110,593	
	Land			0		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	-31,659	-31,659	
Fees						
	Planning			41,200		
	Professional		8.00%	1,326,493	1,367,693	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	13,579,229		
		Extras		0		
		Unit extras	1,075.00	107,500		
		Site	10.00%	1,357,923		
	BNG			105,313		
	Contingency	5.00%		752,233		
	Abnormals	5.00%		678,961		
				0	16,581,158	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	663,959		
	Legals	%	0.5%	110,660		
		£/unit	0	0		
	Misc.	%	0.0%	0	774,619	**16,581,218**

Developers Profit				
	Market Housing	% Value	17.50%	**3,142,125**
	Affordable Hou:	% Value	17.50%	**730,968**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-2,110,593
	Total	0

Stamp duty calc - AP		
Land payment		6,056,128
	Total	292,306

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	71,920	
		Total	71,920

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161

Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161

CIL	84.33	£/sqm	**448,267**

BNG	0.70%	**Total**	105,313

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10	10	10	10	10												
Market Housing				0	0	0	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	1,795,500	0	0	0	0	0	0	0	0
Social Rent				0	0	0	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	127,650	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	188,700	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	101,346	101,346	101,346	101,346	101,346	101,346	101,346	101,346	101,346	101,346	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,213,196**	**2,213,196**	**2,213,196**	**2,213,196**	**2,213,196**	**2,213,196**	**2,213,196**	**2,213,196**	**2,213,196**	**2,213,196**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-31,659																							
Planning Fee	41,200																							
Professional	663,246		663,246																					
Build Cost - BCIS Base		0	501,488	1,002,977	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,504,465	1,002,977	501,488	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		44,827	19,605	39,211	193,296	58,816	66,008	245,315	66,008	155,661	66,008	66,008	46,403	26,797	7,192	7,192	0	0	0	0	0	0	0	0
BNG		0	3,510	7,021	10,531	10,531	10,531	10,531	10,531	10,531	10,531	10,531	7,021	3,510	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,074	50,149	75,223	75,223	75,223	75,223	75,223	75,223	75,223	75,223	50,149	25,074	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,632	45,264	67,896	67,896	67,896	67,896	67,896	67,896	67,896	67,896	45,264	22,632	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	66,396	66,396	66,396	66,396	66,396	66,396	66,396	66,396	66,396	66,396	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,066	11,066	11,066	11,066	11,066	11,066	11,066	11,066	11,066	11,066	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**672,788**	**44,827**	**1,235,557**	**1,144,621**	**1,851,412**	**1,716,932**	**1,801,586**	**1,980,892**	**1,801,586**	**1,891,239**	**1,801,586**	**1,801,586**	**1,229,275**	**656,965**	**84,654**	**84,654**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,110,593**																							
Interest		0	0	0	17,276	49,978	80,899	75,112	72,361	66,424	61,952	55,833	49,607	33,256	6,604	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,142,125
ordable for Rent																								730,968
First Homes																								0
Cash Flow	1,437,806	-44,827	-1,235,557	-1,144,621	-1,868,688	-1,766,910	330,711	157,192	339,250	255,533	349,658	355,777	934,314	1,522,975	2,121,938	2,128,542	0	0	0	0	0	0	0	-3,873,093
Opening Balance	0																							
Closing Balance	1,437,806	1,392,979	157,422	-987,199	-2,855,887	-4,622,797	-4,292,086	-4,134,894	-3,795,645	-3,540,111	-3,190,453	-2,834,676	-1,900,362	-377,387	1,744,551	3,873,093	3,873,093	3,873,093	3,873,093	3,873,093	3,873,093	3,873,093	3,873,093	0

Appendix
Site 14

Site 14	14	Flats 60 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.07	67.62		70.00%	42	3,800	10,792,000	3,195
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,660	646,380	273
First Homes	75.94	67.50		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**13,390,711**	**4,496**
SITE AREA - Gro	1.067	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-1,429,356**	**-1,786,695**	**-1,340,021**
Existing Use Value	2,666,667		2,500,000
Uplift 20%	533,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,200,000**		**3,000,000**
Additional Profit	**-5,970,072**	**-1,869**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 14,551,915

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				-1,429,356	
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-21,440	-21,440
Fees					
Planning				33,640	
Professional			8.00%	804,851	838,491
CONSTRUCTION					
Build Cost	BCIS +		1,833	8,239,848	
	Extras			0	
	Unit extras		1,075.00	64,500	
	Site		10.00%	823,985	
BNG				63,898	
Contingency		5.00%		456,417	
Abnormals		5.00%		411,992	
				0	10,060,641
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	401,721	
Legals	%		0.5%	66,954	
	£/unit		0	0	
Misc.	%		0.0%	0	468,675 **9,917,011**

Developers Profit			
Market Housing	% Value	17.50%	**1,888,600**
Affordable Hou:	% Value	17.50%	**454,775**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-1,429,356
	Total	0

Stamp duty calc - AP		
Land payment		3,200,000
	Total	149,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	43,228	
		Total	43,228

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397
Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397
CIL	84.33	£/sqm	**269,434**

BNG	0.70%	**Total**	63,898
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	2,698,000	2,698,000	2,698,000	2,698,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	196,946	196,946	196,946	196,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	291,137	291,137	291,137	291,137	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	161,595	161,595	161,595	161,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,347,678**	**3,347,678**	**3,347,678**	**3,347,678**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-21,440																							
Planning Fee	33,640																							
Professional	402,426			402,426																				
Build Cost - BCIS Base		0	760,694	1,521,389	2,282,083	2,282,083	1,521,389	760,694	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		67,359	30,200	154,701	90,599	198,373	71,207	41,007	10,807	10,807	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	5,325	10,650	15,975	15,975	10,650	5,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	38,035	76,069	114,104	114,104	76,069	38,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,333	68,665	102,998	102,998	68,665	34,333	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	100,430	100,430	100,430	100,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,738	16,738	16,738	16,738	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**414,626**	**67,359**	**1,271,012**	**1,831,475**	**2,605,759**	**2,713,533**	**1,865,149**	**996,562**	**127,976**	**127,976**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,429,356**																							
Interest		0	0	5,664	37,814	84,076	133,034	109,418	70,188	15,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,888,600
ordable for Rent																								454,775
First Homes																								0
Cash Flow	1,014,730	-67,359	-1,271,012	-1,837,139	-2,643,573	-2,797,609	1,349,495	2,241,697	3,149,514	3,204,630	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,343,375
Opening Balance	0																							
Closing Balance	1,014,730	947,372	-323,641	-2,160,779	-4,804,352	-7,601,961	-6,252,467	-4,010,769	-861,256	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	2,343,375	0

Appendix
Site 15

Site 15	15	Flats 25 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					25	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	76.76	68.24		70.00%	18	3,800	4,537,647	1,343
Affordable Overall				30%	7.5			
Social Rent	69.38	61.67		12.00%	3	1,725	319,125	208
Affordable Rent	69.38	61.67		12.00%	3	2,550	471,750	208
Shared Ownersl	75.94	67.50		6.00%	2	2,660	269,325	114
First Homes	75.94	67.50		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.333	ha		75	/ha		**5,597,847**	**1,874**
SITE AREA - Gro	0.417	ha		60	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-578,754**	**-1,736,261**	**-1,389,008**
Existing Use Value	1,041,667		2,500,000
Uplift 20%	208,333		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,250,000**		**3,000,000**
Additional Profit	**-2,448,538**	**-1,823**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 5,914,893

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-578,754
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-8,681	-8,681
Fees					
Planning				15,875	
Professional			8.00%	335,397	351,272
CONSTRUCTION					
Build Cost	BCIS +		1,833	3,433,709	
	Extras			0	
	Unit extras		1,075.00	26,875	
	Site		10.00%	343,371	
BNG				26,628	
Contingency		5.00%		190,198	
Abnormals		5.00%		171,685	
				0	4,192,466
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	167,935	
Legals	%		0.5%	27,989	
	£/unit		0	0	
Misc.	%		0.0%	0	195,925 **4,152,228**

Developers Profit				
Market Housing	% Value	17.50%		**794,088**
Affordable Hou:	% Value	17.50%		**185,535**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	25		
No dwgs under	25	635	15,875
No dwgs over 5	0	189	0
		Total	15,875

Stamp duty calc - Residual		
Land payment		-578,754
	Total	0

Stamp duty calc - AP		
Land payment		1,250,000
	Total	52,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,176	
		Total	18,176

Pre CIL s106	6,032	£/ Unit (all)	
		Total	150,790
Post CIL s106	6,032	£/ Unit (all)	
		Total	150,790
CIL	84.33	£/sqm	**113,287**

BNG	0.70%	**Total**	26,628
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5	5																	
Market Housing				0	0	0	907,529	907,529	907,529	907,529	907,529	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	63,825	63,825	63,825	63,825	63,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	94,350	94,350	94,350	94,350	94,350	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	53,865	53,865	53,865	53,865	53,865	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,119,569**	**1,119,569**	**1,119,569**	**1,119,569**	**1,119,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-8,681																							
Planning Fee	15,875																							
Professional	167,699		167,699																					
Build Cost - BCIS Base		0	253,597	507,194	760,791	760,791	760,791	507,194	253,597	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		28,322	10,053	105,071	30,158	30,158	33,793	23,741	13,688	3,635	3,635	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,775	3,550	5,326	5,326	5,326	3,550	1,775	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,680	25,360	38,040	38,040	38,040	25,360	12,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,446	22,891	34,337	34,337	34,337	22,891	11,446	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	33,587	33,587	33,587	33,587	33,587	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,598	5,598	5,598	5,598	5,598	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**174,893**	**28,322**	**457,249**	**664,066**	**868,651**	**868,651**	**911,471**	**621,921**	**332,371**	**42,820**	**42,820**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-578,754**																							
Interest		0	0	1,430	13,076	28,506	44,207	41,338	33,353	20,161	1,670	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								794,088
ordable for Rent																								185,535
First Homes																								0
Cash Flow	403,861	-28,322	-457,249	-665,496	-881,727	-897,158	163,891	456,310	753,846	1,056,589	1,075,079	0	0	0	0	0	0	0	0	0	0	0	0	-979,623
Opening Balance	0																							
Closing Balance	403,861	375,539	-81,710	-747,206	-1,628,934	-2,526,091	-2,362,200	-1,905,890	-1,152,044	-95,456	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	979,623	0

Appendix
Site 16

Site 16	16	Flats 9 LD	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	78.13	69.44		100.00%	9	3,800	2,375,000	703
Affordable Overall				0%	0			
Social Rent	78.13	69.44		0.00%	0	1,725	0	0
Affordable Rent	78.13	69.44		0.00%	0	2,550	0	0
Shared Ownersl	78.13	69.44		0.00%	0	2,660	0	0
First Homes	78.13	69.44		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**2,375,000**	**703**
SITE AREA - Gro	0.160	ha		56	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-40,762**	**-339,681**	**-254,761**
Existing Use Value	400,000		2,500,000
Uplift 20%	80,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**480,000**		**3,000,000**
Additional Profit	**-754,689**	**-1,073**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 3,259,599

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-40,762	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-611	-611	
Fees						
	Planning			5,715		
	Professional		8.00%	125,837	131,552	
CONSTRUCTION						
	Build Cost	BCIS +	1,833	1,288,645		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	10.00%	128,865		
	BNG			9,990		
	Contingency	5.00%		71,359		
	Abnormals	5.00%		64,432		
				0	1,572,967	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	71,250		
	Legals	%	0.5%	11,875		
		£/unit	0	0		
	Misc.	%	0.0%	0	83,125	**1,746,271**

Developers Profit				
	Market Housing	% Value	17.50%	**415,625**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		-40,762
	Total	0

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**59,295**

BNG	0.70%	**Total**	9,990

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,729.00	Per Unit
CO2 Plus	6.00%		103.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,832.74	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	791,667	791,667	791,667	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**791,667**	**791,667**	**791,667**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-611																							
Planning Fee	5,715																							
Professional	62,919		62,919																					
Build Cost - BCIS Base		0	158,576	317,152	475,728	317,152	158,576	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		59,295	6,443	12,885	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,110	2,220	3,330	2,220	1,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,929	15,858	23,786	15,858	7,929	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,159	14,318	21,477	14,318	7,159	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	23,750	23,750	23,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,958	3,958	3,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**68,023**	**59,295**	**244,135**	**362,434**	**543,650**	**362,434**	**208,925**	**27,708**	**27,708**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-40,762**																							
Interest		477	1,523	5,822	12,267	21,995	28,723	19,027	5,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								415,625
ordable for Rent																								0
First Homes																								0
Cash Flow	-27,261	-59,772	-245,659	-368,256	-555,917	-384,429	554,019	744,931	757,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-415,625
Opening Balance	0																							
Closing Balance	-27,261	-87,032	-332,691	-700,947	-1,256,864	-1,641,292	-1,087,273	-342,342	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	415,625	0

Appendix
Site 17

Site 17	17	Mixed 950	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					950	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.75	76.57		70.00%	665	3,800	193,496,000	53,035
Affordable Overall				30%	285			
Social Rent	70.84	62.96		12.00%	114	1,725	12,382,050	8,075
Affordable Rent	70.84	62.96		12.00%	114	2,550	18,303,900	8,075
Shared Ownersl	73.44	65.28		6.00%	57	2,660	9,897,860	4,186
First Homes	73.44	65.28		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	12.667	ha			75	/ha	**234,079,810**	**73,372**
SITE AREA - Gro	19.253	ha			49	/ha		

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**14,826,502**	**1,170,513**	**770,097**
Existing Use Value		48,131,947		2,500,000
Uplift	20%	9,626,389		500,000
Plus /ha	0	0		0
Benchmark Land Value		**57,758,336**		**3,000,000**
Additional Profit		**-210,787,062**	**-3,974**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 3,850,436,529

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				14,826,502	
	Stamp Duty			730,825		
	Easements etc.			0		
	Legals /Acquisition		1.50%	222,398	953,223	
Fees						
	Planning			201,850		
	Professional		8.00%	11,254,040	11,455,890	
CONSTRUCTION						
	Build Cost	BCIS +	1,503	110,304,644		
		Extras		0		
		Unit extras	1,075.00	1,021,250		
		Site	15.00%	16,545,697		
	BNG			895,101		
	Contingency	5.00%		6,393,580		
	Abnormals	5.00%		5,515,232		
				0	140,675,503	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,022,394		
	Legals	%	0.5%	1,170,399		
		£/unit	0	0		
	Misc.	%	0.0%	0	8,192,793	**176,103,912**

Developers Profit				
	Market Housing	% Value	17.50%	**33,861,800**
	Affordable Hou:	% Value	17.50%	**7,102,167**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	950		
No dwgs under	50	635	31,750
No dwgs over 5	900	189	170,100
		Total	201,850

Stamp duty calc - Residual		
Land payment		14,826,502
	Total	730,825

Stamp duty calc - AP		
Land payment		57,758,336
	Total	2,877,417

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	717,564	
		Total	717,564

Pre CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

Post CIL s106	5,974	£/ Unit (all)	
		Total	5,675,030

CIL	84.33	£/sqm	**4,472,442**

BNG	0.70%	**Total**	895,101

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,418.27	Per Unit
CO2 Plus	6.00%		85.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,503.37	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	100	150	150	150	150	150	50																
Market Housing		10,184,000	20,368,000	30,552,000	30,552,000	30,552,000	30,552,000	30,552,000	10,184,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		651,687	1,303,374	1,955,061	1,955,061	1,955,061	1,955,061	1,955,061	651,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		963,363	1,926,726	2,890,089	2,890,089	2,890,089	2,890,089	2,890,089	963,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		520,940	1,041,880	1,562,820	1,562,820	1,562,820	1,562,820	1,562,820	520,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**12,319,990**	**24,639,980**	**36,959,970**	**36,959,970**	**36,959,970**	**36,959,970**	**36,959,970**	**12,319,990**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	730,825																							
Easements etc.	0																							
Legals Acquisition	222,398																							
Planning Fee	201,850																							
Professional	11,254,040																							
Build Cost - BCIS Base		6,730,084	13,460,167	20,190,251	20,190,251	20,190,251	20,190,251	20,190,251	6,730,084	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,678,185	2,461,881	2,351,089	1,009,357	1,009,357	1,009,357	1,009,357	336,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		47,111	94,221	141,332	141,332	141,332	141,332	141,332	47,111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		336,504	673,008	1,009,513	1,009,513	1,009,513	1,009,513	1,009,513	336,504	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		290,275	580,551	870,826	870,826	870,826	870,826	870,826	290,275	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	369,600	739,199	1,108,799	1,108,799	1,108,799	1,108,799	1,108,799	369,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	61,600	123,200	184,800	184,800	184,800	184,800	184,800	61,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**12,409,113**	**9,513,358**	**18,132,228**	**25,856,610**	**24,514,877**	**24,514,877**	**24,514,877**	**24,514,877**	**8,171,626**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**14,826,502**																							
Interest		1,906,493	1,843,483	1,516,985	845,938	33,997	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								33,861,800
ordable for Rent																								7,102,167
First Homes																								0
Cash Flow	-27,235,615	900,139	4,664,268	9,586,376	11,599,154	12,411,095	12,445,093	12,445,093	4,148,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-40,963,967
Opening Balance	0																							
Closing Balance	-27,235,615	-26,335,476	-21,671,208	-12,084,832	-485,678	11,925,417	24,370,510	36,815,603	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	40,963,967	0

Appendix
Site 18

Site 18	18	Mixed 250	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					250	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.93	76.77		70.00%	175	3,800	51,053,000	13,988
Affordable Overall				30%	75			
Social Rent	70.76	62.90		12.00%	30	1,725	3,255,075	2,123
Affordable Rent	70.76	62.90		12.00%	30	2,550	4,811,850	2,123
Shared Ownersl	73.65	65.47		6.00%	15	2,660	2,612,120	1,105
First Homes	73.65	65.47		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		75	/ha		**61,732,045**	**19,339**
SITE AREA - Gro	5.070	ha		49	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**2,912,584**	**873,775**	**574,499**
Existing Use Value	12,674,453		2,500,000
Uplift 20%	2,534,891		500,000
Plus /ha 0	0		0
Benchmark Land Value	**15,209,344**		**3,000,000**
Additional Profit	**-64,098,081**	**-4,582**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 475,590,740

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					2,912,584	
	Land			135,129		
	Stamp Duty			0		
	Easements etc.			43,689	178,818	
	Legals /Acquisition		1.50%			
Fees				69,550		
	Planning			2,965,023	3,034,573	
	Professional		8.00%			
CONSTRUCTION						
	Build Cost	BCIS +	1,503	29,061,454		
		Extras		0		
		Unit extras	1,075.00	268,750		
		Site	15.00%	4,359,218		
	BNG			235,826		
	Contingency	5.00%		1,684,471		
	Abnormals	5.00%		1,453,073		
				0	37,062,792	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,851,961		
	Legals	%	0.5%	308,660		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,160,622	**45,349,389**

Developers Profit				
	Market Housing	% Value	17.50%	**8,934,275**
	Affordable Hou:	% Value	17.50%	**1,868,833**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		2,912,584
	Total	135,129

Stamp duty calc - AP		
Land payment		15,209,344
	Total	749,967

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	189,259	
		Total	189,259

Pre CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903
Post CIL s106	5,992	£/ Unit (all)	
		Total	1,497,903
CIL	84.33	£/sqm	**1,179,619**

BNG	0.70%	**Total**	235,826
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,417.71	Per Unit
CO2 Plus	6.00%		85.06	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,502.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	25	25	12	13	12	13	12	13				
Market Housing				0	0	0	2,450,544	2,654,756	2,450,544	2,654,756	2,450,544	2,654,756	2,450,544	2,654,756	2,450,544	2,654,756	5,105,300	5,105,300	2,450,544	2,654,756	2,450,544	2,654,756	2,450,544	2,654,756
Social Rent				0	0	0	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	156,244	169,264	325,508	325,508	156,244	169,264	156,244	169,264	156,244	169,264
Affordable Rent				0	0	0	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	230,969	250,216	481,185	481,185	230,969	250,216	230,969	250,216	230,969	250,216
Shared Ownership				0	0	0	125,382	135,830	125,382	135,830	125,382	135,830	125,382	135,830	125,382	135,830	261,212	261,212	125,382	135,830	125,382	135,830	125,382	135,830
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,963,138**	**3,210,066**	**2,963,138**	**3,210,066**	**2,963,138**	**3,210,066**	**2,963,138**	**3,210,066**	**2,963,138**	**3,210,066**	**6,173,205**	**6,173,205**	**2,963,138**	**3,210,066**	**2,963,138**	**3,210,066**	**2,963,138**	**3,210,066**
EXPENDITURE																								
Stamp Duty	135,129																							
Easements etc.	0																							
Legals Acquisition	43,689																							
Planning Fee	69,550																							
Professional	1,482,512		1,482,512																					
Build Cost - BCIS Base		0	539,031	1,122,981	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	1,662,011	1,706,931	2,245,961	2,829,911	2,784,992	2,245,961	1,662,011	1,706,931	1,662,011	1,706,931	1,122,981	583,950	0	0
BSL/BSL/s106/CIL/Tariff		117,962	23,966	403,816	73,897	75,894	82,981	557,583	82,981	321,659	82,981	85,735	108,945	135,665	132,911	109,702	92,822	94,820	82,981	85,735	59,015	35,805	9,084	9,841
BNG		0	3,773	7,861	11,634	11,949	11,634	11,949	11,634	11,949	11,634	11,949	15,722	19,809	19,495	15,722	11,634	11,949	11,634	11,949	7,861	4,088	0	0
Contingency		0	26,952	56,149	83,101	85,347	83,101	85,347	83,101	85,347	83,101	85,347	112,298	141,496	139,250	112,298	83,101	85,347	83,101	85,347	56,149	29,197	0	0
Abnormals		0	23,249	48,436	71,685	73,622	71,685	73,622	71,685	73,622	71,685	73,622	96,872	122,058	120,121	96,872	71,685	73,622	71,685	73,622	48,436	25,187	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	88,894	96,302	88,894	96,302	88,894	96,302	88,894	96,302	88,894	96,302	185,196	185,196	88,894	96,302	88,894	96,302	88,894	96,302
Legals	0	0	0	0	0	0	14,816	16,050	14,816	16,050	14,816	16,050	14,816	16,050	14,816	16,050	30,866	30,866	14,816	16,050	14,816	16,050	14,816	16,050
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,730,880**	**117,962**	**2,099,483**	**1,639,242**	**1,902,328**	**1,953,742**	**2,015,122**	**2,547,783**	**2,015,122**	**2,311,859**	**2,015,122**	**2,075,936**	**2,683,507**	**3,361,292**	**3,300,478**	**2,692,907**	**2,137,316**	**2,188,730**	**2,015,122**	**2,075,936**	**1,398,151**	**790,579**	**112,794**	**122,194**
For Residual Va Land	**2,912,584**																							
Interest		81,261	84,747	122,971	153,810	189,792	227,304	214,692	206,859	193,888	181,563	168,150	151,245	148,999	154,252	162,855	156,655	88,768	20,594	4,364	0	0	0	0
Developers Return																								
Market Housing																								8,934,275
rdable for Rent																								1,868,833
First Homes																								0
Cash Flow	-4,643,464	-199,222	-2,184,230	-1,762,213	-2,056,137	-2,143,534	720,712	447,592	741,158	704,319	766,453	965,981	128,386	-300,224	-491,593	354,304	3,879,234	3,895,706	927,423	1,129,767	1,564,987	2,419,487	2,850,344	-7,715,235
Opening Balance	0																							
Closing Balance	-4,643,464	-4,842,686	-7,026,916	-8,789,129	-10,845,266	-12,988,800	-12,268,088	-11,820,496	-11,079,339	-10,375,020	-9,608,567	-8,642,586	-8,514,200	-8,814,425	-9,306,017	-8,951,713	-5,072,479	-1,176,773	-249,350	880,417	2,445,404	4,864,891	7,715,235	0

Appendix
Site 19

Site 19	19	Mixed 100	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.69	76.50		70.00%	70	3,800	20,349,000	5,578
Affordable Overall				30%	30			
Social Rent	69.38	61.67		12.00%	12	1,725	1,276,500	833
Affordable Rent	69.38	61.67		12.00%	12	2,550	1,887,000	833
Shared Ownersl	71.44	63.50		6.00%	6	2,660	1,013,460	429
First Homes	71.44	63.50		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		75	/ha		**24,525,960**	**7,672**
SITE AREA - Gro	1.905	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-615,336**	**-461,502**	**-323,051**
Existing Use Value		4,761,905		2,500,000
Uplift	20%	952,381		500,000
Plus /ha	0	0		0
Benchmark Land Value		**5,714,286**		**3,000,000**
Additional Profit		**-24,023,502**	**-4,307**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 294,763,496

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land					-615,336
Stamp Duty				0	
Easements etc.				0	
Legals /Acquisition			1.50%	-9,230	-9,230
Fees					
Planning				41,200	
Professional			8.00%	1,333,000	1,374,200
CONSTRUCTION					
Build Cost	BCIS +		1,704	13,076,431	
	Extras			0	
	Unit extras		1,075.00	107,500	
	Site		15.00%	1,961,465	
BNG				106,018	
Contingency		5.00%		757,270	
Abnormals		5.00%		653,822	
				0	16,662,505
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	735,779	
Legals	%		0.5%	122,630	
	£/unit		0	0	
Misc.	%		0.0%	0	858,409 **18,270,548**

Developers Profit			
Market Housing	% Value	17.50%	**3,561,075**
Affordable Hou:	% Value	17.50%	**730,968**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		-615,336
	Total	0

Stamp duty calc - AP		
Land payment		5,714,286
	Total	275,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	75,472	
		Total	75,472

Pre CIL s106	5,882	£/ Unit (all)	
		Total	588,161
Post CIL s106	5,882	£/ Unit (all)	
		Total	588,161
CIL	84.33	£/sqm	**470,403**

BNG	0.70%	**Total**	106,018

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.01	Per Unit
CO2 Plus	6.00%		96.48	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,704.49	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	2,441,880	2,645,370	2,441,880	2,645,370	2,441,880	2,645,370	2,441,880	2,645,370	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	153,180	165,945	153,180	165,945	153,180	165,945	153,180	165,945	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	226,440	245,310	226,440	245,310	226,440	245,310	226,440	245,310	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	121,615	131,750	121,615	131,750	121,615	131,750	121,615	131,750	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,943,115**	**3,188,375**	**2,943,115**	**3,188,375**	**2,943,115**	**3,188,375**	**2,943,115**	**3,188,375**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-9,230																							
Planning Fee	41,200																							
Professional	666,500		666,500																					
Build Cost - BCIS Base		0	605,816	1,262,116	1,867,932	1,918,417	1,867,932	1,918,417	1,867,932	1,918,417	1,262,116	656,300	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		47,040	23,526	190,134	72,540	74,500	81,597	272,473	81,597	178,392	58,070	35,298	9,057	9,811	0	0	0	0	0	0	0	0	0	0
BNG		0	4,241	8,835	13,076	13,429	13,076	13,429	13,076	13,429	8,835	4,594	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,291	63,106	93,397	95,921	93,397	95,921	93,397	95,921	63,106	32,815	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,153	54,485	80,638	82,817	80,638	82,817	80,638	82,817	54,485	28,332	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	88,293	95,651	88,293	95,651	88,293	95,651	88,293	95,651	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,716	15,942	14,716	15,942	14,716	15,942	14,716	15,942	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**698,471**	**47,040**	**1,356,527**	**1,578,676**	**2,127,582**	**2,185,084**	**2,239,648**	**2,494,650**	**2,239,648**	**2,400,569**	**1,549,621**	**868,933**	**112,066**	**121,404**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-615,336**																							
Interest		1,455	2,304	26,083	54,166	92,347	132,202	122,205	112,203	101,856	89,852	67,038	27,621	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,561,075
ordable for Rent																								730,968
First Homes																								0
Cash Flow	-83,135	-48,495	-1,358,830	-1,604,760	-2,181,748	-2,277,431	571,265	571,520	591,264	685,949	1,303,642	2,252,403	2,803,428	3,066,970	0	0	0	0	0	0	0	0	0	-4,292,043
Opening Balance	0																							
Closing Balance	-83,135	-131,630	-1,490,460	-3,095,220	-5,276,968	-7,554,399	-6,983,134	-6,411,614	-5,820,350	-5,134,401	-3,830,759	-1,578,356	1,225,073	4,292,043	4,292,043	4,292,043	4,292,043	4,292,043	4,292,043	4,292,043	4,292,043	4,292,043	4,292,043	0

Appendix
Site 20

Site 20	20	Mixed 60	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					60	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.94	76.90		70.00%	42	3,800	12,274,000	3,358
Affordable Overall				30%	18			
Social Rent	71.36	63.43		12.00%	7	1,725	787,783	514
Affordable Rent	71.36	63.43		12.00%	7	2,550	1,164,549	514
Shared Ownersl	75.94	67.50		6.00%	4	2,660	646,380	273
First Homes	75.94	67.50		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		75	/ha		**14,872,711**	**4,658**
SITE AREA - Gro	1.143	ha		53	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-408,382**	**-510,477**	**-357,334**
Existing Use Value	2,857,143		2,500,000
Uplift 20%	571,429		500,000
Plus /ha 0	0		0
Benchmark Land Value	**3,428,571**		**3,000,000**
Additional Profit	**-14,193,208**	**-4,227**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 191,015,814

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-408,382	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-6,126	-6,126	
Fees						
	Planning			33,640		
	Professional		8.00%	808,201	841,841	
CONSTRUCTION						
	Build Cost	BCIS +	1,702	7,928,832		
		Extras		0		
		Unit extras	1,075.00	64,500		
		Site	15.00%	1,189,325		
	BNG			64,279		
	Contingency	5.00%		459,133		
	Abnormals	5.00%		396,442		
				0	10,102,510	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	446,181		
	Legals	%	0.5%	74,364		
		£/unit	0	0		
	Misc.	%	0.0%	0	520,545	**11,050,389**

Developers Profit				
	Market Housing	% Value	17.50%	**2,147,950**
	Affordable Hou	% Value	17.50%	**454,775**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-408,382
	Total	0

Stamp duty calc - AP		
Land payment		3,428,571
	Total	160,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	45,427	
		Total	45,427

Pre CIL s106	6,040	£/ Unit (all)	
		Total	362,397

Post CIL s106	6,040	£/ Unit (all)	
		Total	362,397

CIL	84.33	£/sqm	**283,138**

BNG	0.70%	**Total**	64,279

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,605.70	Per Unit
CO2 Plus	6.00%		96.34	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,702.04	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	2,045,667	2,045,667	2,045,667	2,045,667	2,045,667	2,045,667	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,297	131,297	131,297	131,297	131,297	131,297	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	194,091	194,091	194,091	194,091	194,091	194,091	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	107,730	107,730	107,730	107,730	107,730	107,730	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,478,785**	**2,478,785**	**2,478,785**	**2,478,785**	**2,478,785**	**2,478,785**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-6,126																							
Planning Fee	33,640																							
Professional	404,100		404,100																					
Build Cost - BCIS Base		0	510,148	1,020,295	1,530,443	1,530,443	1,530,443	1,530,443	1,020,295	510,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		70,784	20,133	139,365	60,399	60,399	181,226	67,971	47,837	27,704	7,571	7,571	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,571	7,142	10,713	10,713	10,713	10,713	7,142	3,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,507	51,015	76,522	76,522	76,522	76,522	51,015	25,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	22,025	44,049	66,074	66,074	66,074	66,074	44,049	22,025	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	74,364	74,364	74,364	74,364	74,364	74,364	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,394	12,394	12,394	12,394	12,394	12,394	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**431,615**	**70,784**	**985,484**	**1,261,866**	**1,744,151**	**1,744,151**	**1,951,735**	**1,838,480**	**1,257,096**	**675,712**	**94,329**	**94,329**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-408,382**																							
Interest		407	1,652	18,927	41,341	72,587	104,380	96,984	87,475	67,627	37,256	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,147,950
ordable for Rent																								454,775
First Homes																								0
Cash Flow	-23,233	-71,191	-987,137	-1,280,793	-1,785,492	-1,816,738	422,670	543,322	1,134,214	1,735,446	2,347,200	2,384,457	0	0	0	0	0	0	0	0	0	0	0	-2,602,725
Opening Balance	0																							
Closing Balance	-23,233	-94,424	-1,081,561	-2,362,354	-4,147,846	-5,964,584	-5,541,914	-4,998,592	-3,864,379	-2,128,932	218,268	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	2,602,725	0

Appendix
Site 21

Site 21	21	Mixed 24	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	79.45	76.18		70.00%	17	3,800	4,863,106	1,335
Affordable Overall				30%	7.2			
Social Rent	69.38	61.67		12.00%	3	1,725	306,360	200
Affordable Rent	69.38	61.67		12.00%	3	2,550	452,880	200
Shared Ownersl	68.63	61.00		6.00%	1	2,660	233,654	99
First Homes	68.63	61.00		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.320	ha		75	/ha		**5,856,000**	**1,833**
SITE AREA - Gro	0.457	ha		53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-15,125**	**-47,265**	**-33,085**
Existing Use Value		1,142,857		2,500,000
Uplift	20%	228,571		500,000
Plus /ha	0	0		0
Benchmark Land Value		**1,371,429**		**3,000,000**
Additional Profit		**-5,349,722**	**-4,008**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 80,364,758

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-15,125	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-227	-227	
Fees						
	Planning			15,240		
	Professional		8.00%	305,428	320,668	
CONSTRUCTION						
	Build Cost	BCIS +	1,705	3,125,736		
		Extras		0		
		Unit extras	1,075.00	25,800		
		Site	10.00%	312,574		
	BNG			24,249		
	Contingency	5.00%		173,205		
	Abnormals	5.00%		156,287		
				0	3,817,851	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	175,680		
	Legals	%	0.5%	29,280		
		£/unit	0	0		
	Misc.	%	0.0%	0	204,960	**4,328,128**

Developers Profit				
	Market Housing	% Value	17.50%	**851,044**
	Affordable Hou	% Value	17.50%	**173,757**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		-15,125
	Total	0

Stamp duty calc - AP		
Land payment		1,371,429
	Total	58,071

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	18,059	
		Total	18,059

Pre CIL s106	5,852	£/ Unit (all)	
		Total	140,459

Post CIL s106	5,852	£/ Unit (all)	
		Total	140,459

CIL	84.33	£/sqm	**112,558**

BNG	0.70%	**Total**	24,249

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,608.60	Per Unit
CO2 Plus	6.00%		96.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,705.11	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,215,776	1,215,776	1,215,776	1,215,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	76,590	76,590	76,590	76,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	113,220	113,220	113,220	113,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	58,414	58,414	58,414	58,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,464,000**	**1,464,000**	**1,464,000**	**1,464,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-227																							
Planning Fee	15,240																							
Professional	152,714		152,714																					
Build Cost - BCIS Base		0	288,676	577,352	866,027	866,027	577,352	288,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		28,140	11,705	107,828	35,115	35,115	27,925	16,220	4,515	4,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,021	4,041	6,062	6,062	4,041	2,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,434	28,868	43,301	43,301	28,868	14,434	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,024	26,048	39,072	39,072	26,048	13,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	43,920	43,920	43,920	43,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,320	7,320	7,320	7,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**167,728**	**28,140**	**482,573**	**744,137**	**989,577**	**989,577**	**715,473**	**385,614**	**55,755**	**55,755**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-15,125**																							
Interest		2,671	3,210	11,711	24,938	42,692	60,757	48,721	30,702	6,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								851,044
ordable for Rent																								173,757
First Homes																								0
Cash Flow	-152,603	-30,810	-485,783	-755,848	-1,014,516	-1,032,270	687,770	1,029,665	1,377,543	1,401,650	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,024,800
Opening Balance	0																							
Closing Balance	-152,603	-183,413	-669,196	-1,425,044	-2,439,559	-3,471,829	-2,784,059	-1,754,394	-376,850	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	1,024,800	0

Appendix
Site 22

Site 22	22	Mixed 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	82.29	79.44		100.00%	9	3,800	2,717,000	741
Affordable Overall				0%	0			
Social Rent	82.29	79.44		0.00%	0	1,725	0	0
Affordable Rent	82.29	79.44		0.00%	0	2,550	0	0
Shared Ownersl	82.29	79.44		0.00%	0	2,660	0	0
First Homes	82.29	79.44		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.120	ha		75	/ha		**2,717,000**	**741**
SITE AREA - Gro	0.171	ha		53	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**277,883**	**2,315,692**	**1,620,984**
Existing Use Value	428,571		2,500,000
Uplift 20%	85,714		500,000
Plus /ha 0	0		0
Benchmark Land Value	**514,286**		**3,000,000**
Additional Profit	**-2,330,814**	**-3,147**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 44,255,657

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					277,883	
	Land			3,394		
	Stamp Duty			0		
	Easements etc.			4,168	7,562	
	Legals /Acquisition		1.50%			
Fees						
	Planning			5,715		
	Professional		8.00%	118,869	124,584	
CONSTRUCTION						
	Build Cost	BCIS +	1,643	1,216,817		
		Extras		0		
		Unit extras	1,075.00	9,675		
		Site	10.00%	121,682		
	BNG			9,437		
	Contingency	5.00%		67,409		
	Abnormals	5.00%		60,841		
				0	1,485,861	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	81,510		
	Legals	%	0.5%	13,585		
		£/unit	0	0		
	Misc.	%	0.0%	0	95,095	**1,990,985**

Developers Profit				
	Market Housing	% Value	17.50%	**475,475**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		277,883
	Total	3,394

Stamp duty calc - AP		
Land payment		514,286
	Total	15,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	6,443	£/ Unit (all)	
		Total	57,984

Post CIL s106	6,443	£/ Unit (all)	
		Total	57,984

CIL	84.33	£/sqm	**62,457**

BNG	0.70%	**Total**	9,437

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,549.96	Per Unit
CO2 Plus	6.00%		93.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,642.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	905,667	905,667	905,667	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**905,667**	**905,667**	**905,667**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	3,394																							
Easements etc.	0																							
Legals Acquisition	4,168																							
Planning Fee	5,715																							
Professional	59,434		59,434																					
Build Cost - BCIS Base		0	149,797	299,594	449,391	299,594	149,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		15,614	6,443	59,728	19,328	12,885	6,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,049	2,097	3,146	2,097	1,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	7,490	14,980	22,470	14,980	7,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	6,760	13,520	20,280	13,520	6,760	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	27,170	27,170	27,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,528	4,528	4,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**72,712**	**15,614**	**230,973**	**389,919**	**514,615**	**343,077**	**203,237**	**31,698**	**31,698**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**277,883**																							
Interest		6,135	6,516	10,672	17,682	26,998	33,474	21,767	6,854	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								475,475
ordable for Rent																								0
First Homes																								0
Cash Flow	-350,595	-21,750	-237,489	-400,591	-532,297	-370,074	668,956	852,201	867,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-475,475
Opening Balance	0																							
Closing Balance	-350,595	-372,345	-609,834	-1,010,425	-1,542,722	-1,912,797	-1,243,841	-391,640	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	475,475	0

Appendix
Site 23

Site 23	23	Housing 350	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					350	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.08	107.08		70.00%	245	3,800	99,693,000	26,235
Affordable Overall				30%	105			
Social Rent	78.97	77.33		12.00%	42	1,725	5,602,800	3,317
Affordable Rent	78.97	77.33		12.00%	42	2,550	8,282,400	3,317
Shared Ownersl	84.52	84.52		6.00%	21	2,660	4,721,500	1,775
First Homes	84.52	84.52		0.00%	0	2,610	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	11.667	ha		30		/ha	**118,299,700**	**34,644**
SITE AREA - Gro	19.444	ha		18		/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**13,068,375**	**1,120,146**	**672,088**
Existing Use Value	48,611,111		2,500,000
Uplift 20%	9,722,222		500,000
Plus /ha 0	0		0
Benchmark Land Value	**58,333,333**		**3,000,000**

Additional Profit	**-142,468,918**	**-5,430** £/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,102,531,313

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				13,068,375	
	Stamp Duty			642,919		
	Easements etc.			0		
	Legals /Acquisition		1.50%	196,026	838,944	
Fees						
	Planning			88,450		
	Professional		8.00%	5,243,478	5,331,928	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	50,937,552		
		Extras		645,000		
		Unit extras	1,075.00	376,250		
		Site	15.00%	7,640,633		
	BNG			417,196		
	Contingency	5.00%		2,979,972		
	Abnormals	5.00%		2,546,878		
				0	65,543,480	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,548,991		
	Legals	%	0.5%	591,499		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,140,490	**88,923,219**

Developers Profit				
	Market Housing	% Value	17.50%	**17,446,275**
	Affordable Hou	% Value	17.50%	**3,256,173**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under	50	635	31,750
No dwgs over 5	300	189	56,700
		Total	88,450

Stamp duty calc - Residual		
Land payment		13,068,375
	Total	642,919

Stamp duty calc - AP		
Land payment		58,333,333
	Total	2,906,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	354,960	
		Total	354,960

Pre CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

Post CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

CIL	84.33	£/sqm	**2,212,398**

BNG	0.70%	**Total**	417,196

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,387.11	Per Unit
CO2 Plus	6.00%		83.23	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,470.34	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50	50	50																	
Market Housing		14,241,857	14,241,857	14,241,857	14,241,857	14,241,857	14,241,857	14,241,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		800,400	800,400	800,400	800,400	800,400	800,400	800,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		674,500	674,500	674,500	674,500	674,500	674,500	674,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	642,919																							
Easements etc.	0																							
Legals Acquisition	196,026																							
Planning Fee	88,450																							
Professional	5,243,478																							
Build Cost - BCIS Base		8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,095,651	1,316,891	1,095,651	431,932	431,932	431,932	431,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		59,599	59,599	59,599	59,599	59,599	59,599	59,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		425,710	425,710	425,710	425,710	425,710	425,710	425,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		363,840	363,840	363,840	363,840	363,840	363,840	363,840	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	506,999	506,999	506,999	506,999	506,999	506,999	506,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	84,500	84,500	84,500	84,500	84,500	84,500	84,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**6,170,873**	**11,050,504**	**11,271,744**	**11,050,504**	**10,386,785**	**10,386,785**	**10,386,785**	**10,386,785**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**13,068,375**																							
Interest		1,346,747	1,031,558	709,792	350,016	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								17,446,275
ordable for Rent																								3,256,173
First Homes																								0
Cash Flow	-19,239,249	4,502,706	4,596,655	5,139,661	6,163,157	6,513,172	6,513,172	6,513,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,702,448
Opening Balance	0																							
Closing Balance	-19,239,249	-14,736,543	-10,139,887	-5,000,226	1,162,930	7,676,103	14,189,275	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	0

Appendix
Site 24

Site 24	24	Housing 200	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	140	3,800	56,924,000	14,980
Affordable Overall				30%	60			
Social Rent	79.48	77.92		12.00%	24	1,725	3,225,750	1,908
Affordable Rent	79.48	77.92		12.00%	24	2,550	4,768,500	1,908
Shared Ownersl	85.17	85.17		6.00%	12	2,660	2,718,520	1,022
First Homes	85.17	85.17		0.00%	0	2,613	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.667	ha		30	/ha		**67,636,770**	**19,817**
SITE AREA - Gro	10.256	ha		20	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**6,116,760**	**917,514**	**596,384**
Existing Use Value		25,641,026		2,500,000
Uplift	20%	5,128,205		500,000
Plus /ha	0	0		0
Benchmark Land Value		**30,769,231**		**3,000,000**
Additional Profit		**-90,982,337**	**-6,074**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 598,749,384

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				6,116,760	
	Stamp Duty			295,338		
	Easements etc.			0		
	Legals /Acquisition		1.50%	91,751	387,089	
Fees						
	Planning			60,100		
	Professional		8.00%	2,998,517	3,058,617	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	29,130,230		
		Extras		367,500		
		Unit extras	1,075.00	215,000		
		Site	15.00%	4,369,534		
	BNG			238,576		
	Contingency	5.00%		1,704,113		
	Abnormals	5.00%		1,456,511		
				0	37,481,465	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,029,103		
	Legals	%	0.5%	338,184		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,367,287	**49,411,219**

Developers Profit				
	Market Housing	% Value	17.50%	**9,961,700**
	Affordable Hou	% Value	17.50%	**1,874,735**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		6,116,760
	Total	295,338

Stamp duty calc - AP		
Land payment		30,769,231
	Total	1,527,962

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	202,679	
		Total	202,679

Pre CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

Post CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

CIL	84.33	£/sqm	**1,263,263**

BNG	0.70%	**Total**	238,576

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.76	Per Unit
CO2 Plus	6.00%		83.21	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13						
Market Housing				0	0	0	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0
Shared Ownership				0	0	0	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**0**	**0**
EXPENDITURE																								
Stamp Duty	295,338																							
Easements etc.	0																							
Legals Acquisition	91,751																							
Planning Fee	60,100																							
Professional	1,499,259		1,499,259																					
Build Cost - BCIS Base		0	681,645	1,420,094	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	1,420,094	738,449	0	0	0	0
BSL/BSL/s106/CIL/Tariff		126,326	30,526	442,576	94,123	96,667	106,284	615,147	106,284	109,841	358,937	109,841	106,284	109,841	106,284	109,841	106,284	109,841	75,758	46,244	12,161	13,174	0	0
BNG		0	4,772	9,941	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	14,712	15,110	9,941	5,169	0	0	0	0
Contingency		0	34,082	71,005	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	105,087	107,927	71,005	36,922	0	0	0	0
Abnormals		0	29,130	60,688	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	89,818	92,246	60,688	31,558	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	0	0
Legals	0	0	0	0	0	0	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,946,448**	**126,326**	**2,279,414**	**2,004,303**	**2,405,480**	**2,470,493**	**2,559,678**	**3,142,846**	**2,559,678**	**2,637,541**	**2,812,331**	**2,637,541**	**2,559,678**	**2,637,541**	**2,559,678**	**2,637,541**	**2,559,678**	**2,637,541**	**1,779,522**	**1,012,217**	**154,198**	**167,048**	**0**	**0**
For Residual Va Land	**6,116,760**																							
Interest		141,106	145,786	188,227	226,597	272,658	320,663	300,050	283,364	262,099	235,906	218,231	191,270	168,393	140,560	116,796	88,060	63,377	33,706	0	0	0	0	0
Developers Return																								
Market Housing																								9,961,700
ordable for Rent																								1,874,735
First Homes																								0
Cash Flow	-8,063,209	-267,432	-2,425,201	-2,192,531	-2,632,077	-2,743,151	1,177,865	953,493	1,215,164	1,496,750	1,009,970	1,540,618	1,307,258	1,590,456	1,357,968	1,642,053	1,410,468	1,695,472	2,244,978	3,384,174	3,904,008	4,229,342	0	-11,836,435
Opening Balance	0																							
Closing Balance	-8,063,209	-8,330,641	-10,755,842	-12,948,373	-15,580,449	-18,323,600	-17,145,735	-16,192,242	-14,977,078	-13,480,328	-12,470,358	-10,929,741	-9,622,483	-8,032,027	-6,674,060	-5,032,007	-3,621,539	-1,926,067	318,911	3,703,084	7,607,093	11,836,435	11,836,435	0

Appendix
Site 25

Site 25 | **25** | **Housing 100** | Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.43	107.43		70.00%	70	3,800	28,576,000	7,520
Affordable Overall				30%	30			
Social Rent	79.48	77.92		12.00%	12	1,725	1,612,875	954
Affordable Rent	79.48	77.92		12.00%	12	2,550	2,384,250	954
Shared Ownersl	82.17	82.17		6.00%	6	2,660	1,311,380	493
First Homes	82.17	82.17		0.00%	0	2,644	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		30	/ha		**33,884,505**	**9,921**
SITE AREA - Gro	4.762	ha		21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**685,557**	**205,667**	**143,967**
Existing Use Value		11,904,762		2,500,000
Uplift	20%	2,380,952		500,000
Plus /ha	0	0		0
Benchmark Land Value		**14,285,714**		**3,000,000**
Additional Profit		**-41,007,041**	**-5,453**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 412,392,047

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					685,557	
	Land			23,778		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	10,283	34,061	
Fees						
	Planning			41,200		
	Professional		8.00%	1,717,894	1,759,094	
CONSTRUCTION						
	Build Cost	BCIS +	1,686	16,721,472		
		Extras		187,500		
		Unit extras	1,075.00	107,500		
		Site	15.00%	2,508,221		
	BNG			136,673		
	Contingency	5.00%		976,235		
	Abnormals	5.00%		836,074		
				0	21,473,674	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,016,535		
	Legals	%	0.5%	169,423		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,185,958	**25,138,344**

Developers Profit				
	Market Housing	% Value	17.50%	**5,000,800**
	Affordable Hou	% Value	17.50%	**928,988**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		685,557
	Total	23,778

Stamp duty calc - AP		
Land payment		14,285,714
	Total	703,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	101,746	
		Total	101,746

Pre CIL s106	7,632	£/ Unit (all)	
		Total	763,161

Post CIL s106	7,632	£/ Unit (all)	
		Total	763,161

CIL	84.33	£/sqm	**634,162**

BNG	0.70%	**Total**	136,673

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,590.14	Per Unit
CO2 Plus	6.00%		95.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,685.55	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,429,120	3,714,880	3,429,120	3,714,880	3,429,120	3,714,880	3,429,120	3,714,880	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	157,366	170,479	157,366	170,479	157,366	170,479	157,366	170,479	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,066,141**	**4,404,986**	**4,066,141**	**4,404,986**	**4,066,141**	**4,404,986**	**4,066,141**	**4,404,986**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	23,778																							
Easements etc.	0																							
Legals Acquisition	10,283																							
Planning Fee	41,200																							
Professional	858,947		858,947																					
Build Cost - BCIS Base		0	780,988	1,627,058	2,408,045	2,473,128	2,408,045	2,473,128	2,408,045	2,473,128	1,627,058	846,070	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,416	30,526	253,845	94,123	96,667	106,333	363,559	106,333	109,894	202,639	46,297	12,209	13,227	0	0	0	0	0	0	0	0	0	0
BNG		0	5,467	11,389	16,856	17,312	16,856	17,312	16,856	17,312	11,389	5,922	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	39,049	81,353	120,402	123,656	120,402	123,656	120,402	123,656	81,353	42,304	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	33,443	69,673	103,116	105,903	103,116	105,903	103,116	105,903	69,673	36,230	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	121,984	132,150	121,984	132,150	121,984	132,150	121,984	132,150	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,331	22,025	20,331	22,025	20,331	22,025	20,331	22,025	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**934,209**	**63,416**	**1,748,420**	**2,043,318**	**2,742,543**	**2,816,666**	**2,897,067**	**3,237,732**	**2,897,067**	**2,984,067**	**2,134,426**	**1,130,998**	**154,524**	**167,401**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**685,557**																							
Interest		28,346	29,952	61,073	97,900	147,608	199,483	182,515	165,282	147,716	125,434	93,825	38,172	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,000,800
ordable for Rent																								928,988
First Homes																								0
Cash Flow	-1,619,766	-91,762	-1,778,372	-2,104,391	-2,840,443	-2,964,274	969,591	984,739	1,003,791	1,273,203	1,806,280	3,180,163	3,873,445	4,237,584	0	0	0	0	0	0	0	0	0	-5,929,788
Opening Balance	0																							
Closing Balance	-1,619,766	-1,711,528	-3,489,900	-5,594,291	-8,434,734	-11,399,008	-10,429,417	-9,444,678	-8,440,887	-7,167,684	-5,361,404	-2,181,240	1,692,204	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	0

Appendix
Site 26

Site 26	26	Housing 40	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	108.21	108.21		70.00%	28	3,800	11,514,000	3,030
Affordable Overall				30%	12			
Social Rent	77.25	76.00		12.00%	5	1,725	629,280	371
Affordable Rent	77.25	76.00		12.00%	5	2,550	930,240	371
Shared Ownersl	70.00	70.00		6.00%	2	2,660	446,880	168
First Homes	70.00	70.00		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent	0	per unit			0		
	Affordable Rent	0				0		
	Shared Ownersl	0				0		
	First Homes	0				0	0	
SITE AREA - Net	1.333	ha		30	/ha		**13,520,400**	**3,940**
SITE AREA - Gro	1.778	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**296,087**	**222,065**	**166,549**
Existing Use Value	4,444,444		2,500,000
Uplift 20%	888,889		500,000
Plus /ha 0	0		0
Benchmark Land Value	**5,333,333**		**3,000,000**
Additional Profit	**-14,922,304**	**-4,925**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 188,391,277

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					296,087	
	Land			4,304		
	Stamp Duty			0		
	Easements etc.			4,441	8,746	
	Legals /Acquisition		1.50%			
Fees						
	Planning			25,400		
	Professional		8.00%	680,769	706,169	
CONSTRUCTION						
	Build Cost	BCIS +	1,682	6,625,485		
		Extras		75,000		
		Unit extras	1,075.00	43,000		
		Site	15.00%	993,823		
	BNG			54,161		
	Contingency	5.00%		386,865		
	Abnormals	5.00%		331,274		
				0	8,509,608	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	405,612		
	Legals	%	0.5%	67,602		
		£/unit	0	0		
	Misc.	%	0.0%	0	473,214	**9,993,824**

Developers Profit				
	Market Housing	% Value	17.50%	**2,014,950**
	Affordable Hou	% Value	17.50%	**351,120**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		296,087
	Total	4,304

Stamp duty calc - AP		
Land payment		5,333,333
	Total	256,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	40,996	
		Total	40,996

Pre CIL s106	7,582	£/ Unit (all)	
		Total	303,264
Post CIL s106	7,582	£/ Unit (all)	
		Total	303,264
CIL	84.33	£/sqm	**255,520**

BNG	0.70%	**Total**	54,161
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,586.57	Per Unit
CO2 Plus	6.00%		95.19	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,681.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	2,878,500	2,878,500	2,878,500	2,878,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	157,320	157,320	157,320	157,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	232,560	232,560	232,560	232,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	111,720	111,720	111,720	111,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,380,100**	**3,380,100**	**3,380,100**	**3,380,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	4,304																							
Easements etc.	0																							
Legals Acquisition	4,441																							
Planning Fee	25,400																							
Professional	340,384		340,384																					
Build Cost - BCIS Base		0	644,776	1,289,551	1,934,327	1,934,327	1,289,551	644,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,880	25,272	242,184	75,816	75,816	60,793	35,521	10,249	10,249	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,513	9,027	13,540	13,540	9,027	4,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	32,239	64,478	96,716	96,716	64,478	32,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,606	55,212	82,819	82,819	55,212	27,606	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	101,403	101,403	101,403	101,403	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,901	16,901	16,901	16,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**374,530**	**63,880**	**1,074,790**	**1,660,452**	**2,203,218**	**2,203,218**	**1,597,365**	**862,959**	**128,552**	**128,552**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**296,087**																							
Interest		11,736	13,059	32,096	61,716	101,352	141,682	112,964	70,891	15,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,014,950
ordable for Rent																								351,120
First Homes																								0
Cash Flow	-670,617	-75,616	-1,087,849	-1,692,548	-2,264,934	-2,304,571	1,641,053	2,404,178	3,180,657	3,236,318	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,366,070
Opening Balance	0																							
Closing Balance	-670,617	-746,233	-1,834,082	-3,526,631	-5,791,565	-8,096,135	-6,455,082	-4,050,905	-870,248	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	0

Appendix
Site 27

Site 27	27	Housing 24	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.94	107.94		70.00%	17	3,800	6,890,965	1,813
Affordable Overall				30%	7.2			
Social Rent	65.42	63.33		12.00%	3	1,725	314,640	188
Affordable Rent	65.42	63.33		12.00%	3	2,550	465,120	188
Shared Ownersl	70.00	70.00		6.00%	1	2,660	268,128	101
First Homes	70.00	70.00		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		30	/ha		**7,938,853**	**2,291**
SITE AREA - Gro	1.067	ha		23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**395,090**	**493,863**	**370,397**
Existing Use Value		2,666,667		2,500,000
Uplift	20%	533,333		500,000
Plus /ha	0	0		0
Benchmark Land Value		**3,200,000**		**3,000,000**
Additional Profit		**-8,710,394**	**-4,803**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 112,742,716

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				395,090	
Stamp Duty				9,255	
Easements etc.				0	
Legals /Acquisition			1.50%	5,926	15,181
Fees					
Planning				15,240	
Professional			8.00%	381,581	396,821
CONSTRUCTION					
Build Cost	BCIS +		1,690	3,871,463	
	Extras			45,000	
	Unit extras		1,075.00	25,800	
	Site		10.00%	387,146	
BNG				30,306	
Contingency		5.00%		216,470	
Abnormals		5.00%		193,573	
				0	4,769,759
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	238,166	
Legals	%		0.5%	39,694	
	£/unit		0	0	
Misc.	%		0.0%	0	277,860 **5,854,711**

Developers Profit				
Market Housing	% Value	17.50%		**1,205,919**
Affordable Hou:	% Value	17.50%		**183,380**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		395,090
	Total	9,255

Stamp duty calc - AP		
Land payment		3,200,000
	Total	149,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	13.53	24,535	
		Total	24,535

Pre CIL s106	7,102	£/ Unit (all)	
		Total	170,459

Post CIL s106	7,102	£/ Unit (all)	
		Total	170,459

CIL	84.33	£/sqm	**152,925**

BNG	0.70%	**Total**	30,306

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,594.20	Per Unit
CO2 Plus	6.00%		95.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,689.85	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,722,741	1,722,741	1,722,741	1,722,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,660	78,660	78,660	78,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	116,280	116,280	116,280	116,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	67,032	67,032	67,032	67,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,984,713**	**1,984,713**	**1,984,713**	**1,984,713**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	9,255																							
Easements etc.	0																							
Legals Acquisition	5,926																							
Planning Fee	15,240																							
Professional	190,790		190,790																					
Build Cost - BCIS Base		0	360,784	721,568	1,082,352	1,082,352	721,568	360,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		38,231	14,205	143,104	42,615	42,615	34,544	20,339	6,134	6,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,525	5,051	7,576	7,576	5,051	2,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	18,039	36,078	54,118	54,118	36,078	18,039	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	16,131	32,262	48,393	48,393	32,262	16,131	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	59,541	59,541	59,541	59,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,924	9,924	9,924	9,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**221,212**	**38,231**	**602,475**	**938,063**	**1,235,054**	**1,235,054**	**898,968**	**487,284**	**75,599**	**75,599**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**395,090**																							
Interest		10,785	11,643	22,390	39,198	61,498	84,187	66,660	41,621	8,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,205,919
ordable for Rent																								183,380
First Homes																								0
Cash Flow	-616,302	-49,017	-614,118	-960,454	-1,274,253	-1,296,552	1,001,558	1,430,770	1,867,493	1,900,174	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,389,299
Opening Balance	0																							
Closing Balance	-616,302	-665,319	-1,279,437	-2,239,890	-3,514,143	-4,810,695	-3,809,137	-2,378,368	-510,875	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	0

Appendix
Site 28

Site 28	28	Housing 9	Brown

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.22	107.22		100.00%	9	3,800	3,667,000	965
Affordable Overall				0%	0			
Social Rent	107.22	107.22		0.00%	0	1,725	0	0
Affordable Rent	107.22	107.22		0.00%	0	2,550	0	0
Shared Ownersl	107.22	107.22		0.00%	0	2,660	0	0
First Homes	107.22	107.22		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		30	/ha		**3,667,000**	**965**
SITE AREA - Gro	0.400	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**364,621**	**1,215,403**	**911,552**
Existing Use Value	1,000,000		2,500,000
Uplift 20%	200,000		500,000
Plus /ha 0	0		0
Benchmark Land Value	**1,200,000**		**3,000,000**
Additional Profit	**-3,802,954**	**-3,941**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 59,721,708

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				364,621	
	Stamp Duty			7,731		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,469	13,200	
Fees						
	Planning			5,715		
	Professional		8.00%	161,787	167,502	
CONSTRUCTION						
	Build Cost	BCIS +	1,699	1,639,587		
		Extras		22,500		
		Unit extras	1,075.00	9,675		
		Site	10.00%	163,959		
	BNG			12,850		
	Contingency	5.00%		91,786		
	Abnormals	5.00%		81,979		
				0	2,022,336	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	110,010		
	Legals	%	0.5%	18,335		
		£/unit	0	0		
	Misc.	%	0.0%	0	128,345	**2,696,004**

Developers Profit				
	Market Housing	% Value	17.50%	**641,725**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		364,621
	Total	7,731

Stamp duty calc - AP		
Land payment		1,200,000
	Total	49,500

Building Safety Levy		
Greenfield	0.00	0
Brownfield	0.00	0
	Total	0

Pre CIL s106	8,109	£/ Unit (all)	
		Total	72,984

Post CIL s106	8,109	£/ Unit (all)	
		Total	72,984

CIL	84.33	£/sqm	**81,378**

BNG	0.70%	**Total**	12,850

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,602.88	Per Unit
CO2 Plus	6.00%		96.17	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,699.05	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	1,222,333	1,222,333	1,222,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,222,333**	**1,222,333**	**1,222,333**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	7,731																							
Easements etc.	0																							
Legals Acquisition	5,469																							
Planning Fee	5,715																							
Professional	80,893		80,893																					
Build Cost - BCIS Base		0	203,969	407,938	611,907	407,938	203,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		20,345	8,109	77,253	24,328	16,219	8,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,428	2,856	4,283	2,856	1,428	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,198	20,397	30,595	20,397	10,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,109	18,218	27,326	18,218	9,109	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	36,670	36,670	36,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,112	6,112	6,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**99,809**	**20,345**	**313,707**	**526,661**	**698,440**	**465,627**	**275,595**	**42,782**	**42,782**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**364,621**																							
Interest		8,128	8,626	14,267	23,733	36,371	45,156	29,378	9,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								641,725
ordable for Rent																								0
First Homes																								0
Cash Flow	-464,430	-28,472	-322,333	-540,927	-722,173	-501,998	901,582	1,150,174	1,170,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-641,725
Opening Balance	0																							
Closing Balance	-464,430	-492,902	-815,235	-1,356,162	-2,078,335	-2,580,333	-1,678,750	-528,577	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	0

Appendix
Site 29

Site 29	29	Housing 350	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					350	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.08	107.08		70.00%	245	3,800	99,693,000	26,235
Affordable Overall				30%	105			
Social Rent	78.97	77.33		12.00%	42	1,725	5,602,800	3,317
Affordable Rent	78.97	77.33		12.00%	42	2,550	8,282,400	3,317
Shared Ownersl	84.52	84.52		6.00%	21	2,660	4,721,500	1,775
First Homes	84.52	84.52		0.00%	0	2,610	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	11.667	ha		30	/ha		**118,299,700**	**34,644**
SITE AREA - Gro	23.333	ha		15	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**16,447,336**	**1,409,772**	**704,886**
Existing Use Value	583,333		25,000
Uplift 0%	0		0
Plus /ha 350,000	8,166,667		350,000
Benchmark Land Value	**8,750,000**		**375,000**
Additional Profit	**-68,212,279**	**-2,600**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,005,474,024

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				16,447,336	
	Stamp Duty			811,867		
	Easements etc.			0		
	Legals /Acquisition		1.50%	246,710	1,058,577	
Fees						
	Planning			88,450		
	Professional		8.00%	4,891,922	4,980,372	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	50,937,552		
		Extras		645,000		
		Unit extras	1,075.00	376,250		
		Site	15.00%	7,640,633		
	BNG			59,599		
	Contingency	2.50%		1,489,986		
	Abnormals	0.00%		0		
				0	61,149,020	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,548,991		
	Legals	%	0.5%	591,499		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,140,490	**87,775,794**

Developers Profit				
	Market Housing	% Value	17.50%	**17,446,275**
	Affordable Hou:	% Value	17.50%	**3,256,173**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	350		
No dwgs under	50	635	31,750
No dwgs over 5	300	189	56,700
		Total	88,450

Stamp duty calc - Residual		
Land payment		16,447,336
	Total	811,867

Stamp duty calc - AP		
Land payment		8,750,000
	Total	427,000

Building Safety Levy			
Greenfield	27.06	709,919	
Brownfield	0.00	0	
		Total	709,919

Pre CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

Post CIL s106	7,624	£/ Unit (all)	
		Total	2,668,564

CIL	84.33	£/sqm	**2,212,398**

BNG	0.10%	**Total**	59,599

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,387.11	Per Unit
CO2 Plus	6.00%		83.23	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,470.34	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	50	50	50	50	50	50																	
Market Housing			14,241,857	14,241,857	14,241,857	14,241,857	14,241,857	14,241,857	14,241,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			800,400	800,400	800,400	800,400	800,400	800,400	800,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	1,183,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			674,500	674,500	674,500	674,500	674,500	674,500	674,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**16,899,957**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		811,867																							
Easements etc.		0																							
Legals Acquisition		246,710																							
Planning Fee		88,450																							
Professional		4,891,922																							
Build Cost - BCIS Base			8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	8,514,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff			1,146,360	1,367,599	1,146,360	482,640	482,640	482,640	482,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG			8,514	8,514	8,514	8,514	8,514	8,514	8,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			212,855	212,855	212,855	212,855	212,855	212,855	212,855	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		0	506,999	506,999	506,999	506,999	506,999	506,999	506,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	84,500	84,500	84,500	84,500	84,500	84,500	84,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0			0																	
COSTS BEFORE LAND INT AND I		**6,038,949**	**10,473,432**	**10,694,672**	**10,473,432**	**9,809,713**	**9,809,713**	**9,809,713**	**9,809,713**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va	Land	**16,447,336**																							
	Interest		1,574,040	1,234,366	886,402	498,593	37,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									17,446,275
ordable for Rent																									3,256,173
First Homes																									0
Cash Flow		-22,486,284	4,852,485	4,970,919	5,540,123	6,591,651	7,053,066	7,090,244	7,090,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,702,448
Opening Balance		0																							
Closing Balance		-22,486,284	-17,633,800	-12,662,881	-7,122,758	-531,107	6,521,960	13,612,204	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	20,702,448	0

Appendix
Site 30

Site 30	30	Housing 200	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					200	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.00	107.00		70.00%	140	3,800	56,924,000	14,980
Affordable Overall				30%	60			
Social Rent	79.48	77.92		12.00%	24	1,725	3,225,750	1,908
Affordable Rent	79.48	77.92		12.00%	24	2,550	4,768,500	1,908
Shared Ownersl	85.17	85.17		6.00%	12	2,660	2,718,520	1,022
First Homes	85.17	85.17		0.00%	0	2,613	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	6.667	ha			30	/ha	**67,636,770**	**19,817**
SITE AREA - Gro	13.333	ha			15	/ha		

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**8,123,585**	**1,218,538**	**609,269**
Existing Use Value	333,333		25,000
Uplift 0%	0		0
Plus /ha 350,000	4,666,667		350,000
Benchmark Land Value	**5,000,000**		**375,000**
Additional Profit	**-42,003,199**	**-2,804**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 594,948,298

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				8,123,585	
	Stamp Duty			395,679		
	Easements etc.			0		
	Legals /Acquisition		1.50%	121,854	517,533	
Fees						
	Planning			60,100		
	Professional		8.00%	2,797,472	2,857,572	
CONSTRUCTION						
	Build Cost	BCIS +	1,470	29,130,230		
		Extras		367,500		
		Unit extras	1,075.00	215,000		
		Site	15.00%	4,369,534		
	BNG			34,082		
	Contingency	2.50%		852,057		
	Abnormals	0.00%		0		
				0	34,968,403	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,029,103		
	Legals	%	0.5%	338,184		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,367,287	**48,834,381**

Developers Profit				
	Market Housing	% Value	17.50%	**9,961,700**
	Affordable Hou:	% Value	17.50%	**1,874,735**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		8,123,585
	Total	395,679

Stamp duty calc - AP		
Land payment		5,000,000
	Total	239,500

Building Safety Levy			
Greenfield	27.06	405,359	
Brownfield	0.00	0	
		Total	405,359

Pre CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

Post CIL s106	7,632	£/ Unit (all)	
		Total	1,526,322

CIL	84.33	£/sqm	**1,263,263**

BNG	0.10%	**Total**	34,082

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,386.76	Per Unit
CO2 Plus	6.00%		83.21	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,469.96	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13	12	13	12	13	12	13	12	13						
Market Housing				0	0	0	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	3,415,440	3,700,060	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0
Shared Ownership				0	0	0	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	163,111	176,704	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**4,058,206**	**4,396,390**	**0**	**0**
EXPENDITURE																								
Stamp Duty	395,679																							
Easements etc.	0																							
Legals Acquisition	121,854																							
Planning Fee	60,100																							
Professional	1,398,736		1,398,736																					
Build Cost - BCIS Base		0	681,645	1,420,094	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	2,101,740	2,158,543	1,420,094	738,449	0	0	0	0
BSL/BSL/s106/CIL/Tariff		126,326	30,526	442,576	94,123	96,667	118,445	628,321	118,445	123,015	371,097	123,015	118,445	123,015	118,445	123,015	118,445	123,015	87,918	59,419	24,322	26,348	0	0
BNG		0	682	1,420	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	2,102	2,159	1,420	738	0	0	0	0
Contingency		0	17,041	35,502	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	52,543	53,964	35,502	18,461	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	0	0	0	0	0	0	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	121,746	131,892	0	0
Legals	0	0	0	0	0	0	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	20,291	21,982	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,976,369**	**126,326**	**2,128,631**	**1,899,593**	**2,250,508**	**2,311,333**	**2,416,867**	**2,996,860**	**2,416,867**	**2,491,555**	**2,669,519**	**2,491,555**	**2,416,867**	**2,491,555**	**2,416,867**	**2,491,555**	**2,416,867**	**2,491,555**	**1,686,972**	**970,941**	**166,359**	**180,222**	**0**	**0**
For Residual Va Land	**8,123,585**																							
Interest		176,749	182,053	222,490	259,626	303,554	349,314	326,704	307,929	284,595	256,241	236,423	207,225	182,128	151,981	125,917	94,786	67,722	35,572	0	0	0	0	0
Developers Return																								
Market Housing																								9,961,700
ordable for Rent																								1,874,735
First Homes																								0
Cash Flow	-10,099,954	-303,076	-2,310,684	-2,122,083	-2,510,134	-2,614,886	1,292,025	1,072,826	1,333,410	1,620,241	1,132,446	1,668,413	1,434,114	1,722,707	1,489,358	1,778,918	1,546,553	1,837,114	2,335,662	3,425,449	3,891,847	4,216,168	0	-11,836,435
Opening Balance	0																							
Closing Balance	-10,099,954	-10,403,030	-12,713,714	-14,835,796	-17,345,931	-19,960,817	-18,668,792	-17,595,966	-16,262,556	-14,642,315	-13,509,869	-11,841,456	-10,407,342	-8,684,635	-7,195,277	-5,416,359	-3,869,805	-2,032,692	302,970	3,728,419	7,620,267	11,836,435	11,836,435	0

Appendix
Site 31

Site 31	31	Housing 100	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					100	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.43	107.43		70.00%	70	3,800	28,576,000	7,520
Affordable Overall				30%	30			
Social Rent	79.48	77.92		12.00%	12	1,725	1,612,875	954
Affordable Rent	79.48	77.92		12.00%	12	2,550	2,384,250	954
Shared Ownersl	82.17	82.17		6.00%	6	2,660	1,311,380	493
First Homes	82.17	82.17		0.00%	0	2,644	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	3.333	ha		30	/ha		**33,884,505**	**9,921**
SITE AREA - Gro	5.556	ha		18	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,920,455	576,136	345,682
Existing Use Value		138,889		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,944,444		350,000
Benchmark Land Value		**2,083,333**		**375,000**
Additional Profit		**-22,078,758**	**-2,936**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 412,899,759

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					1,920,455	
Stamp Duty				85,523		
Easements etc.				0		
Legals /Acquisition			1.50%	28,807	114,330	
Fees						
Planning				41,200		
Professional			8.00%	1,602,587	1,643,787	
CONSTRUCTION						
Build Cost	BCIS +		1,686	16,721,472		
	Extras			187,500		
	Unit extras		1,075.00	107,500		
	Site		15.00%	2,508,221		
BNG				19,525		
Contingency		2.50%		488,117		
Abnormals		0.00%		0		
				0	20,032,335	
FINANCE						
Fees			0%	0		
Interest			7.00%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	1,016,535		
Legals	%		0.5%	169,423		
	£/unit		0	0		
Misc.	%		0.0%	0	1,185,958	**24,896,864**

Developers Profit				
Market Housing	% Value	17.50%		**5,000,800**
Affordable Hou:	% Value	17.50%		**928,988**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		1,920,455
	Total	85,523

Stamp duty calc - AP		
Land payment		2,083,333
	Total	93,667

Building Safety Levy			
Greenfield	27.06	203,491	
Brownfield	0.00	0	
		Total	203,491

Pre CIL s106	7,632	£/ Unit (all)	
		Total	763,161
Post CIL s106	7,632	£/ Unit (all)	
		Total	763,161
CIL	84.33	£/sqm	**634,162**

BNG	0.10%	**Total**	19,525

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,590.14	Per Unit
CO2 Plus	6.00%		95.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,685.55	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	13	12	13	12	13	12	13														
Market Housing				0	0	0	3,429,120	3,714,880	3,429,120	3,714,880	3,429,120	3,714,880	3,429,120	3,714,880	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	193,545	209,674	193,545	209,674	193,545	209,674	193,545	209,674	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	286,110	309,953	286,110	309,953	286,110	309,953	286,110	309,953	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	157,366	170,479	157,366	170,479	157,366	170,479	157,366	170,479	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,066,141**	**4,404,986**	**4,066,141**	**4,404,986**	**4,066,141**	**4,404,986**	**4,066,141**	**4,404,986**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	85,523																							
Easements etc.	0																							
Legals Acquisition	28,807																							
Planning Fee	41,200																							
Professional	801,293		801,293																					
Build Cost - BCIS Base		0	780,988	1,627,058	2,408,045	2,473,128	2,408,045	2,473,128	2,408,045	2,473,128	1,627,058	846,070	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,416	30,526	253,845	94,123	96,667	118,542	376,786	118,542	123,121	214,848	59,524	24,419	26,454	0	0	0	0	0	0	0	0	0	0
BNG		0	781	1,627	2,408	2,473	2,408	2,473	2,408	2,473	1,627	846	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	19,525	40,676	60,201	61,828	60,201	61,828	60,201	61,828	40,676	21,152	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	0	0	0	0	0	0	121,984	132,150	121,984	132,150	121,984	132,150	121,984	132,150	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,331	22,025	20,331	22,025	20,331	22,025	20,331	22,025	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**956,823**	**63,416**	**1,633,113**	**1,923,206**	**2,564,778**	**2,634,096**	**2,731,512**	**3,068,389**	**2,731,512**	**2,814,724**	**2,026,524**	**1,081,767**	**166,734**	**180,628**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,920,455**																							
Interest		50,352	52,343	81,839	116,927	163,857	212,821	193,189	173,180	152,854	127,700	94,241	37,734	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,000,800
ordable for Rent																								928,988
First Homes																								0
Cash Flow	-2,877,278	-113,769	-1,685,457	-2,005,045	-2,681,705	-2,797,953	1,121,808	1,143,407	1,161,449	1,437,407	1,911,917	3,228,978	3,861,673	4,224,357	0	0	0	0	0	0	0	0	0	-5,929,788
Opening Balance	0																							
Closing Balance	-2,877,278	-2,991,047	-4,676,503	-6,681,548	-9,363,253	-12,161,206	-11,039,399	-9,895,992	-8,734,542	-7,297,136	-5,385,219	-2,156,241	1,705,431	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	5,929,788	0

Appendix
Site 32

Site 32	32	Housing 40	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					40	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	108.21	108.21		70.00%	28	3,800	11,514,000	3,030
Affordable Overall				30%	12			
Social Rent	77.25	76.00		12.00%	5	1,725	629,280	371
Affordable Rent	77.25	76.00		12.00%	5	2,550	930,240	371
Shared Ownersl	70.00	70.00		6.00%	2	2,660	446,880	168
First Homes	70.00	70.00		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	1.333	ha		30	/ha		**13,520,400**	**3,940**
SITE AREA - Gro	1.778	ha		23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**800,596**	**600,447**	**450,335**
Existing Use Value		44,444		25,000
Uplift	0%	0		0
Plus /ha	350,000	622,222		350,000
Benchmark Land Value		**666,667**		**375,000**
Additional Profit		**-8,443,256**	**-2,787**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 189,013,803

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
Land				800,596	
Stamp Duty				29,530	
Easements etc.				0	
Legals /Acquisition			1.50%	12,009	41,539
Fees					
Planning				25,400	
Professional			8.00%	635,078	660,478
CONSTRUCTION					
Build Cost	BCIS +		1,682	6,625,485	
	Extras			75,000	
	Unit extras		1,075.00	43,000	
	Site		15.00%	993,823	
BNG				7,737	
Contingency		2.50%		193,433	
Abnormals		0.00%		0	
				0	7,938,478
FINANCE					
Fees			0%	0	
Interest			7.00%		
Legal and Valuation			0.00%	0	0
SALES					
Agents	%		3.0%	405,612	
Legals	%		0.5%	67,602	
	£/unit		0	0	
Misc.	%		0.0%	0	473,214 **9,914,304**

Developers Profit				
Market Housing	% Value	17.50%		**2,014,950**
Affordable Hou:	% Value	17.50%		**351,120**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		800,596
	Total	29,530

Stamp duty calc - AP		
Land payment		666,667
	Total	22,833

Building Safety Levy			
Greenfield	27.06	81,992	
Brownfield	0.00	0	
		Total	81,992

Pre CIL s106	7,582	£/ Unit (all)	
		Total	303,264

Post CIL s106	7,582	£/ Unit (all)	
		Total	303,264

CIL	84.33	£/sqm	**255,520**

BNG	0.10%	**Total**	7,737

Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,586.57	Per Unit
CO2 Plus	6.00%		95.19	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,681.77	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10	10																		
Market Housing				0	0	0	2,878,500	2,878,500	2,878,500	2,878,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	157,320	157,320	157,320	157,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	232,560	232,560	232,560	232,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	111,720	111,720	111,720	111,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,380,100**	**3,380,100**	**3,380,100**	**3,380,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	29,530																							
Easements etc.	0																							
Legals Acquisition	12,009																							
Planning Fee	25,400																							
Professional	317,539		317,539																					
Build Cost - BCIS Base		0	644,776	1,289,551	1,934,327	1,934,327	1,289,551	644,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		63,880	25,272	242,184	75,816	75,816	71,042	45,770	20,498	20,498	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	645	1,290	1,934	1,934	1,290	645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,119	32,239	48,358	48,358	32,239	16,119	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	0	0	0	0	0	0	101,403	101,403	101,403	101,403	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,901	16,901	16,901	16,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**384,478**	**63,880**	**1,004,351**	**1,565,264**	**2,060,436**	**2,060,436**	**1,512,425**	**825,613**	**138,801**	**138,801**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**800,596**																							
Interest		20,739	22,220	40,185	68,280	105,532	143,437	113,263	70,541	15,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,014,950
ordable for Rent																								351,120
First Homes																								0
Cash Flow	-1,185,074	-84,619	-1,026,571	-1,605,448	-2,128,715	-2,165,968	1,724,238	2,441,224	3,170,757	3,226,245	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,366,070
Opening Balance	0																							
Closing Balance	-1,185,074	-1,269,692	-2,296,263	-3,901,711	-6,030,427	-8,196,395	-6,472,157	-4,030,933	-860,175	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	2,366,070	0

Appendix
Site 33

Site 33	33	Housing 24	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					24	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.94	107.94		70.00%	17	3,800	6,890,965	1,813
Affordable Overall				30%	7.2			
Social Rent	65.42	63.33		12.00%	3	1,725	314,640	188
Affordable Rent	65.42	63.33		12.00%	3	2,550	465,120	188
Shared Ownersl	70.00	70.00		6.00%	1	2,660	268,128	101
First Homes	70.00	70.00		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.800	ha		30	/ha		**7,938,853**	**2,291**
SITE AREA - Gro	1.067	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**683,809**	**854,761**	**641,071**
Existing Use Value	26,667		25,000
Uplift 0%	0		0
Plus /ha 350,000	373,333		350,000
Benchmark Land Value	**400,000**		**375,000**
Additional Profit	**-4,837,841**	**-2,668**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 113,110,452

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				683,809	
	Stamp Duty			23,690		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,257	33,948	
Fees						
	Planning			15,240		
	Professional		8.00%	355,358	370,598	
CONSTRUCTION						
	Build Cost	BCIS +	1,690	3,871,463		
		Extras		45,000		
		Unit extras	1,075.00	25,800		
		Site	10.00%	387,146		
	BNG			4,329		
	Contingency	2.50%		108,235		
	Abnormals	0.00%		0		
				0	4,441,974	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	238,166		
	Legals	%	0.5%	39,694		
		£/unit	0	0		
	Misc.	%	0.0%	0	277,860	**5,808,189**

Developers Profit				
	Market Housing	% Value	17.50%	**1,205,919**
	Affordable Hou	% Value	17.50%	**183,380**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	635	15,240
No dwgs over 5	0	189	0
		Total	15,240

Stamp duty calc - Residual		
Land payment		683,809
	Total	23,690

Stamp duty calc - AP		
Land payment		400,000
	Total	9,500

Building Safety Levy			
Greenfield	27.06	49,071	
Brownfield	0.00	0	
		Total	49,071

Pre CIL s106	7,102	£/ Unit (all)	
		Total	170,459

Post CIL s106	7,102	£/ Unit (all)	
		Total	170,459

CIL	84.33	£/sqm	**152,925**

BNG	0.10%	**Total**	4,329

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,594.20	Per Unit
CO2 Plus	6.00%		95.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,689.85	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6																		
Market Housing				0	0	0	1,722,741	1,722,741	1,722,741	1,722,741	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	78,660	78,660	78,660	78,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	116,280	116,280	116,280	116,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	67,032	67,032	67,032	67,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,984,713**	**1,984,713**	**1,984,713**	**1,984,713**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	23,690																							
Easements etc.	0																							
Legals Acquisition	10,257																							
Planning Fee	15,240																							
Professional	177,679		177,679																					
Build Cost - BCIS Base		0	360,784	721,568	1,082,352	1,082,352	721,568	360,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		38,231	14,205	143,104	42,615	42,615	40,678	26,473	12,268	12,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	361	722	1,082	1,082	722	361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,020	18,039	27,059	27,059	18,039	9,020	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	0	0	0	0	0	0	59,541	59,541	59,541	59,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,924	9,924	9,924	9,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**226,867**	**38,231**	**562,048**	**883,433**	**1,153,108**	**1,153,108**	**850,472**	**466,102**	**81,733**	**81,733**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**683,809**																							
Interest		15,937	16,885	27,016	42,949	63,880	85,177	66,819	41,412	8,835	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,205,919
ordable for Rent																								183,380
First Homes																								0
Cash Flow	-910,676	-54,168	-578,933	-910,449	-1,196,057	-1,216,988	1,049,064	1,451,792	1,861,568	1,894,146	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,389,299
Opening Balance	0																							
Closing Balance	-910,676	-964,844	-1,543,777	-2,454,226	-3,650,283	-4,867,272	-3,818,207	-2,366,415	-504,846	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	1,389,299	0

Appendix
Site 34

Site 34	34	Housing 9	Green

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
	Gross	Net Saleable						
Market Housing	107.22	107.22		100.00%	9	3,800	3,667,000	965
Affordable Overall				0%	0			
Social Rent	107.22	107.22		0.00%	0	1,725	0	0
Affordable Rent	107.22	107.22		0.00%	0	2,550	0	0
Shared Ownersl	107.22	107.22		0.00%	0	2,660	0	0
First Homes	107.22	107.22		0.00%	0	2,660	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	0.300	ha		30	/ha		**3,667,000**	**965**
SITE AREA - Gro	0.400	ha		23	/ha			

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**496,567**	**1,655,225**	**1,241,418**
Existing Use Value	10,000		25,000
Uplift 0%	0		0
Plus /ha 350,000	140,000		350,000
Benchmark Land Value	**150,000**		**375,000**
Additional Profit	**-2,338,287**	**-2,423**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 60,087,324

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					496,567	
Stamp Duty				14,328		
Easements etc.				0		
Legals /Acquisition			1.50%	7,449	21,777	
Fees						
Planning				5,715		
Professional			8.00%	150,676	156,391	
CONSTRUCTION						
Build Cost	BCIS +		1,699	1,639,587		
	Extras			22,500		
	Unit extras		1,075.00	9,675		
	Site		10.00%	163,959		
BNG				1,836		
Contingency		2.50%		45,893		
Abnormals		0.00%		0		
				0	1,883,449	
FINANCE						
Fees			0%	0		
Interest			7.00%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	110,010		
Legals	%		0.5%	18,335		
	£/unit		0	0		
Misc.	%		0.0%	0	128,345	**2,686,530**

Developers Profit				
Market Housing	% Value	17.50%		**641,725**
Affordable Hou:	% Value	17.50%		**0**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		496,567
	Total	14,328

Stamp duty calc - AP		
Land payment		150,000
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	8,109	£/ Unit (all)	
		Total	72,984

Post CIL s106	8,109	£/ Unit (all)	
		Total	72,984

CIL	84.33	£/sqm	**81,378**

BNG	0.10%	**Total**	1,836

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,602.88	Per Unit
CO2 Plus	6.00%		96.17	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	1,068.00
	per sqm		0.00	
Water			0.00	7.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,699.05	**1,075.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3																			
Market Housing				0	0	0	1,222,333	1,222,333	1,222,333	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
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,222,333**	**1,222,333**	**1,222,333**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	14,328																							
Easements etc.	0																							
Legals Acquisition	7,449																							
Planning Fee	5,715																							
Professional	75,338		75,338																					
Build Cost - BCIS Base		0	203,969	407,938	611,907	407,938	203,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		20,345	8,109	77,253	24,328	16,219	8,109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	204	408	612	408	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,099	10,198	15,298	10,198	5,099	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	0	0	0	0	0	0	36,670	36,670	36,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,112	6,112	6,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**102,830**	**20,345**	**292,719**	**495,797**	**652,145**	**434,763**	**260,163**	**42,782**	**42,782**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**496,567**																							
Interest		10,489	11,029	16,345	25,307	37,163	45,421	29,378	9,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								641,725
ordable for Rent																								0
First Homes																								0
Cash Flow	-599,398	-30,834	-303,749	-512,142	-677,452	-471,926	916,749	1,150,174	1,170,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-641,725
Opening Balance	0																							
Closing Balance	-599,398	-630,232	-933,980	-1,446,122	-2,123,573	-2,595,499	-1,678,750	-528,577	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	641,725	0

Appendix 13 – Varied Amount (as %) of Affordable Housing

Central

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
				Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
				Affordable Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Home Ownership		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-2,437,172	-2,961,286	-3,494,657	-4,028,028	-4,561,399	-5,094,770	-5,628,141	-6,161,512	-6,694,883	-7,228,253	-7,761,624
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-1,833,732	-2,186,697	-2,539,662	-2,892,627	-3,245,592	-3,598,556	-3,951,521	-4,304,486	-4,657,451	-5,010,416	-5,363,381
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-3,653,058	-4,084,787	-4,522,252	-4,959,716	-5,397,180	-5,842,023	-6,288,152	-6,734,766	-7,189,780	-7,653,085	-8,124,101
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-2,628,421	-2,932,527	-3,240,961	-3,550,742	-3,860,524	-4,170,305	-4,480,086	-4,793,989	-5,109,908	-5,425,827	-5,741,746
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-11,632,289	-12,155,688	-12,679,088	-13,202,488	-13,731,346	-14,265,272	-14,799,198	-15,336,923	-15,884,000	-16,444,523	-17,012,548
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-13,710,729	-14,349,061	-14,987,393	-15,625,725	-16,264,057	-16,902,388	-17,540,720	-18,179,052	-18,817,384	-19,455,715	-20,094,047
Site 7	Flats 250	Central	2,500,000	3,000,000	731,441	515,776	300,111	84,176	-141,562	-367,851	-595,089	-829,472	-1,063,854	-1,298,712	-1,537,307
Site 8	Flats 100	Central	2,500,000	3,000,000	-732,233	-915,319	-1,098,405	-1,281,492	-1,465,288	-1,651,708	-1,838,128	-2,024,548	-2,211,151	-2,401,014	-2,590,878
Site 9	Flats 50	Central	2,500,000	3,000,000	-1,006,337	-1,235,825	-1,465,313	-1,694,801	-1,924,289	-2,153,777	-2,385,238	-2,618,987	-2,852,737	-3,086,487	-3,320,237
Site 10	Flats 25	Central	2,500,000	3,000,000	-1,020,879	-1,248,497	-1,476,116	-1,703,734	-1,931,352	-2,158,970	-2,388,473	-2,620,347	-2,852,221	-3,084,095	-3,315,970
Site 11	Flats 9	Central	2,500,000	3,000,000	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	102,443	-12,451	-130,350	-248,248	-367,992	-490,111	-612,230	-734,890	-859,210	-984,253	-1,110,825
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-837,981	-956,759	-1,077,033	-1,197,983	-1,318,934	-1,439,884	-1,561,421	-1,684,620	-1,807,820	-1,931,019	-2,054,218
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-1,065,129	-1,211,362	-1,357,594	-1,503,826	-1,650,059	-1,798,900	-1,947,836	-2,096,772	-2,245,708	-2,394,644	-2,543,580
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-1,133,160	-1,283,114	-1,433,068	-1,583,022	-1,735,242	-1,888,006	-2,040,771	-2,193,535	-2,346,300	-2,499,064	-2,651,829
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049
Site 17	Mixed 950	Central	2,500,000	3,000,000	2,193,147	2,009,412	1,825,678	1,641,943	1,458,209	1,274,474	1,090,740	907,005	722,810	533,875	344,941
Site 18	Mixed 250	Central	2,500,000	3,000,000	2,029,622	1,842,064	1,654,506	1,466,947	1,279,389	1,091,831	904,273	716,715	529,157	341,599	154,011
Site 19	Mixed 100	Central	2,500,000	3,000,000	1,317,549	1,110,172	902,794	695,416	488,038	280,660	71,462	-146,132	-363,762	-588,819	-814,203
Site 20	Mixed 60	Central	2,500,000	3,000,000	1,346,209	1,130,608	915,006	699,404	483,802	268,201	46,138	-180,084	-406,873	-640,880	-875,226
Site 21	Mixed 24	Central	2,500,000	3,000,000	1,655,325	1,441,849	1,228,373	1,014,897	801,421	587,945	369,471	146,294	-77,698	-301,690	-531,013
Site 22	Mixed 9	Central	2,500,000	3,000,000	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150

Rural North & South

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
				Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
				Affordable Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Home Ownership		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 7	Flats 250	Rural North & S	2,500,000	3,000,000	2,688,815	2,388,913	2,089,011	1,789,110	1,489,208	1,189,306	889,404	589,503	289,601	-14,687	-329,362
Site 8	Flats 100	Rural North & S	2,500,000	3,000,000	906,814	669,661	432,508	195,355	-51,616	-300,451	-550,439	-808,164	-1,065,889	-1,323,614	-1,584,870
Site 9	Flats 50	Rural North & S	2,500,000	3,000,000	1,051,437	755,489	459,541	153,031	-157,496	-468,022	-782,284	-1,103,965	-1,425,646	-1,747,328	-2,069,009
Site 10	Flats 25	Rural North & S	2,500,000	3,000,000	1,070,893	771,863	466,460	156,487	-153,485	-463,457	-776,900	-1,098,023	-1,419,145	-1,740,268	-2,061,391
Site 11	Flats 9	Rural North & S	2,500,000	3,000,000	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309
Site 12	Flats 250 LD	Rural North & S	2,500,000	3,000,000	1,132,839	975,947	819,055	662,163	505,271	348,379	191,487	34,168	-130,363	-294,984	-465,100
Site 13	Flats 100 LD	Rural North & S	2,500,000	3,000,000	272,276	117,199	-44,476	-206,996	-369,920	-538,225	-706,558	-874,891	-1,044,715	-1,216,087	-1,387,459
Site 14	Flats 60 LD	Rural North & S	2,500,000	3,000,000	259,965	65,704	-131,665	-329,034	-529,457	-733,905	-938,353	-1,142,801	-1,347,249	-1,551,697	-1,758,774
Site 15	Flats 25 LD	Rural North & S	2,500,000	3,000,000	286,530	81,615	-123,301	-328,216	-535,177	-747,468	-959,758	-1,172,049	-1,384,339	-1,597,440	-1,813,632
Site 16	Flats 9 LD	Rural North & S	2,500,000	3,000,000	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887
Site 17	Mixed 950	Rural North & S	2,500,000	3,000,000	2,193,147	2,009,412	1,825,678	1,641,943	1,458,209	1,274,474	1,090,740	907,005	722,810	533,875	344,941
Site 18	Mixed 250	Rural North & S	2,500,000	3,000,000	2,029,622	1,842,064	1,654,506	1,466,947	1,279,389	1,091,831	904,273	716,715	529,157	341,599	154,011
Site 19	Mixed 100	Rural North & S	2,500,000	3,000,000	1,317,549	1,110,172	902,794	695,416	488,038	280,660	71,462	-146,132	-363,762	-588,819	-814,203
Site 20	Mixed 60	Rural North & S	2,500,000	3,000,000	1,346,209	1,130,608	915,006	699,404	483,802	268,201	46,138	-180,084	-406,873	-640,880	-875,226
Site 21	Mixed 24	Rural North & S	2,500,000	3,000,000	1,655,325	1,441,849	1,228,373	1,014,897	801,421	587,945	369,471	146,294	-77,698	-301,690	-531,013
Site 22	Mixed 9	Rural North & S	2,500,000	3,000,000	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150
Site 23	Housing 350	Rural North & S	2,500,000	3,000,000	1,380,109	1,290,749	1,201,389	1,112,029	1,022,669	933,309	843,948	753,377	662,448	571,519	480,591
Site 24	Housing 200	Rural North & S	2,500,000	3,000,000	1,354,604	1,258,992	1,163,381	1,067,770	972,158	876,547	780,936	685,324	589,713	494,102	398,490
Site 25	Housing 100	Rural North & S	2,500,000	3,000,000	967,256	865,110	762,964	660,818	558,672	456,527	354,381	252,235	150,089	47,811	-59,045
Site 26	Housing 40	Rural North & S	2,500,000	3,000,000	1,062,195	951,585	840,975	730,366	619,756	509,146	398,536	287,927	177,317	64,174	-51,884
Site 27	Housing 24	Rural North & S	2,500,000	3,000,000	1,253,038	1,144,502	1,035,966	927,430	818,893	710,357	601,821	493,285	384,749	276,213	165,744
Site 28	Housing 9	Rural North & S	2,500,000	3,000,000	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780
Site 29	Housing 350	Rural North & S	25,000	375,000	1,300,227	1,224,483	1,148,740	1,072,997	997,254	921,511	845,767	770,024	694,281	618,302	541,223
Site 30	Housing 200	Rural North & S	25,000	375,000	1,200,472	1,125,599	1,050,725	975,852	900,979	826,105	751,232	676,358	601,485	526,611	451,738
Site 31	Housing 100	Rural North & S	25,000	375,000	1,064,605	974,844	885,082	795,321	705,559	615,798	526,037	436,275	346,514	256,752	166,991
Site 32	Housing 40	Rural North & S	25,000	375,000	1,367,537	1,253,335	1,139,132	1,024,930	910,727	796,525	682,323	568,120	453,918	339,715	225,513
Site 33	Housing 24	Rural North & S	25,000	375,000	1,553,203	1,439,752	1,326,301	1,212,849	1,099,398	985,947	872,495	759,044	645,592	532,141	418,690
Site 34	Housing 9	Rural North & S	25,000	375,000	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646

South & West Swindon

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
				Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
				Affordable Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Home Ownership		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 7	Flats 250	South & West	2,500,000	3,000,000	3,471,764	3,138,168	2,804,571	2,470,975	2,137,379	1,803,782	1,470,186	1,136,590	802,993	469,397	135,801
Site 8	Flats 100	South & West	2,500,000	3,000,000	1,543,152	1,278,515	1,013,879	749,242	484,605	219,969	-54,627	-332,299	-613,475	-901,056	-1,188,637
Site 9	Flats 50	South & West	2,500,000	3,000,000	1,844,635	1,514,740	1,184,844	854,949	525,054	186,151	-159,995	-506,142	-859,008	-1,217,567	-1,576,126
Site 10	Flats 25	South & West	2,500,000	3,000,000	1,870,194	1,540,344	1,210,494	880,083	540,672	194,587	-151,512	-497,610	-850,073	-1,208,598	-1,567,123
Site 11	Flats 9	South & West	2,500,000	3,000,000	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658
Site 12	Flats 250 LD	South & West	2,500,000	3,000,000	1,544,997	1,370,294	1,195,590	1,020,887	846,183	671,480	496,777	322,073	147,370	-30,722	-214,032
Site 13	Flats 100 LD	South & West	2,500,000	3,000,000	692,570	519,432	346,295	173,158	-5,102	-186,769	-368,921	-557,076	-745,230	-933,385	-1,124,588
Site 14	Flats 60 LD	South & West	2,500,000	3,000,000	758,338	548,799	339,260	126,413	-93,448	-313,309	-536,685	-764,419	-992,153	-1,219,887	-1,447,622
Site 15	Flats 25 LD	South & West	2,500,000	3,000,000	829,608	611,359	387,114	158,648	-70,351	-299,351	-530,508	-767,733	-1,004,958	-1,242,183	-1,479,408
Site 16	Flats 9 LD	South & West	2,500,000	3,000,000	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535
Site 17	Mixed 950	South & West	2,500,000	3,000,000	2,628,917	2,425,995	2,223,072	2,020,150	1,817,227	1,614,305	1,411,382	1,208,460	1,005,537	802,615	595,430
Site 18	Mixed 250	South & West	2,500,000	3,000,000	2,477,797	2,270,505	2,063,214	1,855,922	1,648,630	1,441,339	1,234,047	1,026,755	819,464	612,172	404,881
Site 19	Mixed 100	South & West	2,500,000	3,000,000	1,829,198	1,599,210	1,369,223	1,139,236	909,248	679,261	449,274	219,286	-16,659	-257,976	-504,005
Site 20	Mixed 60	South & West	2,500,000	3,000,000	1,868,056	1,629,568	1,391,081	1,152,593	914,105	675,617	437,129	198,058	-50,861	-301,097	-556,954
Site 21	Mixed 24	South & West	2,500,000	3,000,000	2,179,339	1,942,600	1,705,860	1,469,121	1,232,381	995,642	758,902	521,447	276,854	28,453	-219,949
Site 22	Mixed 9	South & West	2,500,000	3,000,000	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317
Site 23	Housing 350	South & West	2,500,000	3,000,000	1,610,699	1,511,084	1,411,468	1,311,853	1,212,237	1,112,622	1,013,006	913,391	813,771	712,396	611,020
Site 24	Housing 200	South & West	2,500,000	3,000,000	1,606,232	1,499,441	1,392,650	1,285,860	1,179,069	1,072,278	965,487	858,697	751,906	645,115	538,324
Site 25	Housing 100	South & West	2,500,000	3,000,000	1,254,658	1,139,680	1,024,703	909,726	794,749	679,772	564,795	449,817	334,840	219,863	104,886
Site 26	Housing 40	South & West	2,500,000	3,000,000	1,381,224	1,256,107	1,130,990	1,005,874	880,757	755,641	630,524	505,407	380,291	255,174	129,751
Site 27	Housing 24	South & West	2,500,000	3,000,000	1,571,262	1,448,259	1,325,256	1,202,253	1,079,251	956,248	833,245	710,243	587,240	464,237	341,234
Site 28	Housing 9	South & West	2,500,000	3,000,000	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008
Site 29	Housing 350	South & West	25,000	375,000	1,492,385	1,408,096	1,323,806	1,239,517	1,155,228	1,070,938	986,649	902,359	818,070	733,781	649,491
Site 30	Housing 200	South & West	25,000	375,000	1,394,032	1,310,559	1,227,086	1,143,613	1,060,140	976,667	893,194	809,721	726,248	642,775	559,302
Site 31	Housing 100	South & West	25,000	375,000	1,310,950	1,210,190	1,109,430	1,008,670	907,911	807,151	706,391	605,632	504,872	404,112	303,352
Site 32	Housing 40	South & West	25,000	375,000	1,686,566	1,557,857	1,429,147	1,300,438	1,171,729	1,043,020	914,310	785,601	656,892	528,182	399,473
Site 33	Housing 24	South & West	25,000	375,000	1,871,427	1,743,509	1,615,591	1,487,673	1,359,755	1,231,837	1,103,919	976,001	848,083	720,165	592,247
Site 34	Housing 9	South & West	25,000	375,000	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874

North Swindon

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
				Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
				Affordable Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Home Ownership		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	1,905,865	1,639,658	1,373,451	1,107,244	841,037	574,830	308,623	40,626	-238,695	-518,015	-805,874
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	270,476	56,044	-163,954	-383,953	-606,824	-834,694	-1,062,564	-1,290,433	-1,520,472	-1,752,458	-1,984,445
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	252,339	-22,568	-297,475	-572,382	-853,068	-1,137,872	-1,422,676	-1,707,480	-1,992,284	-2,277,940	-2,567,973
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	247,729	-26,117	-299,963	-573,810	-853,333	-1,137,054	-1,420,775	-1,704,496	-1,988,217	-2,272,634	-2,561,592
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	720,680	581,600	442,519	303,439	164,359	24,481	-121,450	-267,382	-417,058	-568,201	-719,811
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-160,433	-303,808	-450,151	-598,662	-747,173	-895,684	-1,045,516	-1,196,720	-1,347,923	-1,499,126	-1,653,012
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-259,850	-435,204	-615,374	-796,536	-977,698	-1,158,859	-1,340,021	-1,521,183	-1,703,743	-1,888,220	-2,072,696
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-272,587	-453,617	-639,585	-826,941	-1,014,297	-1,201,653	-1,389,008	-1,576,448	-1,767,269	-1,958,090	-2,148,911
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	1,757,377	1,592,830	1,428,283	1,263,737	1,099,190	934,643	770,097	602,134	432,907	263,679	94,452
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	1,581,447	1,413,622	1,245,798	1,077,973	910,148	742,324	574,499	406,674	238,850	70,895	-103,998
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	805,901	621,133	436,365	251,596	64,689	-129,181	-323,051	-521,931	-722,754	-923,578	-1,125,553
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	824,362	631,647	438,931	246,216	47,084	-155,125	-357,334	-565,044	-774,529	-984,014	-1,193,498
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	1,131,311	941,098	750,886	560,673	365,347	166,497	-33,085	-232,668	-433,977	-640,759	-847,542
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	1,149,519	1,070,414	991,309	912,205	833,051	752,569	672,088	591,606	511,125	430,643	350,161
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	1,102,976	1,018,544	934,112	849,680	765,248	680,816	596,384	511,952	427,520	343,088	258,656
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	679,854	590,539	501,225	411,910	322,596	233,281	143,967	54,653	-38,542	-132,256	-227,551
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	743,166	647,063	550,960	454,857	358,754	262,652	166,549	68,097	-32,740	-133,577	-235,523
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	934,814	840,745	746,675	652,606	558,536	464,467	370,397	276,328	180,748	82,835	-15,869
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552
Site 29	Housing 350	North Swindon	25,000	375,000	1,108,068	1,040,871	973,674	906,477	839,280	772,083	704,886	637,653	569,279	500,905	432,532
Site 30	Housing 200	North Swindon	25,000	375,000	1,006,912	940,638	874,364	808,091	741,817	675,543	609,269	542,995	476,721	410,447	344,173
Site 31	Housing 100	North Swindon	25,000	375,000	818,260	739,497	660,734	581,971	503,208	424,445	345,682	266,919	188,156	109,393	30,213
Site 32	Housing 40	North Swindon	25,000	375,000	1,048,508	948,813	849,117	749,422	649,726	550,031	450,335	350,639	250,944	151,248	48,273
Site 33	Housing 24	North Swindon	25,000	375,000	1,234,980	1,135,995	1,037,010	938,025	839,041	740,056	641,071	542,086	443,102	344,117	245,132
Site 34	Housing 9	North Swindon	25,000	375,000	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418

Strategic Sites

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
				Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
				Affordable Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Home Ownership		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 35	Kingsdown Cluster	North East	25,000	250,000	1,492,769	1,389,131	1,285,492	1,181,854	1,078,215	974,577	870,938	767,300	663,662	560,023	455,243
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	793,339	674,838	554,421	432,270	310,118	187,966	65,814	-59,709	-193,074	-327,225	-462,742
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	736,131	594,827	449,284	303,741	158,198	12,138	-140,574	-298,940	-459,249	-621,485	-798,309
Site 38	Tadpole North Cluster	North	25,000	250,000	1,111,966	1,034,791	957,617	880,442	803,268	726,093	648,919	571,744	494,569	417,395	339,238
Site 39	Wrought East Cluster	South	25,000	250,000	1,393,015	1,296,491	1,199,967	1,103,443	1,006,846	908,702	810,557	712,413	614,268	516,124	417,980
Site 40	NEV Cluster	North East	25,000	250,000	1,331,159	1,240,389	1,149,619	1,058,849	968,079	877,309	786,539	695,770	603,544	511,112	418,680

Appendix 14 – Varied Affordable Housing Tenure Mix

Central

			EUV	BLV	Residual Value (£ per gross ha)								
			Affordable Housing		30%	30%	30%	30%	30%	30%	30%	30%	30%
				Social Rent	80%	70%	60%	50%	40%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	40%	50%	60%	70%	80%
				Affordable Home Ownership	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-6,536,899	-6,309,709	-6,082,520	-5,855,330	-5,628,141	-5,400,951	-5,173,762	-4,946,572	-4,719,383
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-4,557,360	-4,405,900	-4,254,441	-4,102,981	-3,951,521	-3,800,062	-3,648,602	-3,497,142	-3,345,683
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-7,077,884	-6,878,351	-6,680,355	-6,484,254	-6,288,152	-6,092,051	-5,895,949	-5,699,848	-5,503,746
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-5,028,756	-4,891,084	-4,753,413	-4,615,741	-4,480,086	-4,344,782	-4,209,478	-4,074,175	-3,938,871
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-15,788,676	-15,539,702	-15,290,728	-15,044,115	-14,799,198	-14,554,282	-14,309,365	-14,064,449	-13,819,532
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-18,681,710	-18,396,463	-18,111,215	-17,825,968	-17,540,720	-17,255,473	-16,970,225	-16,684,977	-16,399,730
Site 7	Flats 250	Central	2,500,000	3,000,000	-987,158	-889,141	-791,124	-693,107	-595,089	-499,466	-404,791	-310,116	-215,442
Site 8	Flats 100	Central	2,500,000	3,000,000	-2,156,201	-2,076,682	-1,997,164	-1,917,646	-1,838,128	-1,758,610	-1,679,092	-1,599,574	-1,520,055
Site 9	Flats 50	Central	2,500,000	3,000,000	-2,780,462	-2,681,656	-2,582,850	-2,484,044	-2,385,238	-2,286,432	-2,189,052	-2,091,945	-1,994,838
Site 10	Flats 25	Central	2,500,000	3,000,000	-2,783,698	-2,684,891	-2,586,085	-2,487,279	-2,388,473	-2,289,667	-2,192,375	-2,095,268	-1,998,162
Site 11	Flats 9	Central	2,500,000	3,000,000	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	-820,574	-768,074	-715,573	-663,828	-612,230	-560,632	-509,034	-457,436	-405,838
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-1,775,180	-1,721,741	-1,668,301	-1,614,861	-1,561,421	-1,508,313	-1,455,793	-1,403,272	-1,350,751
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-2,203,613	-2,139,669	-2,075,724	-2,011,780	-1,947,836	-1,883,891	-1,819,947	-1,756,003	-1,692,058
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-2,304,254	-2,238,383	-2,172,512	-2,106,642	-2,040,771	-1,974,900	-1,909,029	-1,843,158	-1,777,288
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049
Site 17	Mixed 950	Central	2,500,000	3,000,000	913,364	957,708	1,002,052	1,046,396	1,090,740	1,135,084	1,179,428	1,223,772	1,268,115
Site 18	Mixed 250	Central	2,500,000	3,000,000	722,511	767,951	813,392	858,832	904,273	949,714	995,154	1,040,595	1,086,035
Site 19	Mixed 100	Central	2,500,000	3,000,000	-142,753	-89,199	-35,646	17,908	71,462	124,121	175,361	226,401	277,440
Site 20	Mixed 60	Central	2,500,000	3,000,000	-177,406	-121,520	-65,634	-9,748	46,138	102,024	157,395	212,201	265,648
Site 21	Mixed 24	Central	2,500,000	3,000,000	149,962	205,043	260,124	315,205	369,471	423,488	477,504	531,521	584,448
Site 22	Mixed 9	Central	2,500,000	3,000,000	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
				Social Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Home Ownership	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-5,771,018	-5,699,579	-5,628,141	-5,556,702	-5,485,264	-5,413,825	-5,342,387	-5,270,948	-5,199,510	-5,128,071	-5,056,633
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-4,043,369	-3,997,445	-3,951,521	-3,905,598	-3,859,674	-3,813,751	-3,767,827	-3,721,903	-3,675,980	-3,630,056	-3,584,133
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-6,405,907	-6,347,030	-6,288,152	-6,229,275	-6,170,397	-6,111,520	-6,052,643	-5,993,765	-5,934,888	-5,876,011	-5,817,133
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-4,555,914	-4,518,000	-4,480,086	-4,442,172	-4,404,258	-4,366,344	-4,328,430	-4,290,516	-4,252,602	-4,214,688	-4,176,774
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-14,906,810	-14,853,004	-14,799,198	-14,745,392	-14,691,587	-14,637,781	-14,583,975	-14,530,169	-14,476,363	-14,422,557	-14,368,752
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-17,674,228	-17,607,474	-17,540,720	-17,473,966	-17,407,212	-17,340,458	-17,273,705	-17,206,951	-17,140,197	-17,073,443	-17,006,689
Site 7	Flats 250	Central	2,500,000	3,000,000	-660,188	-627,639	-595,089	-562,998	-531,330	-499,925	-468,519	-437,114	-405,709	-374,304	-342,899
Site 8	Flats 100	Central	2,500,000	3,000,000	-1,886,359	-1,862,243	-1,838,128	-1,814,013	-1,789,897	-1,765,782	-1,741,666	-1,717,551	-1,693,435	-1,669,320	-1,645,204
Site 9	Flats 50	Central	2,500,000	3,000,000	-2,429,848	-2,407,543	-2,385,238	-2,362,933	-2,340,628	-2,318,322	-2,296,093	-2,274,300	-2,252,507	-2,230,714	-2,208,921
Site 10	Flats 25	Central	2,500,000	3,000,000	-2,441,274	-2,414,873	-2,388,473	-2,362,072	-2,335,672	-2,309,271	-2,283,177	-2,257,325	-2,231,472	-2,205,619	-2,179,766
Site 11	Flats 9	Central	2,500,000	3,000,000	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879	-1,032,879
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	-647,742	-629,986	-612,230	-594,475	-576,719	-558,963	-541,208	-523,452	-505,696	-487,941	-470,185
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-1,597,650	-1,579,535	-1,561,421	-1,543,306	-1,525,270	-1,507,487	-1,489,705	-1,471,923	-1,454,141	-1,436,359	-1,418,576
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-1,985,008	-1,966,422	-1,947,836	-1,929,250	-1,910,663	-1,892,077	-1,873,491	-1,854,905	-1,836,319	-1,817,733	-1,799,147
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-2,073,615	-2,057,193	-2,040,771	-2,024,349	-2,007,926	-1,991,504	-1,975,082	-1,958,660	-1,942,238	-1,925,815	-1,909,393
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049	-1,082,049
Site 17	Mixed 950	Central	2,500,000	3,000,000	1,020,104	1,055,422	1,090,740	1,126,058	1,161,376	1,196,694	1,232,012	1,267,330	1,302,648	1,337,966	1,373,284
Site 18	Mixed 250	Central	2,500,000	3,000,000	832,416	868,345	904,273	940,201	976,130	1,012,058	1,047,986	1,083,914	1,119,843	1,155,771	1,191,699
Site 19	Mixed 100	Central	2,500,000	3,000,000	-11,929	29,766	71,462	112,492	152,758	192,495	232,233	271,971	311,708	351,446	391,183
Site 20	Mixed 60	Central	2,500,000	3,000,000	-37,713	4,213	46,138	88,064	129,989	171,129	212,244	252,385	292,342	332,299	372,256
Site 21	Mixed 24	Central	2,500,000	3,000,000	281,033	325,660	369,471	413,235	456,999	500,763	544,527	587,124	629,656	672,187	714,718
Site 22	Mixed 9	Central	2,500,000	3,000,000	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150

Rural North & South

			EUV	BLV	**Residual Value** (£ per gross ha)								
			Affordable Housing		**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**
				Social Rent	80%	70%	60%	50%	40%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	40%	50%	60%	70%	80%
				Affordable Home Ownership	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 7	Flats 250	Rural North & S	2,500,000	3,000,000	528,485	618,715	708,945	799,175	889,404	979,634	1,069,864	1,160,094	1,250,324
Site 8	Flats 100	Rural North & S	2,500,000	3,000,000	-863,041	-784,891	-706,740	-628,589	-550,439	-473,801	-398,316	-322,830	-247,345
Site 9	Flats 50	Rural North & S	2,500,000	3,000,000	-1,170,711	-1,073,604	-976,497	-879,390	-782,284	-685,828	-590,959	-497,163	-403,368
Site 10	Flats 25	Rural North & S	2,500,000	3,000,000	-1,165,327	-1,068,220	-971,113	-874,007	-776,900	-680,584	-585,839	-492,044	-398,249
Site 11	Flats 9	Rural North & S	2,500,000	3,000,000	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309
Site 12	Flats 250 LD	Rural North & S	2,500,000	3,000,000	-476	48,981	96,490	143,989	191,487	238,986	286,484	333,983	381,481
Site 13	Flats 100 LD	Rural North & S	2,500,000	3,000,000	-913,028	-861,411	-809,793	-758,176	-706,558	-654,941	-603,323	-551,706	-500,088
Site 14	Flats 60 LD	Rural North & S	2,500,000	3,000,000	-1,189,731	-1,126,887	-1,064,042	-1,001,197	-938,353	-875,508	-812,664	-749,819	-686,975
Site 15	Flats 25 LD	Rural North & S	2,500,000	3,000,000	-1,218,710	-1,153,972	-1,089,234	-1,024,496	-959,758	-895,020	-830,282	-765,544	-700,807
Site 16	Flats 9 LD	Rural North & S	2,500,000	3,000,000	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887
Site 17	Mixed 950	Rural North & S	2,500,000	3,000,000	913,364	957,708	1,002,052	1,046,396	1,090,740	1,135,084	1,179,428	1,223,772	1,268,115
Site 18	Mixed 250	Rural North & S	2,500,000	3,000,000	722,511	767,951	813,392	858,832	904,273	949,714	995,154	1,040,595	1,086,035
Site 19	Mixed 100	Rural North & S	2,500,000	3,000,000	-142,753	-89,199	-35,646	17,908	71,462	124,121	175,361	226,401	277,440
Site 20	Mixed 60	Rural North & S	2,500,000	3,000,000	-177,406	-121,520	-65,634	-9,748	46,138	102,024	157,395	212,201	265,648
Site 21	Mixed 24	Rural North & S	2,500,000	3,000,000	149,962	205,043	260,124	315,205	369,471	423,488	477,504	531,521	584,448
Site 22	Mixed 9	Rural North & S	2,500,000	3,000,000	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150
Site 23	Housing 350	Rural North & S	2,500,000	3,000,000	760,332	781,326	802,319	823,312	843,948	864,557	885,165	905,773	926,381
Site 24	Housing 200	Rural North & S	2,500,000	3,000,000	690,235	712,910	735,585	758,261	780,936	803,611	826,286	848,961	871,636
Site 25	Housing 100	Rural North & S	2,500,000	3,000,000	251,198	276,994	302,790	328,585	354,381	380,176	405,972	431,768	457,563
Site 26	Housing 40	Rural North & S	2,500,000	3,000,000	287,628	315,355	343,082	370,809	398,536	426,263	453,990	481,718	509,445
Site 27	Housing 24	Rural North & S	2,500,000	3,000,000	509,398	532,504	555,609	578,715	601,821	624,927	648,033	671,139	694,245
Site 28	Housing 9	Rural North & S	2,500,000	3,000,000	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780
Site 29	Housing 350	Rural North & S	25,000	375,000	777,074	794,247	811,420	828,594	845,767	862,941	880,114	897,288	914,461
Site 30	Housing 200	Rural North & S	25,000	375,000	681,462	698,904	716,347	733,789	751,232	768,674	786,117	803,559	821,001
Site 31	Housing 100	Rural North & S	25,000	375,000	437,595	459,705	481,816	503,926	526,037	548,147	570,258	592,368	614,479
Site 32	Housing 40	Rural North & S	25,000	375,000	571,414	599,141	626,868	654,596	682,323	710,050	737,777	765,504	793,231
Site 33	Housing 24	Rural North & S	25,000	375,000	780,072	803,177	826,283	849,389	872,495	895,601	918,707	941,813	964,919
Site 34	Housing 9	Rural North & S	25,000	375,000	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646

			EUV	BLV	**Residual Value** (£ per gross ha)										
			Affordable Housing		**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**
				Social Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Home Ownership	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Site 7	Flats 250	Rural North & S	2,500,000	3,000,000	747,751	818,578	889,404	960,231	1,031,058	1,101,885	1,172,712	1,243,539	1,314,366	1,385,193	1,456,020
Site 8	Flats 100	Rural North & S	2,500,000	3,000,000	-668,368	-609,404	-550,439	-492,362	-435,437	-378,512	-321,587	-264,662	-207,737	-150,812	-93,887
Site 9	Flats 50	Rural North & S	2,500,000	3,000,000	-918,952	-850,618	-782,284	-714,141	-647,017	-580,745	-514,811	-448,876	-382,942	-317,007	-251,072
Site 10	Flats 25	Rural North & S	2,500,000	3,000,000	-918,793	-847,846	-776,900	-706,320	-636,619	-568,000	-499,523	-431,047	-362,570	-294,094	-225,617
Site 11	Flats 9	Rural North & S	2,500,000	3,000,000	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309	1,136,309
Site 12	Flats 250 LD	Rural North & S	2,500,000	3,000,000	116,872	154,180	191,487	228,795	266,102	303,409	340,717	378,024	415,332	452,639	489,947
Site 13	Flats 100 LD	Rural North & S	2,500,000	3,000,000	-786,583	-746,571	-706,558	-666,545	-626,533	-586,520	-546,507	-506,495	-466,482	-426,469	-386,457
Site 14	Flats 60 LD	Rural North & S	2,500,000	3,000,000	-1,031,536	-984,945	-938,353	-891,761	-845,170	-798,578	-751,986	-705,395	-658,803	-612,211	-565,620
Site 15	Flats 25 LD	Rural North & S	2,500,000	3,000,000	-1,052,032	-1,005,895	-959,758	-913,621	-867,484	-821,347	-775,210	-729,073	-682,936	-636,799	-590,662
Site 16	Flats 9 LD	Rural North & S	2,500,000	3,000,000	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887	285,887
Site 17	Mixed 950	Rural North & S	2,500,000	3,000,000	1,020,104	1,055,422	1,090,740	1,126,058	1,161,376	1,196,694	1,232,012	1,267,330	1,302,648	1,337,966	1,373,284
Site 18	Mixed 250	Rural North & S	2,500,000	3,000,000	832,416	868,345	904,273	940,201	976,130	1,012,058	1,047,986	1,083,914	1,119,843	1,155,771	1,191,699
Site 19	Mixed 100	Rural North & S	2,500,000	3,000,000	-11,929	29,766	71,462	112,492	152,758	192,495	232,233	271,971	311,708	351,446	391,183
Site 20	Mixed 60	Rural North & S	2,500,000	3,000,000	-37,713	4,213	46,138	88,064	129,989	171,129	212,244	252,385	292,342	332,299	372,256
Site 21	Mixed 24	Rural North & S	2,500,000	3,000,000	281,033	325,660	369,471	413,235	456,999	500,763	544,527	587,124	629,656	672,187	714,718
Site 22	Mixed 9	Rural North & S	2,500,000	3,000,000	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150	2,171,150
Site 23	Housing 350	Rural North & S	2,500,000	3,000,000	806,675	825,452	843,948	862,445	880,941	899,438	917,934	936,431	954,927	973,424	991,920
Site 24	Housing 200	Rural North & S	2,500,000	3,000,000	740,830	760,883	780,936	800,989	821,041	841,094	861,147	881,200	901,253	921,305	941,358
Site 25	Housing 100	Rural North & S	2,500,000	3,000,000	309,997	332,189	354,381	376,573	398,765	420,957	443,149	465,341	487,533	509,726	531,918
Site 26	Housing 40	Rural North & S	2,500,000	3,000,000	349,229	373,883	398,536	423,190	447,843	472,497	497,151	521,804	546,458	571,111	595,765
Site 27	Housing 24	Rural North & S	2,500,000	3,000,000	560,154	580,987	601,821	622,655	643,489	664,323	685,157	705,990	726,824	747,658	768,492
Site 28	Housing 9	Rural North & S	2,500,000	3,000,000	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780	1,229,780
Site 29	Housing 350	Rural North & S	25,000	375,000	814,426	830,097	845,767	861,438	877,109	892,779	908,450	924,121	939,791	955,462	971,133
Site 30	Housing 200	Rural North & S	25,000	375,000	719,828	735,530	751,232	766,934	782,636	798,338	814,040	829,742	845,444	861,146	876,848
Site 31	Housing 100	Rural North & S	25,000	375,000	487,610	506,823	526,037	545,250	564,463	583,676	602,889	622,102	641,315	660,528	679,741
Site 32	Housing 40	Rural North & S	25,000	375,000	634,344	658,333	682,323	706,312	730,301	754,290	778,279	802,268	826,258	850,247	874,236
Site 33	Housing 24	Rural North & S	25,000	375,000	829,999	851,247	872,495	893,743	914,992	936,240	957,488	978,736	999,985	1,021,233	1,042,481
Site 34	Housing 9	Rural North & S	25,000	375,000	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646	1,559,646

South & West Swindon

			EUV	BLV	**Residual Value** (£ per gross ha)								
			Affordable Housing		**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**
				Social Rent	80%	70%	60%	50%	40%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	40%	50%	60%	70%	80%
				Affordable Home Ownership	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 7	Flats 250	South & West	2,500,000	3,000,000	1,109,267	1,199,497	1,289,726	1,379,956	1,470,186	1,560,416	1,650,646	1,740,875	1,831,105
Site 8	Flats 100	South & West	2,500,000	3,000,000	-356,568	-281,083	-205,597	-130,112	-54,627	20,859	96,344	170,683	243,098
Site 9	Flats 50	South & West	2,500,000	3,000,000	-535,176	-441,381	-347,586	-253,790	-159,995	-66,200	27,595	121,391	215,186
Site 10	Flats 25	South & West	2,500,000	3,000,000	-526,693	-432,897	-339,102	-245,307	-151,512	-57,716	36,079	129,874	223,669
Site 11	Flats 9	South & West	2,500,000	3,000,000	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658
Site 12	Flats 250 LD	South & West	2,500,000	3,000,000	306,782	354,281	401,779	449,278	496,777	544,275	591,774	639,272	686,771
Site 13	Flats 100 LD	South & West	2,500,000	3,000,000	-575,391	-523,774	-472,156	-420,539	-368,921	-318,577	-268,720	-218,863	-169,006
Site 14	Flats 60 LD	South & West	2,500,000	3,000,000	-788,063	-725,218	-662,374	-599,529	-536,685	-473,840	-411,924	-351,065	-290,364
Site 15	Flats 25 LD	South & West	2,500,000	3,000,000	-789,459	-724,721	-659,983	-595,246	-530,508	-466,376	-403,291	-340,760	-278,230
Site 16	Flats 9 LD	South & West	2,500,000	3,000,000	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535
Site 17	Mixed 950	South & West	2,500,000	3,000,000	1,234,006	1,278,350	1,322,694	1,367,038	1,411,382	1,455,726	1,500,070	1,544,414	1,588,758
Site 18	Mixed 250	South & West	2,500,000	3,000,000	1,052,285	1,097,725	1,143,166	1,188,607	1,234,047	1,279,488	1,324,928	1,370,369	1,415,809
Site 19	Mixed 100	South & West	2,500,000	3,000,000	245,116	296,156	347,195	398,234	449,274	500,313	551,353	602,392	653,431
Site 20	Mixed 60	South & West	2,500,000	3,000,000	224,080	277,342	330,604	383,867	437,129	490,391	543,654	596,916	650,178
Site 21	Mixed 24	South & West	2,500,000	3,000,000	548,922	601,417	653,912	706,407	758,902	811,397	863,892	916,387	968,882
Site 22	Mixed 9	South & West	2,500,000	3,000,000	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317
Site 23	Housing 350	South & West	2,500,000	3,000,000	930,574	951,182	971,790	992,398	1,013,006	1,033,614	1,054,222	1,074,831	1,095,439
Site 24	Housing 200	South & West	2,500,000	3,000,000	874,787	897,462	920,137	942,812	965,487	988,162	1,010,838	1,033,513	1,056,188
Site 25	Housing 100	South & West	2,500,000	3,000,000	461,612	487,408	513,203	538,999	564,795	590,590	616,386	642,181	667,977
Site 26	Housing 40	South & West	2,500,000	3,000,000	519,616	547,343	575,070	602,797	630,524	658,251	685,978	713,705	741,432
Site 27	Housing 24	South & West	2,500,000	3,000,000	740,822	763,928	787,034	810,139	833,245	856,351	879,457	902,563	925,669
Site 28	Housing 9	South & West	2,500,000	3,000,000	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008
Site 29	Housing 350	South & West	25,000	375,000	917,955	935,129	952,302	969,475	986,649	1,003,822	1,020,996	1,038,169	1,055,342
Site 30	Housing 200	South & West	25,000	375,000	823,425	840,867	858,309	875,752	893,194	910,637	928,079	945,522	962,964
Site 31	Housing 100	South & West	25,000	375,000	617,949	640,060	662,170	684,281	706,391	728,502	750,612	772,723	794,833
Site 32	Housing 40	South & West	25,000	375,000	803,402	831,129	858,856	886,583	914,310	942,037	969,764	997,492	1,025,219
Site 33	Housing 24	South & West	25,000	375,000	1,011,496	1,034,601	1,057,707	1,080,813	1,103,919	1,127,025	1,150,131	1,173,237	1,196,343
Site 34	Housing 9	South & West	25,000	375,000	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874

			EUV	BLV	**Residual Value** (£ per gross ha)										
			Affordable Housing		**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**	**30%**
				Social Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Home Ownership	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Site 7	Flats 250	South & West	2,500,000	3,000,000	1,295,815	1,383,001	1,470,186	1,557,371	1,644,557	1,731,742	1,818,928	1,906,113	1,993,299	2,080,484	2,167,669
Site 8	Flats 100	South & West	2,500,000	3,000,000	-195,758	-125,192	-54,627	15,939	86,504	156,209	224,343	291,595	358,848	426,100	493,353
Site 9	Flats 50	South & West	2,500,000	3,000,000	-327,828	-243,911	-159,995	-76,079	7,837	91,754	175,670	259,586	342,082	424,377	505,075
Site 10	Flats 25	South & West	2,500,000	3,000,000	-323,310	-237,411	-151,512	-65,613	20,286	106,185	192,084	277,983	363,882	449,781	535,680
Site 11	Flats 9	South & West	2,500,000	3,000,000	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658	1,991,658
Site 12	Flats 250 LD	South & West	2,500,000	3,000,000	405,383	451,080	496,777	542,473	588,170	633,867	679,563	725,260	770,957	816,654	862,350
Site 13	Flats 100 LD	South & West	2,500,000	3,000,000	-466,986	-417,954	-368,921	-321,083	-273,732	-226,381	-179,030	-131,679	-84,328	-36,976	10,375
Site 14	Flats 60 LD	South & West	2,500,000	3,000,000	-652,566	-594,625	-536,685	-478,744	-421,586	-365,344	-309,403	-253,461	-197,519	-141,577	-85,636
Site 15	Flats 25 LD	South & West	2,500,000	3,000,000	-646,832	-588,670	-530,508	-472,857	-416,064	-359,921	-303,777	-247,634	-191,491	-135,347	-79,204
Site 16	Flats 9 LD	South & West	2,500,000	3,000,000	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535	826,535
Site 17	Mixed 950	South & West	2,500,000	3,000,000	1,325,143	1,368,263	1,411,382	1,454,502	1,497,622	1,540,742	1,583,862	1,626,982	1,670,101	1,713,221	1,756,341
Site 18	Mixed 250	South & West	2,500,000	3,000,000	1,146,139	1,190,093	1,234,047	1,278,001	1,321,955	1,365,909	1,409,863	1,453,817	1,497,771	1,541,725	1,585,679
Site 19	Mixed 100	South & West	2,500,000	3,000,000	351,961	400,617	449,274	497,930	546,586	595,243	643,899	692,555	741,212	789,868	838,524
Site 20	Mixed 60	South & West	2,500,000	3,000,000	337,977	387,553	437,129	486,705	536,281	585,856	635,432	685,008	734,584	784,160	833,735
Site 21	Mixed 24	South & West	2,500,000	3,000,000	656,216	707,559	758,902	810,245	861,589	912,932	964,275	1,015,618	1,066,961	1,118,304	1,169,647
Site 22	Mixed 9	South & West	2,500,000	3,000,000	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317	2,721,317
Site 23	Housing 350	South & West	2,500,000	3,000,000	968,369	990,687	1,013,006	1,035,325	1,057,644	1,079,963	1,102,281	1,124,600	1,146,919	1,169,238	1,191,556
Site 24	Housing 200	South & West	2,500,000	3,000,000	916,970	941,229	965,487	989,746	1,014,005	1,038,264	1,062,522	1,086,781	1,111,040	1,135,299	1,159,557
Site 25	Housing 100	South & West	2,500,000	3,000,000	511,178	537,986	564,795	591,603	618,411	645,220	672,028	698,836	725,644	752,453	779,261
Site 26	Housing 40	South & West	2,500,000	3,000,000	572,549	601,537	630,524	659,511	688,499	717,486	746,473	775,461	804,448	833,435	862,422
Site 27	Housing 24	South & West	2,500,000	3,000,000	782,910	808,078	833,245	858,413	883,580	908,748	933,916	959,083	984,251	1,009,418	1,034,586
Site 28	Housing 9	South & West	2,500,000	3,000,000	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008	1,548,008
Site 29	Housing 350	South & West	25,000	375,000	948,937	967,793	986,649	1,005,505	1,024,361	1,043,217	1,062,072	1,080,928	1,099,784	1,118,640	1,137,496
Site 30	Housing 200	South & West	25,000	375,000	855,320	874,257	893,194	912,132	931,069	950,006	968,944	987,881	1,006,819	1,025,756	1,044,693
Site 31	Housing 100	South & West	25,000	375,000	660,052	683,221	706,391	729,561	752,731	775,901	799,071	822,241	845,410	868,580	891,750
Site 32	Housing 40	South & West	25,000	375,000	857,664	885,987	914,310	942,633	970,956	999,279	1,027,602	1,055,925	1,084,248	1,112,571	1,140,894
Site 33	Housing 24	South & West	25,000	375,000	1,052,755	1,078,337	1,103,919	1,129,501	1,155,083	1,180,665	1,206,247	1,231,829	1,257,411	1,282,993	1,308,575
Site 34	Housing 9	South & West	25,000	375,000	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874	1,877,874

North Swindon

			EUV	BLV	Residual Value (£ per gross ha)								
			Affordable Housing		30%	30%	30%	30%	30%	30%	30%	30%	30%
				Social Rent	80%	70%	60%	50%	40%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	40%	50%	60%	70%	80%
				Affordable Home Ownership	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	-58,752	35,923	128,163	218,393	308,623	398,853	489,083	579,312	669,542
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	-1,375,166	-1,297,015	-1,218,865	-1,140,714	-1,062,564	-984,413	-906,263	-828,112	-749,962
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	-1,811,103	-1,713,997	-1,616,890	-1,519,783	-1,422,676	-1,325,569	-1,228,463	-1,131,356	-1,034,249
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	-1,809,203	-1,712,096	-1,614,989	-1,517,882	-1,420,775	-1,323,669	-1,226,562	-1,129,455	-1,032,348
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	-321,172	-270,966	-221,127	-171,289	-121,450	-71,612	-21,774	28,065	76,192
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-1,255,599	-1,203,079	-1,150,558	-1,098,037	-1,045,516	-992,995	-940,960	-889,342	-837,725
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-1,591,399	-1,528,555	-1,465,710	-1,402,866	-1,340,021	-1,277,176	-1,214,332	-1,151,487	-1,088,643
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-1,649,110	-1,583,240	-1,518,484	-1,453,746	-1,389,008	-1,324,271	-1,259,533	-1,194,795	-1,130,057
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	589,187	634,731	680,274	725,753	770,097	814,441	858,785	903,129	947,473
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	392,737	438,177	483,618	529,058	574,499	619,939	665,380	710,821	756,261
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	-542,885	-487,441	-431,996	-376,790	-323,051	-269,498	-215,944	-162,390	-108,837
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	-586,996	-529,137	-471,278	-413,848	-357,334	-301,448	-245,562	-189,676	-133,790
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	-253,409	-198,328	-143,247	-88,166	-33,085	21,996	77,077	132,157	187,238
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	588,115	609,108	630,101	651,095	672,088	693,081	714,074	735,068	756,061
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	505,683	528,359	551,034	573,709	596,384	619,059	641,735	664,410	687,085
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	40,445	66,580	92,376	118,171	143,967	169,763	195,558	221,354	247,149
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	52,562	81,655	110,239	138,769	166,549	194,276	222,003	249,730	277,457
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	277,974	301,080	324,185	347,291	370,397	393,503	416,609	439,715	462,821
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552
Site 29	Housing 350	North Swindon	25,000	375,000	636,050	653,366	670,539	687,712	704,886	722,059	739,233	756,406	773,579
Site 30	Housing 200	North Swindon	25,000	375,000	539,499	556,942	574,384	591,826	609,269	626,711	644,154	661,596	679,039
Site 31	Housing 100	North Swindon	25,000	375,000	257,240	279,350	301,461	323,571	345,682	367,792	389,903	412,013	434,124
Site 32	Housing 40	North Swindon	25,000	375,000	339,427	367,154	394,881	422,608	450,335	478,062	505,789	533,516	561,243
Site 33	Housing 24	North Swindon	25,000	375,000	548,648	571,753	594,859	617,965	641,071	664,177	687,283	710,389	733,495
Site 34	Housing 9	North Swindon	25,000	375,000	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
				Social Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Home Ownership	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	199,686	254,155	308,623	363,092	417,560	472,029	526,497	580,965	635,434	689,902	744,371
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	-1,152,249	-1,107,406	-1,062,564	-1,017,721	-972,878	-928,036	-883,193	-838,351	-793,508	-748,666	-703,823
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	-1,522,112	-1,472,394	-1,422,676	-1,372,958	-1,323,241	-1,273,523	-1,223,805	-1,174,087	-1,124,369	-1,074,651	-1,024,934
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	-1,526,594	-1,473,684	-1,420,775	-1,367,866	-1,314,957	-1,262,048	-1,209,139	-1,156,230	-1,103,321	-1,050,412	-997,503
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272	271,272
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	-182,136	-151,793	-121,450	-91,108	-60,765	-30,422	-80	30,250	59,707	88,625	117,543
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-1,108,613	-1,077,065	-1,045,516	-1,013,968	-982,419	-951,216	-920,223	-889,230	-858,237	-827,244	-796,251
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-1,410,506	-1,375,264	-1,340,021	-1,304,778	-1,269,536	-1,234,293	-1,199,051	-1,163,808	-1,128,566	-1,093,323	-1,058,080
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-1,457,233	-1,423,121	-1,389,008	-1,354,896	-1,320,784	-1,286,672	-1,252,560	-1,218,448	-1,184,336	-1,150,224	-1,116,112
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761	-254,761
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	714,887	742,581	770,097	797,613	825,129	852,645	880,162	907,678	935,194	962,710	990,227
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	518,694	546,596	574,499	602,401	630,304	658,206	686,109	714,011	741,914	769,816	797,719
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	-388,114	-355,388	-323,051	-290,714	-258,377	-226,040	-193,703	-161,366	-129,029	-96,692	-64,355
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	-421,785	-389,385	-357,334	-325,501	-293,668	-261,835	-230,002	-198,169	-166,336	-134,503	-102,670
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	-103,846	-68,466	-33,085	2,295	37,675	73,056	108,436	143,816	179,196	214,577	249,957
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984	1,620,984
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	642,245	657,166	672,088	687,009	701,931	716,852	731,774	746,696	761,617	776,539	791,460
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	564,690	580,537	596,384	612,231	628,078	643,925	659,772	675,618	691,465	707,312	723,159
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	108,815	126,391	143,967	161,543	179,119	196,695	214,271	231,846	249,422	266,998	284,574
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	125,482	146,229	166,549	186,869	207,188	227,508	247,828	268,148	288,468	308,788	329,107
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	337,397	353,897	370,397	386,897	403,397	419,897	436,398	452,898	469,398	485,898	502,398
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552	911,552
Site 29	Housing 350	North Swindon	25,000	375,000	679,915	692,400	704,886	717,371	729,857	742,342	754,828	767,313	779,798	792,284	804,769
Site 30	Housing 200	North Swindon	25,000	375,000	584,336	596,802	609,269	621,736	634,202	646,669	659,136	671,602	684,069	696,536	709,002
Site 31	Housing 100	North Swindon	25,000	375,000	315,169	330,426	345,682	360,938	376,195	391,451	406,707	421,964	437,220	452,476	467,733
Site 32	Housing 40	North Swindon	25,000	375,000	411,024	430,680	450,335	469,990	489,646	509,301	528,957	548,612	568,268	587,923	607,578
Site 33	Housing 24	North Swindon	25,000	375,000	607,242	624,157	641,071	657,986	674,900	691,815	708,729	725,644	742,558	759,473	776,387
Site 34	Housing 9	North Swindon	25,000	375,000	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418	1,241,418

Strategic Sites

			EUV	BLV	Residual Value (£ per gross ha)								
			Affordable Housing		30%	30%	30%	30%	30%	30%	30%	30%	30%
				Social Rent	80%	70%	60%	50%	40%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	40%	50%	60%	70%	80%
				Affordable Home Ownership	20%	20%	20%	20%	20%	20%	20%	20%	20%
Site 35	Kingsdown Cluster	North East	25,000	250,000	776,376	800,016	823,657	847,298	870,938	894,579	918,220	941,860	965,501
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	-151,397	-94,740	-40,305	13,973	65,814	117,643	169,473	221,302	273,131
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	-404,865	-338,306	-271,748	-205,189	-140,574	-76,943	-13,313	49,042	109,685
Site 38	Tadpole North Cluster	North	25,000	250,000	578,610	596,187	613,764	631,341	648,919	666,496	684,073	701,650	719,227
Site 39	Wrought East Cluster	South	25,000	250,000	719,798	742,488	765,178	787,867	810,557	833,247	855,937	878,626	901,316
Site 40	NEV Cluster	North East	25,000	250,000	708,092	727,704	747,316	766,927	786,539	806,151	825,763	845,375	864,987

			EUV	BLV	Residual Value (£ per gross ha)										
			Affordable Housing		30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
				Social Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Rent	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
				Affordable Home Ownership	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Site 35	Kingsdown Cluster	North East	25,000	250,000	827,986	849,462	870,938	892,415	913,891	935,367	956,843	978,319	999,795	1,021,272	1,042,748
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	28,098	46,956	65,814	84,672	103,530	122,388	141,246	160,104	178,962	197,820	216,678
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	-185,808	-163,124	-140,574	-118,024	-95,474	-72,924	-50,374	-27,825	-5,275	17,261	39,041
Site 38	Tadpole North Cluster	North	25,000	250,000	616,984	632,951	648,919	664,886	680,853	696,820	712,788	728,755	744,722	760,690	776,657
Site 39	Wrought East Cluster	South	25,000	250,000	769,585	790,071	810,557	831,043	851,529	872,015	892,501	912,987	933,473	953,958	974,444
Site 40	NEV Cluster	North East	25,000	250,000	751,094	768,817	786,539	804,262	821,985	839,707	857,430	875,153	892,875	910,598	928,320

Appendix 15 – Varied Policy Requirements

Central

Towards Zero Carbon

			EUV	BLV	Residual Value (£ per gross ha)			
					FHS 1	Zero CO2	Zero CO2+	FHS 1
								District Heat
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-5,628,141	-6,249,845	-6,871,549	-6,682,537
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-3,951,521	-4,376,785	-4,802,048	-4,654,452
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-6,288,152	-6,857,987	-7,435,439	-7,235,262
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-4,480,086	-4,880,024	-5,281,979	-5,141,953
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-14,799,198	-15,656,349	-16,520,787	-16,001,827
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-17,540,720	-18,525,053	-19,509,386	-18,908,744
Site 7	Flats 250	Central	2,500,000	3,000,000	-595,089	-832,839	-1,070,588	-1,071,147
Site 8	Flats 100	Central	2,500,000	3,000,000	-1,838,128	-2,059,366	-2,280,605	-2,230,816
Site 9	Flats 50	Central	2,500,000	3,000,000	-2,385,238	-2,662,799	-2,940,360	-2,875,002
Site 10	Flats 25	Central	2,500,000	3,000,000	-2,388,473	-2,667,015	-2,945,558	-2,878,237
Site 11	Flats 9	Central	2,500,000	3,000,000	-1,032,879	-1,320,013	-1,610,658	-1,519,588
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	-612,230	-743,292	-876,013	-865,142
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-1,561,421	-1,716,094	-1,870,768	-1,824,513
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-1,947,836	-2,131,230	-2,314,625	-2,256,286
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-2,040,771	-2,234,927	-2,429,084	-2,367,280
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-1,082,049	-1,271,980	-1,461,910	-1,388,437
Site 17	Mixed 950	Central	2,500,000	3,000,000	1,090,740	982,100	873,461	883,650
Site 18	Mixed 250	Central	2,500,000	3,000,000	904,273	788,774	673,276	684,365
Site 19	Mixed 100	Central	2,500,000	3,000,000	71,462	-85,599	-242,659	-194,378
Site 20	Mixed 60	Central	2,500,000	3,000,000	46,138	-115,136	-276,410	-223,976
Site 21	Mixed 24	Central	2,500,000	3,000,000	369,471	215,561	60,836	95,884
Site 22	Mixed 9	Central	2,500,000	3,000,000	2,171,150	2,016,854	1,862,557	1,907,553

Biodiversity Net Gain and Water Efficiency Standards

			EUV	BLV	Residual Value (£ per gross ha)					
			Biodiversity Net Gain		10%	20%				
			Water (LPPPD)					110	100	90
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-5,628,141	-5,838,449		-5,628,141	-5,700,472	-6,048,423
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-3,951,521	-4,095,352		-3,951,521	-3,999,742	-4,231,710
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-6,288,152	-6,480,880		-6,288,152	-6,352,792	-6,663,740
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-4,480,086	-4,614,138		-4,480,086	-4,524,994	-4,742,693
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-14,799,198	-15,087,693		-14,799,198	-14,881,210	-15,275,727
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-17,540,720	-17,873,268		-17,540,720	-17,634,567	-18,086,014
Site 7	Flats 250	Central	2,500,000	3,000,000	-595,089	-675,618		-595,089	-627,747	-784,846
Site 8	Flats 100	Central	2,500,000	3,000,000	-1,838,128	-1,912,993		-1,838,128	-1,865,066	-1,994,654
Site 9	Flats 50	Central	2,500,000	3,000,000	-2,385,238	-2,479,157		-2,385,238	-2,418,836	-2,580,458
Site 10	Flats 25	Central	2,500,000	3,000,000	-2,388,473	-2,482,722		-2,388,473	-2,422,071	-2,583,693
Site 11	Flats 9	Central	2,500,000	3,000,000	-1,032,879	-1,129,568		-1,032,879	-1,065,952	-1,225,049
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	-612,230	-656,555		-612,230	-629,422	-712,122
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-1,561,421	-1,613,846		-1,561,421	-1,579,469	-1,666,289
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-1,947,836	-2,009,991		-1,947,836	-1,968,995	-2,070,784
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-2,040,771	-2,106,574		-2,040,771	-2,063,169	-2,170,917
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-1,082,049	-1,146,401		-1,082,049	-1,103,067	-1,204,175
Site 17	Mixed 950	Central	2,500,000	3,000,000	1,090,740	1,053,820		1,090,740	1,076,533	1,008,194
Site 18	Mixed 250	Central	2,500,000	3,000,000	904,273	865,022		904,273	889,187	816,618
Site 19	Mixed 100	Central	2,500,000	3,000,000	71,462	18,134		71,462	53,225	-34,502
Site 20	Mixed 60	Central	2,500,000	3,000,000	46,138	-8,616		46,138	27,608	-61,529
Site 21	Mixed 24	Central	2,500,000	3,000,000	369,471	317,827		369,471	351,011	260,909
Site 22	Mixed 9	Central	2,500,000	3,000,000	2,171,150	2,118,851		2,171,150	2,153,068	2,066,080

Accessibility Standards

			EUV	BLV	**Residual Value** (£ per gross ha)			
				M4(2)	98%	95%	90%	95%
				M4(3)a	2%	5%	10%	
				M4(3)b				5%
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-5,628,141	-5,719,241	-5,870,863	-5,956,691
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-3,951,521	-4,012,255	-4,113,336	-4,170,555
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-6,288,152	-6,369,564	-6,505,062	-6,581,763
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-4,480,086	-4,536,646	-4,630,895	-4,684,935
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-14,799,198	-14,902,490	-15,074,404	-15,171,718
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-17,540,720	-17,658,917	-17,855,639	-17,966,996
Site 7	Flats 250	Central	2,500,000	3,000,000	-595,089	-636,221	-704,678	-743,429
Site 8	Flats 100	Central	2,500,000	3,000,000	-1,838,128	-1,872,056	-1,928,525	-1,960,490
Site 9	Flats 50	Central	2,500,000	3,000,000	-2,385,238	-2,427,553	-2,497,981	-2,537,848
Site 10	Flats 25	Central	2,500,000	3,000,000	-2,388,473	-2,430,789	-2,501,217	-2,541,083
Site 11	Flats 9	Central	2,500,000	3,000,000	-1,032,879	-1,074,534	-1,143,861	-1,183,105
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	-612,230	-633,883	-669,920	-690,319
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-1,561,421	-1,584,152	-1,621,985	-1,643,400
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-1,947,836	-1,974,486	-2,018,841	-2,043,949
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-2,040,771	-2,068,981	-2,115,933	-2,142,511
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-1,082,049	-1,108,521	-1,152,580	-1,177,520
Site 17	Mixed 950	Central	2,500,000	3,000,000	1,090,740	1,072,847	1,043,068	1,026,210
Site 18	Mixed 250	Central	2,500,000	3,000,000	904,273	885,273	853,650	835,750
Site 19	Mixed 100	Central	2,500,000	3,000,000	71,462	48,493	10,265	-11,374
Site 20	Mixed 60	Central	2,500,000	3,000,000	46,138	22,800	-16,042	-38,029
Site 21	Mixed 24	Central	2,500,000	3,000,000	369,471	346,221	307,119	284,782
Site 22	Mixed 9	Central	2,500,000	3,000,000	2,171,150	2,148,376	2,110,470	2,089,013

Rural North & South

Towards Zero Carbon

			EUV	BLV	**Residual Value** (£ per gross ha)			
					FHS 1	Zero CO2	Zero CO2+	FHS 1
								District Heat
Site 7	Flats 250	Rural North & S	2,500,000	3,000,000	889,404	670,227	451,050	450,535
Site 8	Flats 100	Rural North & S	2,500,000	3,000,000	-550,439	-768,301	-986,163	-937,134
Site 9	Flats 50	Rural North & S	2,500,000	3,000,000	-782,284	-1,055,741	-1,329,198	-1,264,806
Site 10	Flats 25	Rural North & S	2,500,000	3,000,000	-776,900	-1,051,324	-1,325,748	-1,259,423
Site 11	Flats 9	Rural North & S	2,500,000	3,000,000	1,136,309	855,197	574,084	662,167
Site 12	Flats 250 LD	Rural North & S	2,500,000	3,000,000	191,487	71,040	-53,883	-43,532
Site 13	Flats 100 LD	Rural North & S	2,500,000	3,000,000	-706,558	-856,714	-1,006,936	-961,966
Site 14	Flats 60 LD	Rural North & S	2,500,000	3,000,000	-938,353	-1,119,082	-1,299,812	-1,242,321
Site 15	Flats 25 LD	Rural North & S	2,500,000	3,000,000	-959,758	-1,151,044	-1,342,330	-1,281,440
Site 16	Flats 9 LD	Rural North & S	2,500,000	3,000,000	285,887	102,186	-81,515	-10,451
Site 17	Mixed 950	Rural North & S	2,500,000	3,000,000	1,090,740	982,100	873,461	883,650
Site 18	Mixed 250	Rural North & S	2,500,000	3,000,000	904,273	788,774	673,276	684,365
Site 19	Mixed 100	Rural North & S	2,500,000	3,000,000	71,462	-85,599	-242,659	-194,378
Site 20	Mixed 60	Rural North & S	2,500,000	3,000,000	46,138	-115,136	-276,410	-223,976
Site 21	Mixed 24	Rural North & S	2,500,000	3,000,000	369,471	215,561	60,836	95,884
Site 22	Mixed 9	Rural North & S	2,500,000	3,000,000	2,171,150	2,016,854	1,862,557	1,907,553
Site 23	Housing 350	Rural North & S	2,500,000	3,000,000	843,948	791,982	739,658	764,732
Site 24	Housing 200	Rural North & S	2,500,000	3,000,000	780,936	722,679	664,422	692,409
Site 25	Housing 100	Rural North & S	2,500,000	3,000,000	354,381	277,816	201,251	253,037
Site 26	Housing 40	Rural North & S	2,500,000	3,000,000	398,536	314,659	230,782	286,457
Site 27	Housing 24	Rural North & S	2,500,000	3,000,000	601,821	523,546	445,271	489,742
Site 28	Housing 9	Rural North & S	2,500,000	3,000,000	1,229,780	1,140,678	1,051,576	1,116,810
Site 29	Housing 350	Rural North & S	25,000	375,000	845,767	806,091	766,415	782,946
Site 30	Housing 200	Rural North & S	25,000	375,000	751,232	709,452	667,672	685,131
Site 31	Housing 100	Rural North & S	25,000	375,000	526,037	464,851	403,666	441,718
Site 32	Housing 40	Rural North & S	25,000	375,000	682,323	604,122	525,922	573,530
Site 33	Housing 24	Rural North & S	25,000	375,000	872,495	799,648	726,802	763,703
Site 34	Housing 9	Rural North & S	25,000	375,000	1,559,646	1,476,723	1,393,800	1,449,989

Biodiversity Net Gain and Water Efficiency Standards

			EUV	BLV	Residual Value (£ per gross ha)					
			Biodiversity Net Gain		10%	20%				
			Water (LPPPD)					110	100	90
Site 7	Flats 250	Rural North & S	2,500,000	3,000,000	889,404	815,166		889,404	859,298	714,471
Site 8	Flats 100	Rural North & S	2,500,000	3,000,000	-550,439	-624,161		-550,439	-576,966	-704,576
Site 9	Flats 50	Rural North & S	2,500,000	3,000,000	-782,284	-874,815		-782,284	-815,385	-974,617
Site 10	Flats 25	Rural North & S	2,500,000	3,000,000	-776,900	-869,756		-776,900	-810,001	-969,233
Site 11	Flats 9	Rural North & S	2,500,000	3,000,000	1,136,309	1,041,219		1,136,309	1,103,783	947,316
Site 12	Flats 250 LD	Rural North & S	2,500,000	3,000,000	191,487	150,625		191,487	175,639	99,399
Site 13	Flats 100 LD	Rural North & S	2,500,000	3,000,000	-706,558	-757,452		-706,558	-724,079	-808,364
Site 14	Flats 60 LD	Rural North & S	2,500,000	3,000,000	-938,353	-999,605		-938,353	-959,205	-1,059,515
Site 15	Flats 25 LD	Rural North & S	2,500,000	3,000,000	-959,758	-1,024,588		-959,758	-981,825	-1,087,981
Site 16	Flats 9 LD	Rural North & S	2,500,000	3,000,000	285,887	223,646		285,887	265,558	167,767
Site 17	Mixed 950	Rural North & S	2,500,000	3,000,000	1,090,740	1,053,820		1,090,740	1,076,533	1,008,194
Site 18	Mixed 250	Rural North & S	2,500,000	3,000,000	904,273	865,022		904,273	889,187	816,618
Site 19	Mixed 100	Rural North & S	2,500,000	3,000,000	71,462	18,134		71,462	53,225	-34,502
Site 20	Mixed 60	Rural North & S	2,500,000	3,000,000	46,138	-8,616		46,138	27,608	-61,529
Site 21	Mixed 24	Rural North & S	2,500,000	3,000,000	369,471	317,827		369,471	351,011	260,909
Site 22	Mixed 9	Rural North & S	2,500,000	3,000,000	2,171,150	2,118,851		2,171,150	2,153,068	2,066,080
Site 23	Housing 350	Rural North & S	2,500,000	3,000,000	843,948	826,358		843,948	838,621	812,587
Site 24	Housing 200	Rural North & S	2,500,000	3,000,000	780,936	760,954		780,936	774,863	745,649
Site 25	Housing 100	Rural North & S	2,500,000	3,000,000	354,381	328,173		354,381	347,429	313,985
Site 26	Housing 40	Rural North & S	2,500,000	3,000,000	398,536	369,821		398,536	390,848	353,861
Site 27	Housing 24	Rural North & S	2,500,000	3,000,000	601,821	575,042		601,821	594,133	557,146
Site 28	Housing 9	Rural North & S	2,500,000	3,000,000	1,229,780	1,199,261		1,229,780	1,222,031	1,184,750
Site 29	Housing 350	Rural North & S	25,000	375,000	845,767	844,725		845,767	841,458	820,727
Site 30	Housing 200	Rural North & S	25,000	375,000	751,232	750,134		751,232	746,697	724,884
Site 31	Housing 100	Rural North & S	25,000	375,000	526,037	524,432		526,037	520,252	492,427
Site 32	Housing 40	Rural North & S	25,000	375,000	682,323	680,272		682,323	674,859	638,958
Site 33	Housing 24	Rural North & S	25,000	375,000	872,495	870,582		872,495	865,032	829,130
Site 34	Housing 9	Rural North & S	25,000	375,000	1,559,646	1,557,466		1,559,646	1,552,124	1,515,937

Accessibility Standards

			EUV	BLV	Residual Value (£ per gross ha)			
				M4(2)	98%	95%	90%	95%
				M4(3)a	2%	5%	10%	
				M4(3)b				5%
Site 7	Flats 250	Rural North & S	2,500,000	3,000,000	889,404	851,486	788,377	752,653
Site 8	Flats 100	Rural North & S	2,500,000	3,000,000	-550,439	-583,849	-639,456	-670,933
Site 9	Flats 50	Rural North & S	2,500,000	3,000,000	-782,284	-823,974	-893,360	-932,638
Site 10	Flats 25	Rural North & S	2,500,000	3,000,000	-776,900	-818,590	-887,977	-927,254
Site 11	Flats 9	Rural North & S	2,500,000	3,000,000	1,136,309	1,095,343	1,027,162	988,567
Site 12	Flats 250 LD	Rural North & S	2,500,000	3,000,000	191,487	171,526	138,304	119,499
Site 13	Flats 100 LD	Rural North & S	2,500,000	3,000,000	-706,558	-728,625	-765,353	-786,143
Site 14	Flats 60 LD	Rural North & S	2,500,000	3,000,000	-938,353	-964,616	-1,008,326	-1,033,069
Site 15	Flats 25 LD	Rural North & S	2,500,000	3,000,000	-959,758	-987,551	-1,033,809	-1,059,994
Site 16	Flats 9 LD	Rural North & S	2,500,000	3,000,000	285,887	260,284	217,670	193,548
Site 17	Mixed 950	Rural North & S	2,500,000	3,000,000	1,090,740	1,072,847	1,043,068	1,026,210
Site 18	Mixed 250	Rural North & S	2,500,000	3,000,000	904,273	885,273	853,650	835,750
Site 19	Mixed 100	Rural North & S	2,500,000	3,000,000	71,462	48,493	10,265	-11,374
Site 20	Mixed 60	Rural North & S	2,500,000	3,000,000	46,138	22,800	-16,042	-38,029
Site 21	Mixed 24	Rural North & S	2,500,000	3,000,000	369,471	346,221	307,119	284,782
Site 22	Mixed 9	Rural North & S	2,500,000	3,000,000	2,171,150	2,148,376	2,110,470	2,089,013
Site 23	Housing 350	Rural North & S	2,500,000	3,000,000	843,948	837,238	825,988	819,510
Site 24	Housing 200	Rural North & S	2,500,000	3,000,000	780,936	773,287	760,557	753,351
Site 25	Housing 100	Rural North & S	2,500,000	3,000,000	354,381	345,625	331,052	322,802
Site 26	Housing 40	Rural North & S	2,500,000	3,000,000	398,536	388,853	372,736	363,612
Site 27	Housing 24	Rural North & S	2,500,000	3,000,000	601,821	592,138	576,021	566,897
Site 28	Housing 9	Rural North & S	2,500,000	3,000,000	1,229,780	1,220,020	1,203,775	1,194,579
Site 29	Housing 350	Rural North & S	25,000	375,000	845,767	840,340	831,306	826,192
Site 30	Housing 200	Rural North & S	25,000	375,000	751,232	745,521	736,015	730,635
Site 31	Housing 100	Rural North & S	25,000	375,000	526,037	518,751	506,627	499,763
Site 32	Housing 40	Rural North & S	25,000	375,000	682,323	672,923	657,279	648,423
Site 33	Housing 24	Rural North & S	25,000	375,000	872,495	863,095	847,451	838,595
Site 34	Housing 9	Rural North & S	25,000	375,000	1,559,646	1,550,172	1,534,403	1,525,477

South & West Swindon

Towards Zero Carbon

			EUV	BLV	Residual Value (£ per gross ha)			
					FHS 1	Zero CO2	Zero CO2+	FHS 1
								District Heat
Site 7	Flats 250	South & West	2,500,000	3,000,000	1,470,186	1,251,009	1,031,832	1,031,316
Site 8	Flats 100	South & West	2,500,000	3,000,000	-54,627	-265,359	-476,092	-428,668
Site 9	Flats 50	South & West	2,500,000	3,000,000	-159,995	-424,489	-689,760	-626,702
Site 10	Flats 25	South & West	2,500,000	3,000,000	-151,512	-416,941	-682,995	-618,219
Site 11	Flats 9	South & West	2,500,000	3,000,000	1,991,658	1,715,978	1,439,121	1,526,679
Site 12	Flats 250 LD	South & West	2,500,000	3,000,000	496,777	376,329	255,882	265,748
Site 13	Flats 100 LD	South & West	2,500,000	3,000,000	-368,921	-519,077	-669,233	-624,329
Site 14	Flats 60 LD	South & West	2,500,000	3,000,000	-536,685	-717,414	-898,144	-840,653
Site 15	Flats 25 LD	South & West	2,500,000	3,000,000	-530,508	-721,794	-913,079	-852,190
Site 16	Flats 9 LD	South & West	2,500,000	3,000,000	826,535	642,834	459,133	530,197
Site 17	Mixed 950	South & West	2,500,000	3,000,000	1,411,382	1,302,743	1,194,104	1,204,293
Site 18	Mixed 250	South & West	2,500,000	3,000,000	1,234,047	1,118,549	1,003,050	1,014,139
Site 19	Mixed 100	South & West	2,500,000	3,000,000	449,274	299,587	149,900	195,915
Site 20	Mixed 60	South & West	2,500,000	3,000,000	437,129	283,427	127,063	178,564
Site 21	Mixed 24	South & West	2,500,000	3,000,000	758,902	611,441	461,578	495,949
Site 22	Mixed 9	South & West	2,500,000	3,000,000	2,721,317	2,567,020	2,412,723	2,457,719
Site 23	Housing 350	South & West	2,500,000	3,000,000	1,013,006	961,939	910,872	935,343
Site 24	Housing 200	South & West	2,500,000	3,000,000	965,487	907,231	848,974	876,961
Site 25	Housing 100	South & West	2,500,000	3,000,000	564,795	488,230	411,665	463,451
Site 26	Housing 40	South & West	2,500,000	3,000,000	630,524	546,647	462,770	518,444
Site 27	Housing 24	South & West	2,500,000	3,000,000	833,245	754,970	676,695	721,166
Site 28	Housing 9	South & West	2,500,000	3,000,000	1,548,008	1,458,906	1,369,804	1,435,038
Site 29	Housing 350	South & West	25,000	375,000	986,649	946,973	907,297	923,828
Site 30	Housing 200	South & West	25,000	375,000	893,194	851,414	809,634	827,094
Site 31	Housing 100	South & West	25,000	375,000	706,391	645,206	584,020	622,073
Site 32	Housing 40	South & West	25,000	375,000	914,310	836,110	757,910	805,518
Site 33	Housing 24	South & West	25,000	375,000	1,103,919	1,031,073	958,226	995,127
Site 34	Housing 9	South & West	25,000	375,000	1,877,874	1,794,951	1,712,028	1,768,217

Biodiversity Net Gain and Water Efficiency Standards

			EUV	BLV	Residual Value (£ per gross ha)					
			Biodiversity Net Gain		10%	20%				
			Water (LPPPD)					110	100	90
Site 7	Flats 250	South & West	2,500,000	3,000,000	1,470,186	1,395,948		1,470,186	1,440,079	1,295,252
Site 8	Flats 100	South & West	2,500,000	3,000,000	-54,627	-125,936		-54,627	-80,286	-203,719
Site 9	Flats 50	South & West	2,500,000	3,000,000	-159,995	-249,493		-159,995	-192,011	-346,025
Site 10	Flats 25	South & West	2,500,000	3,000,000	-151,512	-241,324		-151,512	-183,528	-337,541
Site 11	Flats 9	South & West	2,500,000	3,000,000	1,991,658	1,898,406		1,991,658	1,959,761	1,806,317
Site 12	Flats 250 LD	South & West	2,500,000	3,000,000	496,777	455,915		496,777	480,928	404,688
Site 13	Flats 100 LD	South & West	2,500,000	3,000,000	-368,921	-419,816		-368,921	-386,442	-470,727
Site 14	Flats 60 LD	South & West	2,500,000	3,000,000	-536,685	-597,937		-536,685	-557,537	-657,847
Site 15	Flats 25 LD	South & West	2,500,000	3,000,000	-530,508	-595,338		-530,508	-552,575	-658,730
Site 16	Flats 9 LD	South & West	2,500,000	3,000,000	826,535	764,294		826,535	806,207	708,415
Site 17	Mixed 950	South & West	2,500,000	3,000,000	1,411,382	1,374,462		1,411,382	1,397,176	1,328,837
Site 18	Mixed 250	South & West	2,500,000	3,000,000	1,234,047	1,194,796		1,234,047	1,218,961	1,146,392
Site 19	Mixed 100	South & West	2,500,000	3,000,000	449,274	398,450		449,274	431,893	348,285
Site 20	Mixed 60	South & West	2,500,000	3,000,000	437,129	384,945		437,129	419,469	334,516
Site 21	Mixed 24	South & West	2,500,000	3,000,000	758,902	708,906		758,902	740,962	654,661
Site 22	Mixed 9	South & West	2,500,000	3,000,000	2,721,317	2,669,017		2,721,317	2,703,234	2,616,247
Site 23	Housing 350	South & West	2,500,000	3,000,000	1,013,006	995,490		1,013,006	1,007,679	982,050
Site 24	Housing 200	South & West	2,500,000	3,000,000	965,487	945,506		965,487	959,414	930,201
Site 25	Housing 100	South & West	2,500,000	3,000,000	564,795	538,587		564,795	557,842	524,399
Site 26	Housing 40	South & West	2,500,000	3,000,000	630,524	601,809		630,524	622,835	585,849
Site 27	Housing 24	South & West	2,500,000	3,000,000	833,245	806,466		833,245	825,557	788,570
Site 28	Housing 9	South & West	2,500,000	3,000,000	1,548,008	1,517,488		1,548,008	1,540,259	1,502,978
Site 29	Housing 350	South & West	25,000	375,000	986,649	985,606		986,649	982,339	961,608
Site 30	Housing 200	South & West	25,000	375,000	893,194	892,096		893,194	888,660	866,847
Site 31	Housing 100	South & West	25,000	375,000	706,391	704,787		706,391	700,607	672,782
Site 32	Housing 40	South & West	25,000	375,000	914,310	912,259		914,310	906,847	870,946
Site 33	Housing 24	South & West	25,000	375,000	1,103,919	1,102,006		1,103,919	1,096,456	1,060,554
Site 34	Housing 9	South & West	25,000	375,000	1,877,874	1,875,694		1,877,874	1,870,352	1,834,165

Accessibility Standards

			EUV	BLV	Residual Value (£ per gross ha)			
				M4(2)	98%	95%	90%	95%
				M4(3)a	2%	5%	10%	
				M4(3)b				5%
Site 7	Flats 250	South & West	2,500,000	3,000,000	1,470,186	1,432,268	1,369,158	1,333,434
Site 8	Flats 100	South & West	2,500,000	3,000,000	-54,627	-86,944	-140,731	-171,178
Site 9	Flats 50	South & West	2,500,000	3,000,000	-159,995	-200,319	-267,431	-305,421
Site 10	Flats 25	South & West	2,500,000	3,000,000	-151,512	-191,835	-258,948	-296,938
Site 11	Flats 9	South & West	2,500,000	3,000,000	1,991,658	1,951,484	1,884,620	1,846,771
Site 12	Flats 250 LD	South & West	2,500,000	3,000,000	496,777	476,816	443,594	424,788
Site 13	Flats 100 LD	South & West	2,500,000	3,000,000	-368,921	-390,989	-427,716	-448,506
Site 14	Flats 60 LD	South & West	2,500,000	3,000,000	-536,685	-562,948	-606,658	-631,401
Site 15	Flats 25 LD	South & West	2,500,000	3,000,000	-530,508	-558,301	-604,559	-630,744
Site 16	Flats 9 LD	South & West	2,500,000	3,000,000	826,535	800,932	758,318	734,196
Site 17	Mixed 950	South & West	2,500,000	3,000,000	1,411,382	1,393,490	1,363,710	1,346,853
Site 18	Mixed 250	South & West	2,500,000	3,000,000	1,234,047	1,215,047	1,183,424	1,165,524
Site 19	Mixed 100	South & West	2,500,000	3,000,000	449,274	427,384	390,951	370,327
Site 20	Mixed 60	South & West	2,500,000	3,000,000	437,129	414,887	377,868	356,913
Site 21	Mixed 24	South & West	2,500,000	3,000,000	758,902	736,307	698,701	677,413
Site 22	Mixed 9	South & West	2,500,000	3,000,000	2,721,317	2,698,542	2,660,636	2,639,180
Site 23	Housing 350	South & West	2,500,000	3,000,000	1,013,006	1,006,296	995,128	988,806
Site 24	Housing 200	South & West	2,500,000	3,000,000	965,487	957,839	945,108	937,902
Site 25	Housing 100	South & West	2,500,000	3,000,000	564,795	556,039	541,465	533,216
Site 26	Housing 40	South & West	2,500,000	3,000,000	630,524	620,840	604,723	595,600
Site 27	Housing 24	South & West	2,500,000	3,000,000	833,245	823,562	807,445	798,321
Site 28	Housing 9	South & West	2,500,000	3,000,000	1,548,008	1,538,248	1,522,003	1,512,807
Site 29	Housing 350	South & West	25,000	375,000	986,649	981,221	972,187	967,074
Site 30	Housing 200	South & West	25,000	375,000	893,194	887,483	877,978	872,598
Site 31	Housing 100	South & West	25,000	375,000	706,391	699,106	686,981	680,118
Site 32	Housing 40	South & West	25,000	375,000	914,310	904,911	889,266	880,411
Site 33	Housing 24	South & West	25,000	375,000	1,103,919	1,094,520	1,078,875	1,070,019
Site 34	Housing 9	South & West	25,000	375,000	1,877,874	1,868,400	1,852,631	1,843,705

North Swindon

Towards Zero Carbon

			EUV	BLV	Residual Value (£ per gross ha)			
					FHS 1	Zero CO2	Zero CO2+	FHS 1
								District Heat
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	308,623	89,321	-140,001	-140,542
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	-1,062,564	-1,280,426	-1,498,974	-1,449,259
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	-1,422,676	-1,696,134	-1,969,591	-1,905,199
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	-1,420,775	-1,695,200	-1,969,624	-1,903,298
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	271,272	-9,840	-290,953	-202,869
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	-121,450	-247,831	-376,080	-365,379
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-1,045,516	-1,197,999	-1,350,481	-1,304,882
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-1,340,021	-1,520,750	-1,701,579	-1,643,989
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-1,389,008	-1,580,294	-1,773,940	-1,712,137
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-254,761	-438,612	-625,401	-553,143
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	770,097	659,348	547,335	557,840
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	574,499	459,000	343,502	354,591
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	-323,051	-483,485	-645,863	-595,946
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	-357,334	-522,297	-689,034	-634,824
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	-33,085	-187,810	-342,535	-307,487
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	1,620,984	1,466,688	1,308,161	1,354,461
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	672,088	619,764	567,441	592,514
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	596,384	538,127	479,871	507,857
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	143,967	67,402	-11,786	42,337
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	166,549	80,925	-7,084	51,333
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	370,397	292,122	213,252	258,318
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	911,552	822,450	733,348	798,582
Site 29	Housing 350	North Swindon	25,000	375,000	704,886	665,210	624,723	641,661
Site 30	Housing 200	North Swindon	25,000	375,000	609,269	567,489	525,709	543,169
Site 31	Housing 100	North Swindon	25,000	375,000	345,682	284,496	223,311	261,364
Site 32	Housing 40	North Swindon	25,000	375,000	450,335	372,135	293,934	341,542
Site 33	Housing 24	North Swindon	25,000	375,000	641,071	568,224	495,378	532,279
Site 34	Housing 9	North Swindon	25,000	375,000	1,241,418	1,158,495	1,075,572	1,131,761

Biodiversity Net Gain and Water Efficiency Standards

			EUV	BLV	Residual Value (£ per gross ha)					
			Biodiversity Net Gain		10%	20%				
			Water (LPPPD)					110	100	90
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	308,623	234,385		308,623	278,517	133,690
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	-1,062,564	-1,136,286		-1,062,564	-1,089,091	-1,216,700
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	-1,422,676	-1,515,207		-1,422,676	-1,455,777	-1,615,010
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	-1,420,775	-1,513,631		-1,420,775	-1,453,876	-1,613,109
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	271,272	176,182		271,272	238,746	82,279
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	-121,450	-164,325		-121,450	-138,080	-218,075
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-1,045,516	-1,097,199		-1,045,516	-1,063,309	-1,148,899
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-1,340,021	-1,401,273		-1,340,021	-1,360,873	-1,461,183
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-1,389,008	-1,453,838		-1,389,008	-1,411,076	-1,517,231
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-254,761	-317,002		-254,761	-275,090	-372,881
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	770,097	733,177		770,097	755,890	686,252
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	574,499	535,248		574,499	559,413	486,844
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	-323,051	-376,521		-323,051	-341,288	-430,658
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	-357,334	-412,657		-357,334	-375,864	-466,874
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	-33,085	-85,544		-33,085	-51,909	-142,462
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	1,620,984	1,568,685		1,620,984	1,602,901	1,515,914
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	672,088	654,141		672,088	666,629	640,370
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	596,384	576,403		596,384	590,311	561,097
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	143,967	117,759		143,967	137,015	103,571
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	166,549	137,753		166,549	158,860	121,330
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	370,397	343,618		370,397	362,709	325,722
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	911,552	881,033		911,552	903,803	866,522
Site 29	Housing 350	North Swindon	25,000	375,000	704,886	703,843		704,886	700,576	679,845
Site 30	Housing 200	North Swindon	25,000	375,000	609,269	608,171		609,269	604,734	582,921
Site 31	Housing 100	North Swindon	25,000	375,000	345,682	344,077		345,682	339,898	312,073
Site 32	Housing 40	North Swindon	25,000	375,000	450,335	448,284		450,335	442,872	406,970
Site 33	Housing 24	North Swindon	25,000	375,000	641,071	639,158		641,071	633,608	597,706
Site 34	Housing 9	North Swindon	25,000	375,000	1,241,418	1,239,239		1,241,418	1,233,896	1,197,709

Accessibility Standards

			EUV	BLV	Residual Value (£ per gross ha)			
				M4(2)	98%	95%	90%	95%
				M4(3)a	2%	5%	10%	
				M4(3)b				5%
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	308,623	270,705	207,595	171,871
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	-1,062,564	-1,095,974	-1,151,581	-1,183,058
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	-1,422,676	-1,464,366	-1,533,753	-1,573,030
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	-1,420,775	-1,462,465	-1,531,852	-1,571,130
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	271,272	230,307	162,125	123,530
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	-121,450	-142,395	-177,253	-196,985
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-1,045,516	-1,067,925	-1,105,222	-1,126,335
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-1,340,021	-1,366,284	-1,409,995	-1,434,738
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-1,389,008	-1,416,802	-1,463,060	-1,489,245
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-254,761	-280,364	-322,978	-347,100
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	770,097	752,204	722,209	704,828
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	574,499	555,499	523,876	505,976
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	-323,051	-346,020	-384,522	-406,747
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	-357,334	-380,713	-420,208	-442,578
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	-33,085	-56,794	-96,253	-118,589
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	1,620,984	1,598,209	1,560,304	1,538,847
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	672,088	665,213	653,770	647,293
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	596,384	588,735	576,005	568,799
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	143,967	135,211	120,638	112,388
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	166,549	156,865	140,748	131,364
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	370,397	360,714	344,597	335,473
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	911,552	901,792	885,547	876,351
Site 29	Housing 350	North Swindon	25,000	375,000	704,886	699,458	690,424	685,311
Site 30	Housing 200	North Swindon	25,000	375,000	609,269	603,558	594,053	588,672
Site 31	Housing 100	North Swindon	25,000	375,000	345,682	338,397	326,272	319,408
Site 32	Housing 40	North Swindon	25,000	375,000	450,335	440,935	425,291	416,435
Site 33	Housing 24	North Swindon	25,000	375,000	641,071	631,671	616,027	607,171
Site 34	Housing 9	North Swindon	25,000	375,000	1,241,418	1,231,944	1,216,175	1,207,249

Strategic Sites

Towards Zero Carbon

			EUV	BLV	Residual Value (£ per gross ha)			
					FHS 1	Zero CO2	Zero CO2+	FHS 1
								District Heat
Site 35	Kingsdown Cluster	North East	25,000	250,000	870,938	816,224	761,509	784,289
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	65,814	-55,253	-182,700	-182,973
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	-140,574	-295,625	-452,619	-446,356
Site 38	Tadpole North Cluster	North	25,000	250,000	648,919	608,181	567,444	584,498
Site 39	Wrought East Cluster	South	25,000	250,000	810,557	758,084	705,612	727,548
Site 40	NEV Cluster	North East	25,000	250,000	786,539	741,177	695,446	714,817

Biodiversity Net Gain and Water Efficiency Standards

			EUV	**BLV**	**Residual Value** (£ per gross ha)					
			Biodiversity Net Gain		10%	20%				
			Water (LPPPD)					110	100	90
Site 35	Kingsdown Cluster	North East	25,000	250,000	870,938	869,501		870,938	864,994	836,400
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	65,814	62,744		65,814	49,621	-30,268
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	-140,574	-140,574		-140,574	-160,758	-261,290
Site 38	Tadpole North Cluster	North	25,000	250,000	648,919	647,848		648,919	644,499	623,241
Site 39	Wrought East Cluster	South	25,000	250,000	810,557	809,178		810,557	804,863	777,470
Site 40	NEV Cluster	North East	25,000	250,000	786,539	785,347		786,539	781,619	757,951

Accessibility Standards

			EUV	**BLV**	**Residual Value** (£ per gross ha)			
				M4(2)	98%	95%	90%	95%
				M4(3)a	2%	5%	10%	
				M4(3)b				5%
Site 35	Kingsdown Cluster	North East	25,000	250,000	870,938	863,452	850,992	843,938
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	65,814	45,419	11,388	-8,719
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	-140,574	-165,996	-209,469	-234,518
Site 38	Tadpole North Cluster	North	25,000	250,000	648,919	643,353	634,089	628,845
Site 39	Wrought East Cluster	South	25,000	250,000	810,557	803,385	791,448	784,691
Site 40	NEV Cluster	North East	25,000	250,000	786,539	780,343	770,029	764,191

Appendix 16 – Sensitivity Testing, Value and Cost

Central

			EUV	BLV	Residual Value (£ per gross ha)														
				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change								-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-7,843,002	-6,529,460	-5,215,918	-3,902,376	-2,588,834	-1,437,028	-346,129	-1,950,054	-3,565,794	-5,215,918	-6,866,042	-8,516,166	-10,166,290	-11,816,414
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-5,430,710	-4,554,559	-3,678,408	-2,802,257	-1,926,107	-1,118,388	-375,075	-1,428,695	-2,549,541	-3,678,408	-4,807,276	-5,936,143	-7,065,010	-8,193,877
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-8,246,799	-7,074,021	-5,935,122	-4,810,975	-3,698,656	-2,613,070	-1,537,345	-2,953,477	-4,434,881	-5,935,122	-7,454,090	-9,009,559	-10,613,313	-12,285,323
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-5,827,289	-5,030,068	-4,239,216	-3,455,707	-2,676,354	-1,911,149	-1,154,359	-2,143,316	-3,186,843	-4,239,216	-5,300,097	-6,367,347	-7,435,696	-8,516,496
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-17,341,904	-15,834,802	-14,378,018	-12,937,371	-11,515,561	-10,093,750	-8,687,941	-9,880,962	-12,120,072	-14,378,018	-16,657,230	-18,992,422	-21,357,388	-23,738,018
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-20,326,748	-18,686,422	-17,046,095	-15,405,768	-13,765,441	-12,137,416	-10,525,302	-11,819,563	-14,432,829	-17,046,095	-19,659,361	-22,272,627	-24,886,328	-27,527,339
Site 7	Flats 250	Central	2,500,000	3,000,000	-1,555,216	-983,106	-420,723	125,224	647,721	1,170,219	1,692,716	766,622	184,674	-420,723	-1,046,773	-1,682,664	-2,329,721	-2,980,758
Site 8	Flats 100	Central	2,500,000	3,000,000	-2,638,901	-2,163,259	-1,694,735	-1,229,400	-768,934	-315,596	128,845	-533,097	-1,111,481	-1,694,735	-2,282,083	-2,877,027	-3,472,813	-4,068,599
Site 9	Flats 50	Central	2,500,000	3,000,000	-3,388,172	-2,801,447	-2,215,812	-1,639,179	-1,062,546	-492,355	64,614	-761,248	-1,488,530	-2,215,812	-2,952,920	-3,691,116	-4,429,313	-5,167,509
Site 10	Flats 25	Central	2,500,000	3,000,000	-3,392,482	-2,803,173	-2,215,076	-1,635,902	-1,056,728	-484,343	75,080	-756,807	-1,485,941	-2,215,076	-2,953,940	-3,694,017	-4,434,094	-5,174,171
Site 11	Flats 9	Central	2,500,000	3,000,000	-2,596,629	-1,812,998	-1,032,879	-269,376	487,532	1,244,439	1,991,658	463,613	-281,335	-1,032,879	-1,799,577	-2,569,787	-3,339,996	-4,110,380
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	-1,123,362	-817,114	-517,078	-222,057	64,783	339,252	613,721	154,957	-174,749	-517,078	-865,858	-1,220,981	-1,578,474	-1,938,459
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-2,091,214	-1,777,180	-1,464,271	-1,155,638	-849,112	-545,787	-246,298	-659,271	-1,059,854	-1,464,271	-1,873,373	-2,283,600	-2,693,827	-3,107,918
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-2,568,762	-2,201,047	-1,833,333	-1,468,647	-1,107,257	-745,867	-386,176	-870,415	-1,350,226	-1,833,333	-2,320,220	-2,807,106	-3,293,993	-3,780,879
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-2,711,288	-2,318,415	-1,925,542	-1,533,587	-1,147,471	-761,355	-378,412	-903,225	-1,411,464	-1,925,542	-2,441,409	-2,957,275	-3,473,141	-3,993,847
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-2,061,588	-1,571,818	-1,082,049	-595,642	-119,599	353,468	826,535	-92,117	-581,997	-1,082,049	-1,585,365	-2,088,681	-2,592,436	-3,102,950
Site 17	Mixed 950	Central	2,500,000	3,000,000	530,584	864,129	1,192,574	1,521,018	1,849,463	2,177,907	2,506,352	1,768,944	1,480,759	1,192,574	904,388	610,972	313,836	16,699
Site 18	Mixed 250	Central	2,500,000	3,000,000	332,762	670,562	1,008,362	1,346,162	1,683,962	2,021,762	2,359,562	1,621,190	1,314,776	1,008,362	701,948	395,534	88,998	-230,623
Site 19	Mixed 100	Central	2,500,000	3,000,000	-622,582	-210,384	189,579	574,489	959,399	1,344,309	1,729,219	983,559	586,569	189,579	-223,059	-647,618	-1,078,265	-1,512,596
Site 20	Mixed 60	Central	2,500,000	3,000,000	-663,958	-241,672	171,108	566,598	960,747	1,354,896	1,749,045	988,514	580,482	171,108	-256,239	-692,898	-1,135,534	-1,579,101
Site 21	Mixed 24	Central	2,500,000	3,000,000	-327,701	84,916	494,260	888,988	1,282,234	1,675,479	2,068,725	1,277,055	886,396	494,260	87,633	-322,267	-742,450	-1,166,246
Site 22	Mixed 9	Central	2,500,000	3,000,000	1,059,586	1,620,984	2,171,150	2,721,317	3,271,483	3,821,649	4,371,815	2,988,923	2,580,037	2,171,150	1,762,264	1,350,335	929,597	501,645

Rural North & South

			EUV	BLV	Residual Value (£ per gross ha)														
				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change								-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 7	Flats 250	Rural North & South	2,500,000	3,000,000	-107,445	498,436	1,095,576	1,692,716	2,289,856	2,886,996	3,484,136	2,259,471	1,677,524	1,095,576	513,629	-75,564	-687,600	-1,318,859
Site 8	Flats 100	Rural North & South	2,500,000	3,000,000	-1,427,007	-900,495	-379,134	128,845	614,934	1,099,371	1,583,807	712,443	179,013	-379,134	-952,633	-1,531,017	-2,118,138	-2,706,532
Site 9	Flats 50	Rural North & South	2,500,000	3,000,000	-1,886,307	-1,227,298	-571,922	64,614	685,978	1,292,629	1,899,281	813,512	131,522	-571,922	-1,295,571	-2,022,853	-2,752,958	-3,491,155
Site 10	Flats 25	Rural North & South	2,500,000	3,000,000	-1,884,119	-1,222,206	-564,260	75,080	711,050	1,325,697	1,935,021	840,293	140,975	-564,260	-1,289,428	-2,018,562	-2,750,352	-3,490,429
Site 11	Flats 9	Rural North & South	2,500,000	3,000,000	-593,765	271,272	1,136,309	1,991,658	2,830,403	3,654,827	4,479,252	2,601,501	1,873,890	1,136,309	391,361	-353,587	-1,104,849	-1,871,261
Site 12	Flats 250 LD	Rural North & South	2,500,000	3,000,000	-346,702	-16,350	300,042	613,721	927,400	1,241,079	1,554,757	939,154	619,598	300,042	-22,517	-358,467	-705,100	-1,055,429
Site 13	Flats 100 LD	Rural North & South	2,500,000	3,000,000	-1,287,909	-935,776	-589,119	-246,298	88,262	408,379	727,494	185,289	-195,920	-589,119	-987,364	-1,391,296	-1,796,588	-2,206,815
Site 14	Flats 60 LD	Rural North & South	2,500,000	3,000,000	-1,623,529	-1,210,512	-797,494	-386,176	12,757	401,604	781,807	143,004	-321,029	-797,494	-1,277,306	-1,757,117	-2,243,380	-2,730,267
Site 15	Flats 25 LD	Rural North & South	2,500,000	3,000,000	-1,701,044	-1,257,790	-816,514	-378,412	47,815	471,838	881,664	178,521	-313,059	-816,514	-1,324,753	-1,834,781	-2,350,647	-2,866,513
Site 16	Flats 9 LD	Rural North & South	2,500,000	3,000,000	-802,181	-254,761	285,887	826,535	1,358,880	1,879,882	2,395,147	1,253,281	772,695	285,887	-200,921	-691,694	-1,192,655	-1,695,971
Site 17	Mixed 950	Rural North & South	2,500,000	3,000,000	530,584	864,129	1,192,574	1,521,018	1,849,463	2,177,907	2,506,352	1,768,944	1,480,759	1,192,574	904,388	610,972	313,836	16,699
Site 18	Mixed 250	Rural North & South	2,500,000	3,000,000	332,762	670,562	1,008,362	1,346,162	1,683,962	2,021,762	2,359,562	1,621,190	1,314,776	1,008,362	701,948	395,534	88,998	-230,623
Site 19	Mixed 100	Rural North & South	2,500,000	3,000,000	-622,582	-210,384	189,579	574,489	959,399	1,344,309	1,729,219	983,559	586,569	189,579	-223,059	-647,618	-1,078,265	-1,512,596
Site 20	Mixed 60	Rural North & South	2,500,000	3,000,000	-663,958	-241,672	171,108	566,598	960,747	1,354,896	1,749,045	988,514	580,482	171,108	-256,239	-692,898	-1,135,534	-1,579,101
Site 21	Mixed 24	Rural North & South	2,500,000	3,000,000	-327,701	84,916	494,260	888,988	1,282,234	1,675,479	2,068,725	1,277,055	886,396	494,260	87,633	-322,267	-742,450	-1,166,246
Site 22	Mixed 9	Rural North & South	2,500,000	3,000,000	1,059,586	1,620,984	2,171,150	2,721,317	3,271,483	3,821,649	4,371,815	2,988,923	2,580,037	2,171,150	1,762,264	1,350,335	929,597	501,645
Site 23	Housing 350	Rural North & South	2,500,000	3,000,000	542,388	718,499	893,357	1,066,237	1,239,117	1,411,997	1,584,877	1,164,469	1,028,913	893,357	755,720	616,829	477,938	339,047
Site 24	Housing 200	Rural North & South	2,500,000	3,000,000	457,486	646,244	835,001	1,023,759	1,212,516	1,401,274	1,590,031	1,144,294	989,648	835,001	680,355	525,709	371,062	216,416
Site 25	Housing 100	Rural North & South	2,500,000	3,000,000	-17,695	200,236	415,266	630,296	845,326	1,060,356	1,275,386	821,389	618,328	415,266	212,205	7,421	-205,643	-425,443
Site 26	Housing 40	Rural North & South	2,500,000	3,000,000	-14,069	228,459	464,781	701,102	937,423	1,173,745	1,410,066	908,347	686,564	464,781	242,997	16,440	-216,268	-455,756
Site 27	Housing 24	Rural North & South	2,500,000	3,000,000	184,390	421,556	657,314	893,072	1,128,829	1,364,587	1,600,345	1,072,769	865,041	657,314	449,586	241,859	26,114	-191,846
Site 28	Housing 9	Rural North & South	2,500,000	3,000,000	592,406	911,552	1,229,780	1,548,008	1,866,236	2,184,464	2,502,692	1,702,023	1,465,902	1,229,780	993,659	757,538	518,414	273,487
Site 29	Housing 350	Rural North & South	25,000	375,000	598,207	743,131	887,198	1,031,265	1,175,332	1,319,398	1,463,465	1,097,834	992,516	887,198	781,880	675,908	567,999	460,090
Site 30	Housing 200	Rural North & South	25,000	375,000	502,701	647,899	793,097	938,295	1,083,493	1,228,692	1,373,890	1,014,913	904,005	793,097	682,190	571,282	460,374	349,466
Site 31	Housing 100	Rural North & South	25,000	375,000	209,793	394,104	578,415	762,727	947,038	1,131,350	1,315,661	902,962	740,689	578,415	416,142	253,869	91,596	-76,021
Site 32	Housing 40	Rural North & South	25,000	375,000	275,260	511,581	747,902	984,224	1,220,545	1,456,867	1,693,188	1,161,449	954,676	747,902	541,129	334,356	127,205	-88,911
Site 33	Housing 24	Rural North & South	25,000	375,000	456,887	692,644	928,402	1,164,160	1,399,918	1,635,676	1,871,433	1,315,046	1,121,724	928,402	735,080	541,759	348,437	152,818
Site 34	Housing 9	Rural North & South	25,000	375,000	923,191	1,241,418	1,559,646	1,877,874	2,196,102	2,514,330	2,832,558	1,999,139	1,779,393	1,559,646	1,339,900	1,120,154	900,407	680,661

South & West Swindon

			EUV	BLV	Residual Value (£ per gross ha)														
				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change								-10%	-5%	0%	+5%	+10%	+15%	+20%	
Site 7	Flats 250	South & West Swindon	2,500,000	3,000,000	438,722	1,065,719	1,692,716	2,319,713	2,946,710	3,573,707	4,200,704	2,856,611	2,274,664	1,692,716	1,110,768	528,821	-59,623	-670,570	
Site 8	Flats 100	South & West Swindon	2,500,000	3,000,000	-953,120	-404,549	128,845	639,156	1,147,814	1,656,473	2,165,132	1,196,880	663,688	128,845	-430,290	-1,004,770	-1,583,154	-2,170,029	
Site 9	Flats 50	South & West Swindon	2,500,000	3,000,000	-1,293,199	-603,748	64,614	716,311	1,353,295	1,990,278	2,627,262	1,420,163	749,745	64,614	-638,830	-1,363,844	-2,091,126	-2,820,613	
Site 10	Flats 25	South & West Swindon	2,500,000	3,000,000	-1,288,397	-596,227	75,080	742,399	1,386,629	2,026,420	2,666,211	1,451,300	775,672	75,080	-630,155	-1,356,649	-2,085,784	-2,816,933	
Site 11	Flats 9	South & West Swindon	2,500,000	3,000,000	184,769	1,093,057	1,991,658	2,871,624	3,737,270	4,602,916	5,468,562	3,425,926	2,715,952	1,991,658	1,256,398	511,450	-233,498	-982,143	
Site 12	Flats 250 LD	South & West Swindon	2,500,000	3,000,000	-49,263	284,359	613,721	943,084	1,272,446	1,601,809	1,931,172	1,252,833	933,277	613,721	294,165	-28,683	-364,352	-710,982	
Site 13	Flats 100 LD	South & West Swindon	2,500,000	3,000,000	-970,459	-606,452	-246,298	104,680	440,291	775,361	1,110,432	504,404	137,277	-246,298	-640,708	-1,038,952	-1,442,990	-1,847,919	
Site 14	Flats 60 LD	South & West Swindon	2,500,000	3,000,000	-1,251,813	-818,145	-386,176	32,703	439,624	838,838	1,238,051	525,781	77,904	-386,176	-864,288	-1,344,100	-1,823,911	-2,310,022	
Site 15	Flats 25 LD	South & West Swindon	2,500,000	3,000,000	-1,301,917	-838,578	-378,412	69,126	513,637	942,597	1,369,124	600,018	113,168	-378,412	-883,478	-1,391,717	-1,901,649	-2,417,516	
Site 16	Flats 9 LD	South & West Swindon	2,500,000	3,000,000	-308,826	258,855	826,535	1,385,390	1,931,408	2,472,437	3,013,466	1,777,257	1,306,081	826,535	339,728	-147,080	-636,575	-1,136,235	
Site 17	Mixed 950	South & West Swindon	2,500,000	3,000,000	831,284	1,176,151	1,521,018	1,865,885	2,210,752	2,555,619	2,898,444	2,097,389	1,809,204	1,521,018	1,232,833	944,648	651,165	354,029	
Site 18	Mixed 250	South & West Swindon	2,500,000	3,000,000	636,782	991,472	1,346,162	1,700,852	2,055,542	2,410,232	2,764,922	1,958,990	1,652,576	1,346,162	1,039,748	733,334	426,921	120,409	
Site 19	Mixed 100	South & West Swindon	2,500,000	3,000,000	-250,771	170,334	574,489	978,645	1,382,800	1,786,955	2,191,111	1,368,469	971,479	574,489	177,499	-235,734	-660,135	-1,090,783	
Site 20	Mixed 60	South & West Swindon	2,500,000	3,000,000	-283,028	150,829	566,598	980,455	1,394,311	1,808,167	2,222,023	1,382,663	974,631	566,598	156,822	-270,807	-707,367	-1,150,004	
Site 21	Mixed 24	South & West Swindon	2,500,000	3,000,000	43,655	474,028	888,988	1,301,896	1,714,804	2,127,712	2,540,620	1,670,301	1,279,644	888,988	496,924	90,350	-319,550	-739,061	
Site 22	Mixed 9	South & West Swindon	2,500,000	3,000,000	1,565,968	2,143,642	2,721,317	3,298,991	3,876,666	4,454,340	5,032,015	3,539,089	3,130,203	2,721,317	2,312,430	1,903,544	1,494,657	1,074,972	
Site 23	Housing 350	South & West Swindon	2,500,000	3,000,000	700,888	884,713	1,066,237	1,247,761	1,429,285	1,610,809	1,792,333	1,337,349	1,201,793	1,066,237	930,681	792,940	654,050	515,159	
Site 24	Housing 200	South & West Swindon	2,500,000	3,000,000	627,368	825,563	1,023,759	1,221,954	1,420,150	1,618,345	1,816,540	1,333,051	1,178,405	1,023,759	869,113	714,466	559,820	405,174	
Site 25	Housing 100	South & West Swindon	2,500,000	3,000,000	178,733	404,515	630,296	856,078	1,081,859	1,307,641	1,533,422	1,036,419	833,358	630,296	427,235	224,173	19,980	-193,085	
Site 26	Housing 40	South & West Swindon	2,500,000	3,000,000	204,827	452,964	701,102	949,239	1,197,377	1,445,514	1,693,652	1,144,668	922,885	701,102	479,319	257,536	31,695	-201,014	
Site 27	Housing 24	South & West Swindon	2,500,000	3,000,000	397,980	645,526	893,072	1,140,617	1,388,163	1,635,709	1,883,254	1,308,527	1,100,799	893,072	685,344	477,617	269,889	55,526	
Site 28	Housing 9	South & West Swindon	2,500,000	3,000,000	879,730	1,213,869	1,548,008	1,882,148	2,216,287	2,550,426	2,884,566	2,020,251	1,784,130	1,548,008	1,311,887	1,075,766	839,645	602,901	
Site 29	Housing 350	South & West Swindon	25,000	375,000	728,725	879,995	1,031,265	1,182,535	1,333,805	1,485,075	1,636,345	1,241,901	1,136,583	1,031,265	925,947	820,628	714,758	606,849	
Site 30	Housing 200	South & West Swindon	25,000	375,000	633,379	785,837	938,295	1,090,753	1,243,211	1,395,669	1,548,127	1,160,111	1,049,203	938,295	827,388	716,480	605,572	494,664	
Site 31	Housing 100	South & West Swindon	25,000	375,000	375,673	569,200	762,727	956,254	1,149,781	1,343,308	1,536,835	1,087,273	925,000	762,727	600,454	438,181	275,908	113,635	
Site 32	Housing 40	South & West Swindon	25,000	375,000	487,949	736,086	984,224	1,232,361	1,480,499	1,728,636	1,976,774	1,397,770	1,190,997	984,224	777,451	570,677	363,904	157,131	
Site 33	Housing 24	South & West Swindon	25,000	375,000	669,069	916,614	1,164,160	1,411,706	1,659,251	1,906,797	2,154,343	1,550,803	1,357,482	1,164,160	970,838	777,517	584,195	390,873	
Site 34	Housing 9	South & West Swindon	25,000	375,000	1,209,596	1,543,735	1,877,874	2,212,014	2,546,153	2,880,293	3,214,432	2,317,367	2,097,621	1,877,874	1,658,128	1,438,382	1,218,635	998,889	

North Swindon

				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change								-10%	-5%	0%	+5%	+10%	+15%	+20%	
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	-674,985	-76,117	498,436	1,065,719	1,633,002	2,200,285	2,767,568	1,662,332	1,080,384	498,436	-91,505	-705,017	-1,336,277	-1,975,119	
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	-1,908,918	-1,400,430	-900,495	-404,549	78,337	542,268	1,002,483	228,006	-327,977	-900,495	-1,478,899	-2,066,246	-2,655,573	-3,251,359	
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	-2,482,940	-1,853,357	-1,227,298	-603,748	960	594,980	1,171,299	198,430	-505,014	-1,227,298	-1,954,580	-2,685,303	-3,423,500	-4,161,696	
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	-2,483,262	-1,851,024	-1,222,206	-596,227	11,146	617,002	1,203,832	206,870	-498,365	-1,222,206	-1,951,341	-2,683,772	-3,423,849	-4,163,926	
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	-1,387,599	-550,513	271,272	1,093,057	1,906,826	2,706,739	3,489,943	1,756,122	1,016,220	271,272	-473,676	-1,227,555	-1,996,629	-2,766,839	
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	-653,378	-329,665	-16,350	284,359	582,353	880,348	1,178,343	625,475	305,919	-16,350	-352,584	-699,218	-1,050,025	-1,406,794	
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-1,606,705	-1,270,273	-935,776	-606,452	-279,781	38,312	344,556	-145,542	-537,531	-935,776	-1,339,603	-1,745,257	-2,155,483	-2,565,710	
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-2,001,431	-1,602,878	-1,210,512	-818,145	-426,465	-47,083	325,563	-255,882	-730,700	-1,210,512	-1,690,323	-2,176,739	-2,663,625	-3,150,512	
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-2,105,141	-1,678,594	-1,257,790	-838,578	-421,035	-16,119	388,240	-247,706	-749,551	-1,257,790	-1,767,912	-2,283,778	-2,799,645	-3,315,511	
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-1,305,944	-774,427	-254,761	258,855	772,471	1,279,350	1,776,829	718,855	232,047	-254,761	-746,813	-1,249,076	-1,752,392	-2,255,707	
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	226,988	547,451	864,129	1,176,151	1,488,174	1,800,196	2,112,219	1,440,500	1,152,314	864,129	570,778	273,642	-25,189	-349,632	
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	27,958	349,652	670,562	991,472	1,312,382	1,633,292	1,954,202	1,283,390	976,976	670,562	364,148	57,587	-263,581	-593,137	
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	-998,900	-601,676	-210,384	170,334	535,998	901,663	1,267,327	598,649	201,659	-210,384	-635,100	-1,065,748	-1,500,759	-1,938,044	
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	-1,049,308	-642,550	-241,672	150,829	527,183	901,625	1,276,066	594,365	185,393	-241,672	-678,428	-1,121,064	-1,565,406	-2,014,761	
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	-709,900	-307,070	84,916	474,028	849,663	1,223,247	1,596,830	883,809	491,596	84,916	-324,984	-745,840	-1,169,635	-1,593,431	
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	543,682	1,087,891	1,620,984	2,143,642	2,666,300	3,188,958	3,711,616	2,438,757	2,029,871	1,620,984	1,204,961	782,434	353,405	-75,623	
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	383,888	551,194	718,499	884,713	1,048,949	1,213,185	1,377,421	991,589	856,033	718,499	579,609	440,718	301,827	159,125	
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	287,604	466,924	646,244	825,563	1,004,883	1,184,203	1,363,522	955,536	800,890	646,244	491,597	336,951	182,305	27,659	
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	-221,739	-6,414	200,236	404,515	608,793	813,072	1,017,350	606,359	403,298	200,236	-5,137	-218,476	-438,754	-659,031	
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	-237,849	-1,670	228,459	452,964	677,470	901,975	1,126,480	672,025	450,242	228,459	1,186	-231,709	-471,877	-712,474	
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	-37,382	196,520	421,556	645,526	869,496	1,093,466	1,317,436	837,011	629,284	421,556	213,233	-3,297	-221,338	-446,152	
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	296,176	608,779	911,552	1,213,869	1,516,186	1,818,502	2,120,819	1,383,795	1,147,674	911,552	675,431	433,928	187,336	-60,417	
Site 29	Housing 350	North Swindon	25,000	375,000	466,124	605,545	743,131	879,995	1,016,858	1,153,722	1,290,585	953,768	848,450	743,131	637,058	529,148	421,239	313,330	
Site 30	Housing 200	North Swindon	25,000	375,000	372,023	509,961	647,899	785,837	923,776	1,061,714	1,199,652	869,715	758,807	647,899	536,991	426,084	315,176	204,268	
Site 31	Housing 100	North Swindon	25,000	375,000	43,881	219,008	394,104	569,200	744,296	919,392	1,094,487	718,650	556,377	394,104	231,831	69,558	-90,145	-272,458	
Site 32	Housing 40	North Swindon	25,000	375,000	59,834	287,076	511,581	736,086	960,592	1,185,097	1,409,602	925,128	718,354	511,581	304,808	96,800	-119,914	-340,230	
Site 33	Housing 24	North Swindon	25,000	375,000	244,705	468,675	692,644	916,614	1,140,584	1,364,554	1,588,524	1,079,288	885,966	692,644	499,323	306,001	108,532	-94,313	
Site 34	Housing 9	North Swindon	25,000	375,000	636,785	939,102	1,241,418	1,543,735	1,846,052	2,148,368	2,450,685	1,680,911	1,461,165	1,241,418	1,021,672	801,926	580,938	354,425	

Strategic Sites

			EUV	BLV	Residual Value (£ per gross ha)														
				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change								-10%	-5%	0%	+5%	+10%	+15%	+20%	
Site 35	Kingsdown Cluster	North East	25,000	250,000	532,938	730,407	927,876	1,125,345	1,322,814	1,520,283	1,717,752	1,218,331	1,073,103	927,876	782,648	637,421	490,115	340,410	
Site 36	Marlowe Avenue Cluster	Central	25,000	250,000	-472,858	-146,016	162,416	461,409	757,954	1,048,774	1,339,594	782,470	475,149	162,416	-161,244	-503,314	-885,402	-1,292,174	
Site 37	Pipers Way Cluster	Central South	1,138,750	1,487,500	-801,875	-400,308	-22,578	330,448	681,209	1,021,792	1,362,374	734,412	359,130	-22,578	-431,731	-864,990	-1,334,160	-1,803,329	
Site 38	Tadpole North Cluster	North	25,000	250,000	397,153	544,202	691,251	838,301	985,350	1,132,399	1,279,448	907,507	799,379	691,251	583,124	474,996	365,161	253,714	
Site 39	Wrought East Cluster	South	25,000	250,000	488,554	676,816	865,078	1,052,438	1,237,412	1,422,387	1,607,361	1,139,540	1,003,502	865,078	725,812	586,547	447,282	306,937	
Site 40	NEV Cluster	North East	25,000	250,000	505,147	670,810	833,680	996,097	1,158,514	1,320,183	1,480,458	1,074,484	954,082	833,680	713,103	589,732	466,362	340,494	

Appendix 17 – Commuted Sum Calculation

Central

Site	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 1	Flats 1000 HD	Central	Brown	PDL	1,000	30%	300	-£12,998,249	-£27,818,230	£14,819,981	£49,400
Site 2	Flats 750 HD	Central	Brown	PDL	750	30%	225	-£11,002,392	-£22,070,450	£11,068,058	£49,191
Site 3	Flats 500 HD	Central	Brown	PDL	500	30%	150	-£9,741,487	-£15,826,993	£6,085,506	£40,570
Site 4	Flats 250 HD	Central	Brown	PDL	250	30%	75	-£5,256,842	-£8,478,432	£3,221,590	£42,955
Site 5	Flats 125 HD	Central	Brown	PDL	125	30%	38	-£6,462,383	-£7,987,788	£1,525,405	£40,677
Site 6	Flats 60 HD	Central	Brown	PDL	60	30%	18	-£3,290,575	-£4,091,063	£800,488	£44,472
Site 7	Flats 250	Central	Brown	PDL	250	30%	75	£1,950,510	-£1,121,928	£3,072,438	£40,966
Site 8	Flats 100	Central	Brown	PDL	100	30%	30	-£976,310	-£2,259,647	£1,283,337	£42,778
Site 9	Flats 50	Central	Brown	PDL	50	30%	15	-£559,076	-£1,231,007	£671,931	£44,795
Site 10	Flats 25	Central	Brown	PDL	25	30%	8	-£283,578	-£615,299	£331,721	£44,230
Site 11	Flats 9	Central	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	Central	Brown	PDL	250	30%	75	£518,942	-£2,619,353	£3,138,294	£41,844
Site 13	Flats 100 LD	Central	Brown	PDL	100	30%	30	-£1,691,639	-£2,955,937	£1,264,298	£42,143
Site 14	Flats 60 LD	Central	Brown	PDL	60	30%	18	-£1,136,138	-£1,955,555	£819,417	£45,523
Site 15	Flats 25 LD	Central	Brown	PDL	25	30%	8	-£472,150	-£802,309	£330,159	£44,021
Site 16	Flats 9 LD	Central	Brown	PDL	9	0%	0				
Site 17	Mixed 950	Central	Brown	PDL	950	30%	285	£42,224,175	£22,960,355	£19,263,820	£67,592
Site 18	Mixed 250	Central	Brown	PDL	250	30%	75	£10,289,739	£5,112,176	£5,177,564	£69,034
Site 19	Mixed 100	Central	Brown	PDL	100	30%	30	£2,509,618	£361,103	£2,148,515	£71,617
Site 20	Mixed 60	Central	Brown	PDL	60	30%	18	£1,538,525	£195,552	£1,342,974	£74,610
Site 21	Mixed 24	Central	Brown	PDL	24	30%	7	£756,720	£225,947	£530,773	£73,718
Site 22	Mixed 9	Central	Brown	PDL	9	0%	0				

Rural North & South

Site	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 7	Flats 250	Rural North & South	Brown	PDL	250	30%	75	£7,170,172	£2,921,536	£4,248,636	£56,648
Site 8	Flats 100	Rural North & South	Brown	PDL	100	30%	30	£1,209,085	-£505,512	£1,714,597	£57,153
Site 9	Flats 50	Rural North & South	Brown	PDL	50	30%	15	£584,132	-£317,734	£901,866	£60,124
Site 10	Flats 25	Rural North & South	Brown	PDL	25	30%	8	£297,470	-£156,739	£454,209	£60,561
Site 11	Flats 9	Rural North & South	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	Rural North & South	Brown	PDL	250	30%	75	£5,738,604	£1,519,921	£4,218,683	£56,249
Site 13	Flats 100 LD	Rural North & South	Brown	PDL	100	30%	30	£549,647	-£1,189,260	£1,738,907	£57,964
Site 14	Flats 60 LD	Rural North & South	Brown	PDL	60	30%	18	£277,296	-£850,661	£1,127,957	£62,664
Site 15	Flats 25 LD	Rural North & South	Brown	PDL	25	30%	8	£119,388	-£340,214	£459,602	£61,280
Site 16	Flats 9 LD	Rural North & South	Brown	PDL	9	0%	0				
Site 17	Mixed 950	Rural North & South	Brown	PDL	950	30%	285	£42,224,175	£22,960,355	£19,263,820	£67,592
Site 18	Mixed 250	Rural North & South	Brown	PDL	250	30%	75	£10,289,739	£5,112,176	£5,177,564	£69,034
Site 19	Mixed 100	Rural North & South	Brown	PDL	100	30%	30	£2,509,618	£361,103	£2,148,515	£71,617
Site 20	Mixed 60	Rural North & South	Brown	PDL	60	30%	18	£1,538,525	£195,552	£1,342,974	£74,610
Site 21	Mixed 24	Rural North & South	Brown	PDL	24	30%	7	£756,720	£225,947	£530,773	£73,718
Site 22	Mixed 9	Rural North & South	Brown	PDL	9	0%	0				
Site 23	Housing 350	Rural North & South	Brown	PDL	350	30%	105	£26,835,451	£17,370,832	£9,464,619	£90,139
Site 24	Housing 200	Rural North & South	Brown	PDL	200	30%	60	£13,893,372	£8,564,116	£5,329,256	£88,821
Site 25	Housing 100	Rural North & South	Brown	PDL	100	30%	30	£4,605,979	£1,977,459	£2,628,521	£87,617
Site 26	Housing 40	Rural North & South	Brown	PDL	40	30%	12	£1,888,346	£826,276	£1,062,070	£88,506
Site 27	Housing 24	Rural North & South	Brown	PDL	24	30%	7	£1,336,574	£701,135	£635,439	£88,255
Site 28	Housing 9	Rural North & South	Brown	PDL	9	0%	0				
Site 29	Housing 350	Rural North & South	Green	Agricultural	350	30%	105	£30,338,623	£20,701,289	£9,637,334	£91,784
Site 30	Housing 200	Rural North & South	Green	Agricultural	200	30%	60	£16,006,298	£10,574,631	£5,431,667	£90,528
Site 31	Housing 100	Rural North & South	Green	Agricultural	100	30%	30	£5,914,472	£3,213,419	£2,701,053	£90,035
Site 32	Housing 40	Rural North & South	Green	Agricultural	40	30%	12	£2,431,177	£1,329,604	£1,101,573	£91,798
Site 33	Housing 24	Rural North & South	Green	Agricultural	24	30%	7	£1,656,750	£990,296	£666,455	£92,563
Site 34	Housing 9	Rural North & South	Green	Paddock	9	0%	0				

South & West Swindon

Site	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 7	Flats 250	South & West Swindon	Brown	PDL	250	30%	75	£9,258,037	£4,513,910	£4,744,127	£63,255
Site 8	Flats 100	South & West Swindon	Brown	PDL	100	30%	30	£2,057,535	£171,793	£1,885,742	£62,858
Site 9	Flats 50	South & West Swindon	Brown	PDL	50	30%	15	£1,024,797	£35,897	£988,901	£65,927
Site 10	Flats 25	South & West Swindon	Brown	PDL	25	30%	8	£519,498	£20,856	£498,643	£66,486
Site 11	Flats 9	South & West Swindon	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	South & West Swindon	Brown	PDL	250	30%	75	£7,826,468	£3,108,918	£4,717,550	£62,901
Site 13	Flats 100 LD	South & West Swindon	Brown	PDL	100	30%	30	£1,398,097	-£497,203	£1,895,300	£63,177
Site 14	Flats 60 LD	South & West Swindon	Brown	PDL	60	30%	18	£808,894	-£411,921	£1,220,814	£67,823
Site 15	Flats 25 LD	South & West Swindon	Brown	PDL	25	30%	8	£345,670	-£157,672	£503,342	£67,112
Site 16	Flats 9 LD	South & West Swindon	Brown	PDL	9	0%	0				
Site 17	Mixed 950	South & West Swindon	Brown	PDL	950	30%	285	£50,613,964	£29,283,827	£21,330,138	£74,843
Site 18	Mixed 250	South & West Swindon	Brown	PDL	250	30%	75	£12,561,889	£6,824,747	£5,737,142	£76,495
Site 19	Mixed 100	South & West Swindon	Brown	PDL	100	30%	30	£3,484,186	£1,094,265	£2,389,921	£79,664
Site 20	Mixed 60	South & West Swindon	Brown	PDL	60	30%	18	£2,134,922	£647,541	£1,487,381	£82,632
Site 21	Mixed 24	South & West Swindon	Brown	PDL	24	30%	7	£996,269	£406,394	£589,875	£81,927
Site 22	Mixed 9	South & West Swindon	Brown	PDL	9	0%	0				
Site 23	Housing 350	South & West Swindon	Brown	PDL	350	30%	105	£31,319,150	£20,732,389	£10,586,761	£100,826
Site 24	Housing 200	South & West Swindon	Brown	PDL	200	30%	60	£16,474,173	£10,500,090	£5,974,083	£99,568
Site 25	Housing 100	South & West Swindon	Brown	PDL	100	30%	30	£5,974,560	£3,001,411	£2,973,149	£99,105
Site 26	Housing 40	South & West Swindon	Brown	PDL	40	30%	12	£2,455,509	£1,246,403	£1,209,105	£100,759
Site 27	Housing 24	South & West Swindon	Brown	PDL	24	30%	7	£1,676,012	£952,610	£723,402	£100,473
Site 28	Housing 9	South & West Swindon	Brown	PDL	9	0%	0				
Site 29	Housing 350	South & West Swindon	Green	Agricultural	350	30%	105	£34,822,323	£24,062,846	£10,759,477	£102,471
Site 30	Housing 200	South & West Swindon	Green	Agricultural	200	30%	60	£18,587,099	£12,510,605	£6,076,493	£101,275
Site 31	Housing 100	South & West Swindon	Green	Agricultural	100	30%	30	£7,283,053	£4,237,372	£3,045,682	£101,523
Site 32	Housing 40	South & West Swindon	Green	Agricultural	40	30%	12	£2,998,339	£1,749,731	£1,248,608	£104,051
Site 33	Housing 24	South & West Swindon	Green	Agricultural	24	30%	7	£1,996,189	£1,241,771	£754,418	£104,780
Site 34	Housing 9	South & West Swindon	Green	Paddock	9	0%	0				

North Swindon

Site	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 7	Flats 250	North Swindon	Brown	PDL	250	30%	75	£5,082,307	£1,329,163	£3,753,144	£50,042
Site 8	Flats 100	North Swindon	Brown	PDL	100	30%	30	£360,635	-£1,200,660	£1,561,295	£52,043
Site 9	Flats 50	North Swindon	Brown	PDL	50	30%	15	£140,188	-£681,832	£822,021	£54,801
Site 10	Flats 25	North Swindon	Brown	PDL	25	30%	8	£68,814	-£339,502	£408,315	£54,442
Site 11	Flats 9	North Swindon	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	North Swindon	Brown	PDL	250	30%	75	£3,650,739	-£82,825	£3,733,563	£49,781
Site 13	Flats 100 LD	North Swindon	Brown	PDL	100	30%	30	-£323,868	-£1,889,059	£1,565,191	£52,173
Site 14	Flats 60 LD	North Swindon	Brown	PDL	60	30%	18	-£277,174	-£1,291,212	£1,014,039	£56,335
Site 15	Flats 25 LD	North Swindon	Brown	PDL	25	30%	8	-£113,578	-£524,079	£410,501	£54,733
Site 16	Flats 9 LD	North Swindon	Brown	PDL	9	0%	0				
Site 17	Mixed 950	North Swindon	Brown	PDL	950	30%	285	£33,834,386	£16,636,883	£17,197,503	£60,342
Site 18	Mixed 250	North Swindon	Brown	PDL	250	30%	75	£8,017,590	£3,399,604	£4,617,986	£61,573
Site 19	Mixed 100	North Swindon	Brown	PDL	100	30%	30	£1,535,050	-£400,731	£1,935,781	£64,526
Site 20	Mixed 60	North Swindon	Brown	PDL	60	30%	18	£942,129	-£276,197	£1,218,325	£67,685
Site 21	Mixed 24	North Swindon	Brown	PDL	24	30%	7	£517,171	£38,819	£478,352	£66,438
Site 22	Mixed 9	North Swindon	Brown	PDL	9	0%	0				
Site 23	Housing 350	North Swindon	Brown	PDL	350	30%	105	£22,351,751	£13,970,820	£8,380,931	£79,818
Site 24	Housing 200	North Swindon	Brown	PDL	200	30%	60	£11,312,571	£6,628,141	£4,684,430	£78,074
Site 25	Housing 100	North Swindon	Brown	PDL	100	30%	30	£3,237,398	£953,506	£2,283,892	£76,130
Site 26	Housing 40	North Swindon	Brown	PDL	40	30%	12	£1,321,184	£406,150	£915,034	£76,253
Site 27	Housing 24	North Swindon	Brown	PDL	24	30%	7	£997,135	£449,660	£547,475	£76,038
Site 28	Housing 9	North Swindon	Brown	PDL	9	0%	0				
Site 29	Housing 350	North Swindon	Green	Agricultural	350	30%	105	£25,854,923	£17,339,732	£8,515,192	£81,097
Site 30	Housing 200	North Swindon	Green	Agricultural	200	30%	60	£13,425,497	£8,638,656	£4,786,841	£79,781
Site 31	Housing 100	North Swindon	Green	Agricultural	100	30%	30	£4,545,891	£2,189,467	£2,356,425	£78,547
Site 32	Housing 40	North Swindon	Green	Agricultural	40	30%	12	£1,864,015	£909,477	£954,537	£79,545
Site 33	Housing 24	North Swindon	Green	Agricultural	24	30%	7	£1,317,312	£738,821	£578,491	£80,346
Site 34	Housing 9	North Swindon	Green	Paddock	9	0%	0				

Appendix 18 – Non Residential Development

Brownfield

Results (3)			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2		2,000	500	2,000	4,000	400	5,000
	£/m2		2,700	2,370	2,700	1,730	1,470	2,585
	Capital Value		**4,860,000**	**1,066,500**	**4,860,000**	**6,574,000**	**588,000**	**12,925,000**
	Buyers Costs		218,700	47,993	218,700	295,830	26,460	581,625
	Capital Value		**4,641,300**	**1,018,508**	**4,641,300**	**6,278,170**	**561,540**	**12,343,375**
Costs	Land Used	Coverage	350%	50%	50%	40%	40%	35%
		ha	0.057	0.100	0.400	1.000	0.100	1.429
		£/ha	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
		Uplift £/ha	0	0	0	0	0	0
			500,000	500,000	500,000	500,000	500,000	500,000
		Site Cost	**171,429**	**300,000**	**1,200,000**	**3,000,000**	**300,000**	**4,285,714**
	Stamp Duty (on VT)	4.00%	6,857	12,000	48,000	120,000	12,000	171,429
	Acquisition	1.50%	2,571	4,500	18,000	45,000	4,500	64,286
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,832	2,167	2,167	932	1,479	782
		£	5,663,840	1,083,680	4,334,720	3,726,960	591,480	3,911,400
	Infrastructure	15.00%	849,576	162,552	650,208	559,044	88,722	586,710
	BNG	47,885	2,736	4,789	19,154	47,885	4,789	68,407
	Abnormals	5.00%	325,671	62,312	249,246	214,300	34,010	224,906
	Fees	8.00%	547,127	104,683	418,734	360,024	57,137	377,841
	S106		0	0	0	0	0	0
	CIL		0	0	0	0	0	0
	Contingency	5.00%	341,954	65,427	261,709	225,015	35,711	118,075
	Finance Costs	0.00%	0	0	0	0	0	0
	Sales	2.50%	60,750	13,331	60,750	82,175	7,350	161,563
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal	**0.00%**	**7,821,083**	**1,533,274**	**6,080,521**	**5,400,404**	**855,698**	**5,704,616**
	Interest	7.00%	273,738	53,665	212,818	189,014	29,949	199,662
	Profit % GDV	15.00%	696,195	152,776	696,195	941,726	84,231	1,851,506
	COSTS		**8,791,016**	**1,739,715**	**6,989,534**	**6,531,143**	**969,879**	**7,755,784**
Residual Land Worth		**Site**	**-4,149,716**	**-721,207**	**-2,348,234**	**-252,973**	**-408,339**	**4,587,591**
	Existing Use Value	£/ha	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
	Benchmark Land Value	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
	Residual Value	£/ha	-72,620,027	-7,212,072	-5,870,586	-252,973	-4,083,386	3,211,314

Results (2)			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
	CIL	**£/m2**	**0**	**153.33**	**153.33**	**153.33**
Income	m2		200	200	2,000	4,000
	£/m2		3,475	1,500	5,400	2,890
	Capital Value		**695,000**	**300,000**	**10,800,000**	**11,560,000**
	Buyers Costs		31,275	13,500	486,000	520,200
	Capital Value		**663,725**	**286,500**	**10,314,000**	**11,039,800**
Costs	Land Used	Coverage	80%	80%	33%	50%
		ha	0.025	0.025	0.600	0.800
		£/ha	3,500,000	2,500,000	2,500,000	2,500,000
		Uplift £/ha	0	0	0	0
			500,000	500,000	500,000	500,000
		Site Cost	**105,000**	**75,000**	**1,800,180**	**2,400,000**
	Stamp Duty (on VT)	4.00%	4,200	3,000	72,007	96,000
	Acquisition	1.50%	1,575	1,125	27,003	36,000
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000
	Construction	/m2	1,593	1,595	1,791	1,060
		£	318,656	319,072	3,582,800	4,240,000
	Infrastructure	15.00%	47,798	47,861	537,420	636,000
	BNG	47,885	1,197	1,197	28,734	38,308
	Abnormals	5.00%	18,323	18,347	206,011	243,800
	Fees	8.00%	30,782	30,822	346,098	409,584
	S106		0	0	0	0
	CIL		0	30,666	306,660	613,320
	Contingency	5.00%	19,239	19,264	216,312	255,990
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	8,688	3,750	135,000	144,500
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	**0.00%**	**470,458**	**510,104**	**5,493,045**	**6,748,502**
	Interest	7.00%	16,466	17,854	192,257	236,198
	Profit % GDV	15.00%	99,559	42,975	1,547,100	1,655,970
	COSTS		**586,483**	**570,933**	**7,232,401**	**8,640,670**
Residual Land Worth		**Site**	**77,242**	**-284,433**	**3,081,599**	**2,399,130**
	Existing Use Value	£/ha	3,500,000	2,500,000	2,500,000	2,500,000
	Benchmark Land Value	£/ha	4,200,000	3,000,000	3,000,000	3,000,000
	Residual Value	£/ha	3,089,698	-11,377,301	5,135,484	2,998,913

Greenfield

Results (2)			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2		2,000	500	2,000	4,000	400	5,000
	£/m2		2,700	2,370	2,700	1,730	1,470	2,585
	Capital Value		**4,860,000**	**1,066,500**	**4,860,000**	**6,574,000**	**588,000**	**12,925,000**
	Buyers Costs		218,700	47,993	218,700	295,830	26,460	581,625
	Capital Value		**4,641,300**	**1,018,508**	**4,641,300**	**6,278,170**	**561,540**	**12,343,375**
Costs	Land Used	Coverage	350%	50%	50%	40%	40%	35%
		ha	0.057	0.100	0.400	1.000	0.100	1.429
		£/ha	50,000	50,000	50,000	25,000	50,000	25,000
		Uplift £/ha	350,000	350,000	350,000	350,000	350,000	350,000
			0	0	0	0	0	0
		Site Cost	**22,857**	**40,000**	**160,000**	**375,000**	**40,000**	**535,714**
	Stamp Duty (on VT)	4.00%	914	1,600	6,400	15,000	1,600	21,429
	Acquisition	1.50%	343	600	2,400	5,625	600	8,036
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,832	2,167	2,167	932	1,479	782
		£	5,663,840	1,083,680	4,334,720	3,726,960	591,480	3,911,400
	Infrastructure	15.00%	849,576	162,552	650,208	559,044	88,722	586,710
	BNG	3,150	180	315	1,260	3,150	315	4,500
	Abnormals	0.00%	0	0	0	0	0	0
	Fees	8.00%	521,073	99,699	398,794	342,880	54,416	359,849
	S106		0	0	0	0	0	0
	CIL		0	0	0	0	0	0
	Contingency	2.50%	162,835	31,156	124,623	107,150	17,005	112,453
	Finance Costs	0.00%	0	0	0	0	0	0
	Sales	2.50%	60,750	13,331	60,750	82,175	7,350	161,563
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal		**7,279,512**	**1,412,933**	**5,599,155**	**4,861,984**	**781,488**	**5,185,938**
	Interest	7.00%	254,783	49,453	195,970	170,169	27,352	181,508
	Profit % GDV	15.00%	696,195	152,776	696,195	941,726	84,231	1,851,506
	COSTS		**8,230,490**	**1,615,161**	**6,491,321**	**5,973,879**	**893,071**	**7,218,952**
Residual Land Worth		**Site**	**-3,589,190**	**-596,654**	**-1,850,021**	**304,291**	**-331,531**	**5,124,423**
	Existing Use Value	£/ha	50,000	50,000	50,000	25,000	50,000	25,000
	Benchmark Land Value	£/ha	400,000	400,000	400,000	375,000	400,000	375,000
	Residual Value	£/ha	-62,810,820	-5,966,539	-4,625,052	304,291	-3,315,313	3,587,096

Results (3)			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
	CIL	**£/m2**	**153.33**	**153.33**	**153.33**	**153.33**
Income	m2		200	200	2,000	4,000
	£/m2		3,475	1,500	5,400	2,890
	Capital Value		**695,000**	**300,000**	**10,800,000**	**11,560,000**
	Buyers Costs		31,275	13,500	486,000	520,200
	Capital Value		**663,725**	**286,500**	**10,314,000**	**11,039,800**
Costs	Land Used	Coverage	80%	80%	33%	50%
		ha	0.025	0.025	0.600	0.800
		£/ha	50,000	50,000	25,000	25,000
		Uplift £/ha	350,000	350,000	350,000	350,000
			0	0	0	0
		Site Cost	**10,000**	**10,000**	**225,023**	**300,000**
	Stamp Duty (on VT)	4.00%	400	400	9,001	12,000
	Acquisition	1.50%	150	150	3,375	4,500
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000
	Construction	/m2	1,593	1,595	1,791	1,060
		£	318,656	319,072	3,582,800	4,240,000
	Infrastructure	15.00%	47,798	47,861	537,420	636,000
	BNG	3,150	79	79	1,890	2,520
	Abnormals	0.00%	0	0	0	0
	Fees	8.00%	29,316	29,355	329,618	390,080
	S106		0	0	0	0
	CIL		30,666	30,666	306,660	613,320
	Contingency	2.50%	9,161	9,173	103,006	121,900
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	8,688	3,750	135,000	144,500
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	**0.00%**	**464,914**	**475,505**	**5,043,770**	**6,199,820**
	Interest	7.00%	16,272	16,643	176,532	216,994
	Profit % GDV	15.00%	99,559	42,975	1,547,100	1,655,970
	COSTS		**580,745**	**535,123**	**6,767,401**	**8,072,784**
Residual Land Worth		**Site**	**82,980**	**-248,623**	**3,546,599**	**2,967,016**
	Existing Use Value	£/ha	50,000	50,000	25,000	25,000
	Benchmark Land Value	£/ha	400,000	400,000	375,000	375,000
	Residual Value	£/ha	3,319,195	-9,944,927	5,910,406	3,708,770

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.

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