



Viability Assessment of Residential Typologies To generate Potential CIL Rates

1. Mixed Housing	Apts, 2, 3, 4 & 5 Bed Houses	100 Units
2. Medium Mixed Devt	Apts, 2, 3 & 4 Bed Houses	60 Units
3. Intermediate Mixed Devt	2, 3 & 4 Bed Houses	25 Units
4. Small Housing Devt	2 & 3 Bed Houses	5 Units
5. Town Centre Apartments	Apartments	35 Units

1. Mixed Residential Development

						pprais	
DEVELOP	MENT SCENARIO	N.	Mixed Resid	ential Developm	ent		
BASE LAN	D VALUE SCENAR	10	Greenfield		22.		
	MENT LOCATION	ZONE)	20% Profit A	Units			
	MENT DETAILS		100 Units			4.70	
	e Proportion		200,000	50 Market Unit	:s		fford Units
Affordable		24% Intermedia		% Low Cost		10000	fford Rent
	ent Floorspace	4.	540 Sqm Marke	t Housing	3,430 s	qm Affordable Ho	ousing
	ent Value				_		
Market Ho 5		<i>C</i> 01	740	VOI a			C1 020 000
15	Apartments	60 sqm		00 £ per sqm			£1,020,000 £3,600,000
18	2 bed houses	75 sqm 88 sqm		00 £ per sqm			£4,928,000
10	3 Bed houses 4 bed houses	120 sqm		00 £ per sqm 00 £ per sqm			£3,720,000
3	5 bed house	150 sqm		00 £ per sqm			£1,162,500
3	5 bed nouse	130 sqm	310	DO E per sqm			11,102,300
ntermedi	ate Houses	70% Open Mar	ket Value			- 4	
9	Apartments	60 sqm		30 £ per sqm			£1,285,200
2	3 Bed house	88 sgm		10 £ per sqm			£473,088
1	4 Bed House	120 sgm		10 £ per sqm			£161,280
		_==		_ ps. sqm			
Low Cost I	Houses	85% Open Mar	ket Value				
8	Apartments	60 sgm		00 £ per sqm			£1,300,500
2	3 Bed house	88 sgm		20 £ per sqm			£478,720
1	4 Bed House	120 sgm		20 £ per sgm			£163,200
Affordable	Rent Houses	60% Open Mar	ket Value				
21	Apartments	60 sgm	204	10 £ per sqm			£2,570,400
6	3 Bed house	88 sqm	192	20 £ per sqm			£946,176
1	4 Bed House	120 sqm	192	20 £ per sqm			£322,560
100 Developm	Total Units ent Value	-					£22,131,624
							122,131,02
	ent Costs	e la		-	_		602.05
Land	Apartments	5 Plots		£ per plot			£93,959
	2 Bed House	15 Plots		88 £ per plot			£704,689
	3 Bed House	18 Plots		4 £ per plot			£939,586
	4 Bed House	10 Plots		£ per plot	200.00	00 704 700	£751,669
·	5 Bed House	3 Plots		5 £ per plot	Total Land	£2,724,799	£234,896
Stamp Du C onstruct	ty Land Tax		5.0	%			£136,240
43	2000	60 sgm	120	Elc	1.15 G	/NI-4	£3,680,288
25	Apartments	The state of the s		5 £ per sqm	1.13	ross/Net	
25	2B Houses 3B Houses	75 sqm 88 sqm		L9 £ per sqm L9 £ per sqm			£2,098,129 £1,969,440
10	4B Houses	120 sqm		9 £ per sqm			£1,369,440 £1,342,800
3	4B Houses 5B Houses	150 sqm		19 £ per sqm 19 £ per sqm			£1,342,800 £419,625
100	5B Houses	8143 Total sqm	11.	L9 E per sqm		_	1419,023
	Affordable Housi		1/00	94 per plot			£704,689
Profession		ilg Lanu Cost	80	% Build Cost			£760,82
Legal Fees				% GDV			£110,658
Statutory				% Build Cost			£104,613
	keting Costs			% Market Units	: Value		£288,610
Contingen			10.700.0	% Build Cost	value		£510,748
	Obligations			0 £ per Market	Unit		£150,000
nterest		5.0%	12 Month Build			1th Sale Void	£694,103
Arrangem	ent Fee	1.0% Cost	month build			Julie Volu	£148,519
	ent Profit		.0% of GDV	Aff Hsg	20% c	f GDV	£4,426,325
Total Cost			1				£20,270,399

			Name and Associated Street, and the Control of the	
	MENT SCENARIO		Mixed Residential Development	
	D VALUE SCENARIO		Brownfield	
	MENT LOCATION (ZONE)	20% Profit All Units	
	MENT DETAILS Proportion		100 Units	
Affordable		24% Intermed		Afford Units Afford Rent
	ent Floorspace		4540 Sqm Market Housing 3,430 Sqm Affordabl	
Developm			12 TO SQUINIS STATE SQUINIS GEO	c modality
Market Ho				Contract of the Contract of th
5	Apartments	60 sqm	3400 £ per sqm	£1,020,000
15	2 bed houses	75 sqm	3200 £ per sqm	£3,600,000
18	3 Bed houses	88 sqm	3200 € per sqm	£4,928,000
10	4 bed houses	120 sqm	3100 £ per sqm	£3,720,000
3	5 bed house	150 sqm	3100 £ per sqm	£1,162,500
Intermedia	ate Houses	70% Open Ma	elect Value	_
9	Apartments	60 sqm	2380 £ per sym	£1,285,200
2	3 Bed house	88 sqm	2240 £ per sqm	£473,088
1	4 Bed House	120 sqm	2240 £ per sqm	£161,280
-			Acres de la constante de la co	-
Low Cost F	AND CONTRACTOR OF THE PARTY OF	85% Open Ma		45 000000
8	Apartments	60 sqm	2890 £ per sqm	£1,300,500
2	3 Bed house	88 sqm	2720 £ per sqm	£478,720
1	4 Bed House	120 sqm	2720 £ per sqm	£163,200
Affordable	Rent Houses	60% Open Ma	rket Value	-
21	Apartments	60 sym	2040 £ per sqm	£2,570,400
6	3 Bed house	88 sqm	1920 € per sqm	£946,176
1	4 Bed House	120 sqm	1920 £ per sqm	£322,560
100 Developm	Total Units ent Value			£22,131,624
Namelana				
Developm Land	Apartments	5 Plots	22541.715 £ per plot	£112,709
	2 Bed House	15 Plots	56354.288 E per plot	£845,314
	3 Bed House	18 Plots	64404.9 £ per plot	£1,127,086
	4 Bed House	10 Plots	90166.86 £ per plot	£901,669
	5 Bed House	3 Plots	112708.58 £ per plot Total Land £3,268,549	£281,771
	y Land Tax		5.0%	£163,427
Constructi	on	40		
43	Apartments	60 sqm	1255 £ per sqm 1.15 Gross/Net	£3,680,288
25	2B Houses	75 sqm	1119 £ per sqm	£2,098,125
20	3B Houses	88 sqm 120 sqm	1119 E per sqm 1119 E per sqm	£1,969,440
10 3	4B Houses 5B Houses	150 sqm	1119 E per sqm	£1,342,800 £419,625
100	an nouses	8143 Total squ	TITA E per squi	1413,023
	Affordable Housin		16906 per plot	£845,314
Profession		4	8.0% Build Cost	£760,822
Legal Fees			0.5% GDV	£110,658
Statutory I			1.1% Build Cost	£104,613
	keting Costs		2.0% Market Units Value	£288,610
Contingen			5.0% Build Cost	£517,780
Planning C	pligations	F 0071	1500 £ per Market Unit	£150,000
Interest Arrangeme	ant Egg	5.0% 1.0% Cost	12 Month Build 6 Mth Sale Void	£744,211 £155,703
Developm			0.0% of GDV Aff Hsg 20% of GDV	£4,426,329
E. 53 515 5111	2013 1-202			£21,046,28

Arrangem	ent Profit	20	0.0% of GDV Aff Hsg 10% of GDV	£3,850,454
Arrangem	A STATE OF THE STA	20	0.0% of GDV Aff Hsg 10% of GDV	£3,850,45
	CITTLEC			
	ont Foo	1.0% Cost		£148,40
Interest		5.0%	12 Month Build 6 Mth Sale Void	£693,26
	Obligations		1500 £ per Market Unit	£150,00
Contingen			5.0% Build Cost	£510,74
	rees keting Costs		1.1% Build Cost 2.0% Market Units Value	£104,61 £288,61
Legal Fees Statutory			0.5% GDV	£110,65
Profession			8.0% Build Cost	£760,82
	Affordable Housir	ng Land Cost	14094 per plot	£704,68
100	I AFF	8143 Total sqm	140041	6764.65
3	5B Houses	150 sqm	1119 £ per sqm	£419,62
10	4B Houses	120 sqm	1119 £ per sqm	£1,342,80
20	3B Houses	88 sqm	1119 £ per sqm	£1,969,44
25	2B Houses	75 sqm	1119 £ per sqm	£2,098,12
43	Apartments	60 sqm	1255 £ per sqm 1.15 Gross/Net	£3,680,28
Construct		72.00	The state of the s	
Stamp Du	ty Land Tax		5.0%	£135,72
	5 Bed House	3 Plots	93458.575 £ per plot Total Land £2,714,549	£233,64
	4 Bed House	10 Plots	74766.86 £ per plot	£747,66
	3 Bed House	18 Plots	53404.9 £ per plot	£934,58
E4116	2 Bed House	15 Plots	46979.288 € per plot	£704,68
Land	Apartments	5 Plots	18791.715 £ per plot	£93,95
Developm	ent Costs			
Developm	ent Value			£22,131,62
100	Total Units		To the state of th	
1	4 Bed House	120 sqm	1920 £ per sqm	£322,560
6	3 Bed house	88 sqm	1920 £ per sqm	£946,176
21	Apartments	60 sgm	2040 £ per sqm	£2,570,40
Affordable	Rent Houses	60% Open Mar	ket Value	
1	4 bed nouse	TZO Sqm	2720 E per sqiii	1105,20
1	4 Bed House	120 sam	2720 £ per sqm 2720 £ per sqm	£163,20
2	Apartments 3 Bed house	88 sqm	2720 £ per sqm	£478,720
8	0.000.00	60 sam	2890 £ per sqm	£1,300,50
Low Cost	Houses	85% Open Mar	cleat Value	
7	4 Bed House	12U sqm	2240 £ per sqm	1101,28
1	3 Bed house 4 Bed House	88 sqm 120 sqm	2240 £ per sqm 2240 £ per sqm	£473,08 £161,28
9	Apartments	60 sqm	2380 £ per sqm	£1,285,200
continue of the area	ate Houses	70% Open Mar		£1 20E 20
Intormodi	ata Houses	700/10	doct Welling	
3	5 bed house	150 sqm	3100 £ per sqm	£1,162,50
10	4 bed houses	120 sqm	3100 £ per sqm	£3,720,00
18	3 Bed houses	88 sqm	3200 £ per sqm	£4,928,00
15	2 bed houses	75 sqm	3200 £ per sqm	£3,600,00
5	Apartments	60 sqm	3400 £ per sqm	£1,020,00
Market Ho	ouses			
Developm	ent Value			
Developm	ent Floorspace		1540 Sqm Market Housing 3,430 Sqm Affordable F	lousing
Affordable	e Mix	24% Intermedi	ate 20% Low Cost 56% /	Afford Rent
Affordable	e Proportion		50% 50 Market Units 50 /	Afford Units
	MENT DETAILS		100 Units	
	MENT LOCATION (21% Minnet 10% All Lin in	
	D VALUE SCENARI	0	Greenfield	
DEVELOP	MENT SCENARIO		Mixed Residential Development	
	L	MES	idential Viability Apprai	341
The second second		Date	reasonal Massilley Assessi	in an
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1				

No.			A CONTRACTOR OF THE PARTY OF TH	
	MENT SCENARIO		Mixed Residential Development	
	ID VALUE SCENARI		Brownfield	
	MENT LOCATION (ZONE)	21% Market 10% Alf Lin is	
	MENT DETAILS e Proportion		100 Units	AN 100 111 N
Affordabl		24% Interme	50% 50 Market Units flate 20% Low Cost	50 Afford Units 56% Afford Rent
	nent Floorspace			fordable Housing
	nent Value		TOTO SquitMarket Housing S,430 SquitAi	Tordable Hodsing
Market H				
5	Apartments	60 sgm	3400 £ per sqm	£1,020,000
15	2 bed houses	75 sqm	3200 € per sqm	£3,600,000
18	3 Bed houses	88 sqm	3200 £ per sqm	£4,928,000
10	4 bed houses	120 sqm	3100 £ per sqm	£3,720,000
3	5 bed house	150 sqm	3100 £ per sqm	£1,162,500
Intermedi	ate Houses	70% Open M	arket Value	
9	Apartments	60 sgm	2380 £ per sgm	£1,285,200
2	3 Bed house	88 sqm	2240 £ per sam	£473,088
1	4 Bed House	120 sqm	2240 £ per sqm	£161,280
A. 1 9A.1				
Low Cost	10.000	85% Open M		C1 200 F0C
8 2	Apartments 3 Bed house	60 sqm 88 sam	2890 £ per sqm 2720 £ per sqm	£1,300,500 £478,720
1	4 Bed House	120 sqm	2720 £ per sqm 2720 £ per sqm	£163,200
	4 Bea House	120 3411	2720 E per squi	1105,200
	e Rent Houses	60% Open M		
21	Apartments	60 sqm	2040 £ per sqm	£2,570,400
6 1	3 Bed house	88 sqm	1920 £ per sqm	£946,176
100	4 Bed House Total Units	120 sqm	1920 £ per sqm	£322,560
	nent Value			£22,131,624
Developn	nent Costs			_
Land	Apartments	5 Plots	22541.715 £ per plot	£112,709
	2 Bed House	15 Plots	56354.288 £ per plot	£845,314
	3 Bed House	18 Plots	64404.9 £ per plot	£1,127,086
	4 Bed House	10 Plots	90166.86 £ per plot	£901,669
	5 Bed House	3 Plots		68,549 £281,771
Stamp Du Construct	ty Land Tax	_	5.0%	£163,427
43	Apartments	60 sqm	1255 £ per sqm 1.15 Gross/I	Net £3,680,288
25	2B Houses	75 sqm	1119 £ per sqm	£2,098,125
20	3B Houses	88 sqm	1119 £ per sqm	£1,969,440
10	4B Houses	120 sqm	1119 £ per sqm	£1,342,800
3	5B Houses	150 sqm	1119 £ per sqm	£419,625
100	Contract Contract	8143 Total squ		100000
Additiona	l Affordable Housi	ng Land Cost	16906 per plot	£845,314
Professio			8.0% Build Cost	£760,822
egal Fee			0.5% GDV	£110,658
Statutory			1.1% Build Cost	£104,613
	rketing Costs		2.0% Market Units Value	£288,610
Continger			5.0% Build Cost	£517,780
	Obligations		1500 £ per Market Unit	£150,000
nterest		5.0%	12 Month Build 6 Mth Sa	
Arrangem Developm	ent Fee	1.0% Cost	0.0% of GDV Aff Hsg 10% of GD	£155,701 V £3,850,454
3000				£20,470,417
Total Cos				600 470 447

2. Medium Size Mixed Development

		100				
	MENT SCENARIO		m Size Mixed De	velopment	Apartment	
	D VALUE SCENARI MENT LOCATION (rofit All Units		2 bed hous 3 Bed hous	
	MENT DETAILS	ZUNE) ZUNE	60 Total Units		4 bed hous	7,575
	Proportion	50%	30 Affordable	Inits	5 bed hous	100.00
Affordable	ESPECIAL EXTENSION SE	24% Interme		% Low Cost	56% Affordable	The state of the s
	ent Floorspace		2530 Sqm Marke	C. C	2,058 Sqm Afford	
Developm	ent Value					
Market Ho	ouses			75 1 1 1 1 1		La de versione de
5	Apartments	60 sqm		00 £ per sqm		£1,020,000
10	2 bed houses	75 sqm		00 £ per sqm		£2,400,000
10	3 Bed houses	88 sqm		00 £ per sqm		£2,816,000
5	4 bed houses	120 sqm		00 £ per sqm		£1,860,000
0	5 bed house	150 sqm	310	00 £ per sqm		£0
Intermedia	ate Houses	70% Open M	arket Value			
5	Apartments	60 sam		30 £ per sqm		£771,120
1	3 Bed house	88 sqm		10 £ per sqm		£283,853
0	4 Bed House	120 sqm	224	10 £ per sqm		£96,768
		2527	NAME OF TAXABLE PARTY.			2000
Low Cost F	0.0000.000	85% Open M		10 a		C790 200
5	Apartments	60 sqm		00 £ per sqm		£780,300 £287,232
0	3 Bed house 4 Bed House	88 sqm 120 sqm		20 £ per sam 20 £ per sam		£97,920
	4 bed House	120 Squi	211	LO E per sqiii		157,520
Affordable	Rent Houses	60% Open M	arket Value			The second second
13	Apartments	60 sqm	204	10 £ per sqm		£1,542,240
3	3 Bed house	88 sqm		20 £ per sqm		£567,706
1	4 Bed House	120 sqm	197	20 £ per sqm		£193,536
60 Developm	Total Units					£12,716,674
Developin	ene value					112,710,074
Developm	ent Costs		-	_		
Land	Apartments	5 Plots		£ per plot		£93,959
	2 Bed House	10 Plots	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ per plot		£469,793
	3 Bed House	10 Plots	The state of the s	4 £ per plot		£536,906
	4 Bed House 5 Bed House	5 Plots 0 Plots		36 £ per plot 75 £ per plot	Total Land £1,476,	£375,834 492 £0
Stamp Dut	ty Land Tax	U PIOLS	5.0		Total Land £1,476,	£73,825
Constructi		1.00	5.0	70	A 10 T T T T T T T	173,02.
28	Apartments	60 sqm	129	5 £ per sqm	1.15 Gross/Net	£2,381,363
16	2B Houses	75 sgm	113	9 £ per sqm		£1,342,800
12	3B Houses	88 sqm	11:	9 £ per sqm		£1,132,428
5	4B Houses	120 sqm	11:	9 £ per sqm		£671,400
0	5B Houses	150 sqm	111	9 £ per sqm		£0
60	166 111 11	4710 Total squ				2702.02
	Affordable Housin	ng Land Cost		per plot		£422,814
Profession				% Build Cost		£442,239
Legal Fees				% GDV % Build Cost		£63,583
Statutory I	keting Costs			% Market Unit	s Makes	£60,808 £161,920
Contingen			A 100 A	% Build Cost	s value	£297,540
)bligations		The state of the s	00 £ per Marke	t Unit	£90,000
Interest		5.0%	12 Month Build	The second secon	6 Mth Sale V	
Arrangem	ent Fee	1.0% Cost				£85,272
Developm			20.0% of GDV	Aff Hsg	20% of GDV	£2,543,335
Total Cost						£11,640,909

Total Cost					£12,070,34
	ent Profit		0.0% of GDV Aff Hsg	20% of GDV	£2,543,33
Arrangem	ent Fee	1.0% Cost	TE MOTHER BUILD	O WILL Sale VOID	£89,25
Pianning C Interest	Obligations	5.0%	1500 £ per Marki 12 Month Build	6 Mth Sale Void	£422,57
Contingen			5.0% Build Cost	ot Unit	£301,75 £90,00
	keting Costs		2.0% Market Uni	ts Value	£161,92
Statutory I			1.1% Build Cost		£60,80
Legal Fees			0.5% GDV		£63,58
Profession			8.0% Build Cost		£442,23
	Affordable Housi	ng Land Cost	16906 per plot		£507,18
60	100 111	4710 Total sqm			2002
0	5B Houses	150 sqm	1119 £ per sqm		£
5	4B Houses	120 sqm	1119 £ per sqm		£671,40
12	3B Houses	88 sqm	1119 £ per sqm		£1,132,42
16	2B Houses	75 sqm	1119 £ per sqm	100	£1,342,80
28	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£2,381,36
Constructi		7697		A STATE OF THE STA	
	ty Land Tax		5.0%		£88,55
	5 Bed House	O Plots	112708.58 £ per plot	Total Land £1,771,135	£
	4 Bed House	5 Plots	90166.86 £ per plot		£450,83
	3 Bed House	10 Plots	64404.9 £ per plot		£644,04
	2 Bed House	10 Plots	56354.288 £ per plot		£563,54
Land	Apartments	5 Plots	22541.715 £ per plot		£112,70
Developm	ent Costs				
	ent Value				£12,716,67
60	Total Units				
1	4 Bed House	120 sqm	1920 £ per sqm		£193,53
3	3 Bed house	88 sqm	1920 £ per sqm		£567,70
13	Apartments	60 sqm	2040 £ per sqm		£1,542,24
Affordable	Rent Houses	60% Open Mai	rket Value	100	
0	4 Bed House	120 sgm	2720 £ per sqm		£97,92
1	3 Bed house	88 sqm	2720 £ per sqm		£287,23
5	Apartments	60 sqm	2890 £ per sqm		£780,30
Low Cost I	Houses	85% Open Mai	rket Value		A 2001 M
- 2-0					
0	4 Bed House	120 sqm	2240 £ per sqm		£96,76
1	3 Bed house	88 sqm	2240 £ per sqm		£283,85
5	Apartments	60 sqm	2380 £ per sqm		£771,12
	ate Houses	70% Open Mai			
0	5 bed house	150 sqm	3100 £ per sqm		£
5	4 bed houses	120 sqm	3100 £ per sqm		£1,860,00
10	3 Bed houses	88 sqm	3200 £ per sqm		£2,816,00
10	2 bed houses	75 sqm	3200 £ per sqm		£2,400,00
5	Apartments	60 sqm	3400 £ per sqm		£1,020,00
Market Ho	ouses				
	ent Value				
	ent Floorspace	The second secon	2530 Sqm Market Housing	2,058 Sgm Affordable Ho	ousing
Affordable	Tapapata An Tapapatan and I	24% Intermedi		56% Affordable Rent	
	Proportion	50%	30 Affordable Units	5 bed house	0
	MENT DETAILS		60 Total Units	4 bed houses	10
	MENT LOCATION (ofit All Units	3 Bed houses	20
	D VALUE SCENARI			2 bed houses	20
	MENT SCENARIO	Medium	Size Mixed Development	Apartments	10
DEVELOP	The second of the second second				
DEVELOP					
DEVELOPIN		mes	idelinai via	bility Apprai	0611

DEVELOPA	MENT SCENARIO	Madium Ci	ze Mixed Development	Anadmosts	10
	D VALUE SCENARIO			Apartments 2 bed houses	20
	MENT LOCATION (er 10% Aff Units	3 Bed houses	20
	MENT DETAILS	Control of the Control	0 Total Units	4 bed houses	10
	Proportion		O Affordable Units	5 bed house	0
Affordable		24% Intermediate	A CONTRACTOR OF THE PARTY OF TH	56% Affordable Rent	
Developm	ent Floorspace	253	O Sqm Market Housing	2,058 Sqm Affordable Ho	ousing
Developm	ent Value				
Market Ho	uses				
5	Apartments	60 sqm	3400 £ per sqm		£1,020,000
10	2 bed houses	75 sqm	3200 £ per sqm		£2,400,000
10	3 Bed houses	88 sqm	3200 £ per sqm		£2,816,000
5	4 bed houses	120 sqm	3100 £ per sqm		£1,860,000
0	5 bed house	150 sqm	3100 £ per sqm		£0
Intermedi:	ate Houses	70% Open Market	Value		_
5	Apartments	60 sgm	2380 £ per sqm		£771,120
1	3 Bed house	88 sqm	2240 £ per sqm		£283,853
ō	4 Bed House	120 sqm	2240 £ per sqm		£96,768
	1 4 44 (1444)				
Low Cost F	louses	85% Open Market	Value		S. Congress Trees of
5	Apartments	60 sqm	2890 £ per sqm		£780,300
1	3 Bed house	88 sqm	2720 £ per sqm		£287,232
0	4 Bed House	120 sqm	2720 £ per sqm		£97,920
			1.77		
	Rent Houses	60% Open Market			000000000
13	Apartments	60 sqm	2040 £ per sqm		£1,542,240
3	3 Bed house	88 sqm	1920 £ per sqm		£567,706
1 60	4 Bed House	120 sqm	1920 £ per sqm		£193,536
	Total Units ent Value				£12,716,674
Developm	ent Costs		-		_
Land	Apartments	5 Plots	18791.715 £ per plot		£93,959
	2 Bed House	10 Plots	46979.288 £ per plot		£469,793
	3 Bed House	10 Plots	53404.9 £ per plot		£534,049
	4 Bed House	5 Plots	74766.86 £ per plot		£373,834
	5 Bed House	O Plots	93458.575 £ per plot	Total Land £1,471,635	£0
	y Land Tax		5.0%		£73,582
Constructi			40551		
28	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£2,381,363
16	2B Houses	75 sqm	1119 £ per sqm		£1,342,800
12 5	3B Houses	88 sqm	1119 £ per sqm 1119 £ per sqm		£1,132,428
0	4B Houses 5B Houses	120 sqm 150 sqm	1119 £ per sqm		£671,400 £0
60	5B Houses	4710 Total sqm	1119 E per sqm		IU
	Affordable Housin		14094 per plot		£422,814
Profession		is carra cost	8.0% Build Cost		£442,239
Legal Fees			0.5% GDV		£63,583
Statutory I			1.1% Build Cost		£60,808
	keting Costs		2.0% Market Units V	alue	£161,920
Contingen	cies		5.0% Build Cost		£297,540
	bligations	100	1500 £ per Market U	nit	£90,000
Interest		- 10 to 10 t	2 Month Build	6 Mth Sale Void	£394,695
Arrangem		1.0% Cost			£85,221
Developm	ent Profit	20.09	of GDV Aff Hsg	10% of GDV	£2,197,813
Fotal Cost					£11,289,840

- Charles		g)e			-		
	MENT SCENARIO			red Development		artments	10
	ID VALUE SCENARI MENT LOCATION (the same of the sa	ownfield	ARTIOITE	100	ed houses Bed houses	20 20
	MENT DETAILS	ZOIVE)	60 Tota			ed houses	10
	e Proportion	50%		rdable Units		ed house	0
Affordabl			ermediate	20% Low Cost		fordable Rent	
- The Control of the	nent Floorspace		2530 Sqm	Market Housing	2,058 sq	m Affordable Ho	ousing
THE CONTRACT OF THE PARTY OF	nent Value						
Market H		CO1		3//001-			64 020 000
5 10	Apartments 2 bed houses	60 so		3400 £ per sqm 3200 £ per sqm			£1,020,000 £2,400,000
10	3 Bed houses	88 so		3200 £ per sqm			£2,816,000
5	4 bed houses	120 so		3100 £ per sqm			£1,860,000
0	5 bed house	150 sc		3100 £ per sqm			£0
Intermedi	ate Houses	70% o	en Market Value				
5	Apartments	60 so		2380 £ per sqm			£771,120
1	3 Bed house	88 sc		2240 £ per sqm			£283,853
0	4 Bed House	120 sc	m	2240 £ per sqm			£96,768
Low Cost	Houses	The state of the s	en Market Value	Aviance and			Sec. 19.
5	Apartments	60 sc		2890 £ per sqm			£780,300
1	3 Bed house	88 so		2720 £ per sqm			£287,232
0	4 Bed House	120 so	m	2720 £ per sqm		_	£97,920
	e Rent Houses		en Market Value				
13	Apartments	60 so		2040 £ per sqm			£1,542,240
3 1	3 Bed house 4 Bed House	88 so 120 so		1920 £ per sqm 1920 £ per sqm			£567,706 £193,536
60	Total Units	120 sc	THE STATE OF THE S	1920 E per sqrii		_	300 000 000
Developn	nent Value				_		£12,716,674
	nent Costs	F	7 22	- 44 - 74 - 1			6442 706
Land	Apartments 2 Bed House	5 PI 10 PI	1962	541.715 £ per plot 354.288 £ per plot			£112,709 £563,543
	3 Bed House	10 PI	* D. T.	64404.9 £ per plot			£644,049
	4 Bed House	5 PI		0166.86 £ per plot			£450,834
	5 Bed House	0 PI		2708.58 £ per plot	Total Land	£1,771,135	£C
	ty Land Tax			5.0%		3 - 13 / 25	£88,557
Construct	Year and the second			10000			C2 201 2C2
28 16	Apartments 2B Houses	60 so 75 so		1255 £ per sqm 1119 £ per sqm	1.15 Gr	oss/Net	£2,381,363 £1,342,800
12	3B Houses	88 so		1119 £ per sqm			£1,132,428
5	4B Houses	120 so		1119 £ per sqm			£671,400
0	5B Houses	150 so		1119 £ per sqm			£C
60		4710 To					
	l Affordable Housir	ng Land Cos		16906 per plot			£507,189
Professio				8.0% Build Cost			£442,239
Legal Fee: Statutory				0.5% GDV 1.1% Build Cost			£63,583 £60,808
	keting Costs			2.0% Market Uni	ts Value		£161,920
Continger				5.0% Build Cost			£301,759
	Obligations			1500 £ per Mark	et Unit		£90,000
Interest		5.0%	12 Mont			h Sale Void	£422,577
Arrangem		1.0% C		22207		national district	£89,252
Developm	ent Profit		20.0% of GE	ov Aff Hsg	10% of	GDV	£2,197,813
Total Cos	t I						£11,724,821

3. Intermediate Mixed Development

Alle		111691	meniciai viai	bility Apprais	Kell.
DEVELOP	MENT SCENARIO	Interme	diate Mixed Development	Apartments	0
	D VALUE SCENARI			2 bed houses	10
	MENT LOCATION (ZONE) 20% Pro	fit All Units	3 Bed houses	10
	MENT DETAILS		25 Total Units	4 bed houses	5
	e Proportion	50%	13 Affordable Units	5 bed house	0
Affordabl		24% Intermedia		56% Affordable Rent	
	ent Floorspace	1	115 Sqm Market Housing	858 Sqm Affordable Ho	ousing
D evelopm Market He	ent Value				
Market H		COL	240016		£0
5	Apartments	60 sqm 75 sqm	3400 £ per sqm 3200 £ per sqm		£1,200,000
5	2 bed houses 3 Bed houses	88 sqm	3200 £ per sqm		£1,408,000
3	4 bed houses	120 sqm	3100 £ per sqm		£930,000
0	5 bed house	150 sqm	3100 £ per sqm		£0
· ·	5 ded nouse	130 Sqm	3100 E per sqni		L
ntermedi	ate Houses	70% Open Mar	ket Value	-	
2	Apartments	60 sgm	2380 £ per sqm		£321,300
1	3 Bed house	88 sqm	2240 £ per sqm		£118,272
ō	4 Bed House	120 sam	2240 £ per sqm		£40,320
			and a provide		
Low Cost	Houses	85% Open Mar	ket Value		
2	Apartments	60 sgm	2890 £ per sqm		£325,125
1	3 Bed house	88 sqm	2720 £ per sgm		£119,680
0	4 Bed House	120 sqm	2720 £ per sqm		£40,800
100	THE RESERVE	The same of			
Affordable	Rent Houses	60% Open Mar	ket Value		******
5	Apartments	60 sqm	2040 £ per sqm		£642,600
1	3 Bed house	88 sqm	1920 £ per sqm		£236,544
0	4 Bed House	120 sqm	1920 £ per sqm		£80,640
25 Developm	Total Units nent Value				£5,463,281
THE RESERVE OF THE PERSON NAMED IN	nent Costs	0.50	E 40704 7451		
Land	Apartments	O Plots	18791.715 £ per plot		£0
	2 Bed House	5 Plots	46979.288 £ per plot		£234,896
	3 Bed House	5 Plots	53690.614 £ per plot		£268,453
	4 Bed House	3 Plots O Plots	75166.86 £ per plot 93958.575 £ per plot	T	£187,917 £0
Stamp Du	5 Bed House ty Land Tax	U PIOLS	4.0%	Total Land £691,267	£27,651
Construct	A CONTRACTOR OF THE PARTY OF TH		4.078		127,031
9	Apartments	60 sgm	1255 £ per sam	1.15 Gross/Net	£811,828
8	2B Houses	75 sgm	1119 £ per sqm	1.13 dross/Net	£629,438
6	3B Houses	88 sqm	1119 £ per sqm		£553,905
3	4B Houses	120 sqm	1119 £ per sqm		£335,700
õ	5B Houses	150 sqm	1119 £ per sqm		£0
25	3b flouses	2004 Total sqm	TIID E per squi		1.0
	Affordable Housin		14094 per plot	-	£176,172
Profession		.6	8.0% Build Cost		£186,470
egal Fees			0.5% GDV		£27,316
Statutory			1.1% Build Cost		£25,640
	keting Costs		2.0% Market Unit	ts Value	£70,760
Continger	icies		5.0% Build Cost		£125,352
lanning (Obligations		1500 £ per Marke	et Unit	£37,500
nterest		5.0%	12 Month Build	6 Mth Sale Void	£171,672
Arrangem		1.0% Cost			£36,615
Developm	ent Profit	20	.0% of GDV Aff Hsg	20% of GDV	£1,092,656
Total Cost					£4,999,941

A Comment					-
	MENT SCENARIO		ate Mixed Development	Apartments	0
	D VALUE SCENARI MENT LOCATION (2 bed houses 3 Bed houses	10 10
	MENT DETAILS	The state of the s	25 Total Units	4 bed houses	5
	Proportion		13 Affordable Units	5 bed house	0
Affordable		24% Intermediate		56% Affordable Rent	0
CORPORATE SECTION CO.	ent Floorspace		15 Sqm Market Housing	858 Sqm Affordable Ho	ousing
	ent Value		an administrational P	222 941171115 32512 111	
Market Ho					
0	Apartments	60 sqm	3400 £ per sqm		£C
5	2 bed houses	75 sqm	3200 £ per sqm		£1,200,000
5	3 Bed houses	88 sqm	3200 £ per sqm		£1,408,000
3	4 bed houses	120 sqm	3100 £ per sqm		£930,000
0	5 bed house	150 sqm	3100 £ per sqm		£C
Intermedi:	ate Houses	70% Open Marke	t Value		
2	Apartments	60 sqm	2380 £ per sqm		£321,300
1	3 Bed house	88 sqm	2240 £ per sqm		£118,272
0	4 Bed House	120 sqm	2240 £ per sqm		£40,320
Low Cost I	laveas	000/10	687 dec		
LOW COSE I	Apartments	85% Open Marke 60 sgm	2890 £ per sqm		£325,125
1	3 Bed house	88 sqm	2720 £ per sqm		£119,680
ō	4 Bed House	120 sqm	2720 £ per sqm		£40,800
Total Control					
	Rent Houses	60% Open Marke			
5	Apartments	60 sqm	2040 £ per sqm		£642,600
1	3 Bed house	88 sqm	1920 £ per sqm		£236,544
0 25	4 Bed House Total Units	120 sqm	1920 £ per sqm		£80,640
	ent Value				£5,463,281
Developm	ent Costs	_			_
Land	Apartments	O Plots	22541.715 £ per plot		£C
	2 Bed House	5 Plots	56354.288 £ per plot		£281,771
	3 Bed House	5 Plots	64404.9 £ per plot		£322,025
	4 Bed House	3 Plots	90166.86 £ per plot		£225,417
	5 Bed House	O Plots	112708.58 £ per plot	Total Land £829,213	£C
	y Land Tax		4.0%		£33,169
Construct		-20		- Carlotte and a second	
9	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£811,828
8	2B Houses	75 sqm	1119 £ per sqm		£629,438
6	3B Houses	88 sqm	1119 £ per sqm		£553,905
3	4B Houses	120 sqm	1119 £ per sqm 1119 £ per sqm		£335,700 £0
25	5B Houses	150 sqm 2004 Total sqm	1119 £ per sqm	_	IC
Additional	Affordable Housi		16906 per plot		£211,329
Profession		S. T. L. T. L. L.	8.0% Build Cost		£186,470
egal Fees			0.5% GDV		£27,316
Statutory			1.1% Build Cost		£25,640
	keting Costs		2.0% Market Unit	s Value	£70,760
Contingen			5.0% Build Cost		£127,110
)bligations		1500 £ per Marke		£37,500
nterest	in Fig.		12 Month Build	6 Mth Sale Void	£184,256
Arrangem	ent Fee ent Profit	1.0% Cost	% of GDV Aff Hsg	20% of GDV	£38,419 £1,092,656
		20.0	ordov All risg	20% 01 000	
Fotal Cost					£5,194,707

DEVELOP	MENT SCENARIO	Interm	ediate Mixed Development	Apartments	0
	D VALUE SCENAR			2 bed houses	10
	MENT LOCATION		arket 10% Aff Units	3 Bed houses	10
DEVELOP	MENT DETAILS		25 Total Units	4 bed houses	5
	e Proportion	50%	13 Affordable Units	5 bed house	0
Affordabl		24% Intermed	The state of the s	56% Affordable Rent	
	ent Floorspace		1115 Sqm Market Housing	858 Sqm Affordable Ho	ousing
Market H	nent Value			-	
0	Apartments	60 sgm	3400 £ per sgm		£C
5	2 bed houses	75 sqm	3200 £ per sqm		£1,200,000
5	3 Bed houses	88 sqm	3200 £ per sgm		£1,408,000
3	4 bed houses	120 sqm	3100 £ per sqm		£930,000
0	5 bed house	150 sqm	3100 £ per sqm		£0
latormodi	ata Univers	709/10	- India L		
intermedi 2	ate Houses Apartments	70% Open Ma 60 sgm	arket Value 2380 £ per sgm		£321,300
1	3 Bed house	88 sam	2240 £ per sqm		£118,272
0	4 Bed House	120 sqm	2240 £ per sqm		£40,320
To State of		- Learn St. W. W.	To have no description		
Low Cost		85% Open Ma			
2	Apartments	60 sqm	2890 £ per sqm		£325,125
1	3 Bed house	88 sqm	2720 £ per sqm		£119,680
0	4 Bed House	120 sqm	2720 £ per sqm		£40,800
Affordable	e Rent Houses	60% Open Ma	arket Value	-	
5	Apartments	60 sgm	2040 £ per sqm		£642,600
1	3 Bed house	88 sqm	1920 £ per sqm		£236,544
0	4 Bed House	120 sqm	1920 £ per sqm		£80,640
25 Developm	Total Units nent Value				£5,463,281
Developm Land	nent Costs Apartments	O Plots	18791.715 £ per plot		£0
Larra	2 Bed House	5 Plots	46979.288 £ per plot		£234,896
	3 Bed House	5 Plots	53404.9 £ per plot		£267,025
	4 Bed House	3 Plots	74766.86 £ per plot		£186,917
	5 Bed House	O Plots	93458.575 £ per plot	Total Land £688,838	£0
	ty Land Tax		4.0%		£27,554
Construct	William Control	-20-2			
9	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£811,828
8	2B Houses	75 sqm	1119 £ per sqm 1119 £ per sqm		£629,438 £553,905
3	3B Houses 4B Houses	88 sqm 120 sqm	1119 £ per sqm		£335,700
0	5B Houses	150 sqm	1119 £ per sqm		£333,760
25	38 1100363	2004 Total sqr		-	
Additiona	l Affordable Housi		14094 per plot		£176,172
Profession			8.0% Build Cost		£186,470
Legal Fees			0.5% GDV		£27,316
Statutory			1.1% Build Cost	akti i	£25,640
	keting Costs		2.0% Market Unit	ts Value	£70,760
Continger Planning (ocies Obligations		5.0% Build Cost 1500 £ per Marke	at Unit	£125,352 £37,500
nterest	Jongations	5.0%[12 Month Build	6 Mth Sale Void	£171,476
Arrangem	ent Fee	1.0% Cost	month band	D With Jale Volu	£36,590
	ent Profit	200 St. 200 Late 200	0.0% of GDV Aff Hsg	10% of GDV	£948,689
Fotal Cost	1000				£4,853,226

DEVELOR	MENT SCENARIO	Intermedia	to Mived Development	Acceptance	0
	D VALUE SCENARIO		te Mixed Development	Apartments	0 10
	MENT LOCATION (t 10% Aff Units	2 bed houses 3 Bed houses	10
	MENT DETAILS	The Control of the Co	Total Units	4 bed houses	5
	e Proportion		3 Affordable Units	5 bed house	0
Affordabl		24% Intermediate	20% Low Cost	56% Affordable Rent	
	ent Floorspace		Sqm Market Housing	858 Sqm Affordable Ho	ousing
Developm	nent Value				
Market H			Company of the party		
0	Apartments	60 sqm	3400 £ per sqm		£0
5	2 bed houses	75 sqm	3200 £ per sqm		£1,200,000
5	3 Bed houses	88 sqm	3200 £ per sqm		£1,408,000
3	4 bed houses	120 sqm	3100 £ per sqm		£930,000
0	5 bed house	150 sqm	3100 £ per sqm		£0
latormodi	ate Houses	709/10 Mandot	V-lu-		_
intermedi 2	Apartments	70% Open Market 60 sqm	Value 2380 £ per sqm		£321,300
1	Apartments 3 Bed house	88 sam	2240 £ per sqm		£118,272
0	4 Bed House	120 sqm	2240 £ per sqm		£40,320
	4 Dea House	120 3qm	ZZ-10 Z per sqiii		110,520
Low Cost	Houses	85% Open Market	Value		77.5
2	Apartments	60 sqm	2890 £ per sqm		£325,125
1	3 Bed house	88 sqm	2720 £ per sqm		£119,680
0	4 Bed House	120 sqm	2720 £ per sqm		£40,800
AND DESCRIPTION OF THE PARTY OF		The state of the s		-	
Affordable	e Rent Houses	60% Open Market			
5	Apartments	60 sqm	2040 £ per sqm		£642,600
1	3 Bed house	88 sqm	1920 £ per sqm		£236,544
0	4 Bed House	120 sqm	1920 £ per sqm		£80,640
25 Davidone	Total Units nent Value				£5,463,281
Developii	iciic value			_	13,403,201
Developm	nent Costs				_
Land	Apartments	0 Plots	22541.715 £ per plot		£0
	2 Bed House	5 Plots	56354.288 £ per plot		£281,771
	3 Bed House	5 Plots	64404.9 £ per plot		£322,025
	4 Bed House	3 Plots	90166.86 £ per plot		£225,417
	5 Bed House	O Plots	112708.58 £ per plot	Total Land £829,213	£0
	ty Land Tax		4.0%	and the same and t	£33,169
Construct	West and the second	444			2017 202
9	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£811,828
8	2B Houses	75 sqm	1119 £ per sqm		£629,438
6	3B Houses	88 sqm	1119 £ per sqm		£553,905
3	4B Houses	120 sqm 150 sqm	1119 £ per sqm 1119 £ per sqm		£335,700
25	5B Houses	2004 Total sqm	1119 £ per sqm		£0
	l Affordable Housi		16906 per plot	-	£211,329
Profession		ig Lariu Cost	8.0% Build Cost		£186,470
Legal Fees			0.5% GDV		£27,316
Statutory			1.1% Build Cost		£25,640
	keting Costs		2.0% Market Units	Value	£70,760
Continger			5.0% Build Cost		£127,110
	Obligations		1500 £ per Market	Unit	£37,500
Interest		5.0% 12	2 Month Build	6 Mth Sale Void	£184,256
Arrangem		1.0% Cost	b. N. o		£38,419
Developm	ent Profit	20.0%	of GDV Aff Hsg	10% of GDV	£948,689
Total Cost					£5,050,740
THE PARTY LANDS	1419				13,030,140

4. Small Housing Development

DEVELOR	MENT COPILABLE				oility Ap		
	MENT SCENARIO D VALUE SCENARI		ousing Develo	pment		rtments d houses	2
	MENT LOCATION (ofit All Units		1	d houses	3
	MENT DETAILS	20/11/	5 Total Units		200000	d houses	0
	e Proportion	0%	O Affordable			d house	0
Affordable	e Mix	24% Intermedi	ate 2	0% Low Cost	56% Aff	ordable Rent	
	ent Floorspace		414 Sqm Marke	et Housing	0 Sqm	Affordable Ho	using
	ent Value						
Market Ho							2.5
0	Apartments	60 sqm		00 £ per sqm			£(
2	2 bed houses	75 sqm		200 £ per sqm			£480,000 £844,800
0	3 Bed houses 4 bed houses	88 sqm 120 sqm		.00 £ per sqm .00 £ per sqm			£844,800 £0
0	5 bed houses	150 sqm		.00 £ per sqm			£
0.	5 bed nouse	130 sqni	31	.00 E per sqm			1.0
Intermedi	ate Houses	70% Open Mar	ket Value			100	
0	Apartments	60 sgm	23	80 £ per sqm			£0
0	2 Bed house	75 sgm		40 £ per sqm			£0
0	3 Bed House	88 sqm		40 £ per sqm			£0
	4		STATE OF THE PARTY				
Low Cost I	Houses	85% Open Mar		No. of the last of			
0	Apartments	60 sqm		390 £ per sqm			£0
0	2 Bed house	75 sqm		20 £ per sqm			£0
0	3 Bed House	88 sqm	27	20 £ per sqm			£0
Affordable	Rent Houses	60% Open Mar	rkot Value			_	
0	Apartments	60 sgm		040 £ per sqm			£0
ő	2 Bed house	75 sqm		20 £ per sqm			£C
0	3 Bed House	88 sqm		20 £ per sqm			£0
5	Total Units	oo aqiii		Es E per squi		_	
Developm	ent Value						£1,324,800
Developm	ent Costs				_		
Land	Apartments	O Plots	18791.7	15 £ per plot			£0
	2 Bed House	2 Plots		88 £ per plot			£93,959
	3 Bed House	3 Plots		14 £ per plot			£161,072
	4 Bed House	O Plots		.86 £ per plot		saw saw	£0
	5 Bed House	O Plots		75 £ per plot	Total Land	£255,030	£0
Stamp Dur Construct	ty Land Tax		3.0	0%		_	£7,651
O	17.65	60 sqm	1 13	55 £ per sqm	115 10	-/8/	£0
2	Apartments	75 sqm	11	.19 £ per sqm	1.15 Gros	ss/Net	£167,850
3	2B Houses 3B Houses	75 sqm 88 sqm		.19 £ per sqm			£295,416
0	4B Houses	120 sqm		.19 £ per sqm			£253,410
ő	5B Houses	150 sqm		.19 £ per sqm			£C
5	35 1104343	414 Total sqm		Z Per sein			
Additional	Affordable Housin			0 per plot		- 10	£0
Profession			8.	0% Build Cost			£37,063
Legal Fees			0	5% GDV			£6,624
Statutory				1% Build Cost			£5,096
	keting Costs			0% Market Unit	s Value		£26,496
Contingen			100	0% Build Cost			£23,163
	Obligations	E 0071		00 £ per Marke		00.500	£7,500
Interest Arrangem	ont Foo	5.0%	12 Month Buil	d	6 Mth	Sale Void	£42,533
Arrangem Developm		1.0% Cost	0.0% of GDV	Aff Hsg	20% of C	eDW.	£8,244 £264,960
3010-0			7.078 OI GDV	All risg	20% 01 0	304	-00000000000000000000000000000000000000
Total Cost							£1,147,629

DEVELOP	MENT SCENARIO	ISmall H	ousing Development	Apartments	0
	D VALUE SCENARI			2 bed houses	2
	MENT LOCATION (fit All Units	3 Bed houses	3
	MENT DETAILS		5 Total Units	4 bed houses	0
Affordable	Proportion	0%	O Affordable Units	5 bed house	0
Affordable		24% Intermedi	ate 20% Low Cost	56% Affordable Rent	
	ent Floorspace		414 Sqm Market Housing	O Sqm Affordable Ho	using
	ent Value				
Market Ho					- 00
0	Apartments	60 sqm	3400 £ per sqm		£C
2	2 bed houses	75 sqm	3200 £ per sqm		£480,000
3	3 Bed houses	88 sqm	3200 £ per sqm		£844,800
0	4 bed houses 5 bed house	120 sqm	3100 £ per sqm		£0
U.	5 ped nouse	150 sqm	3100 £ per sqm		10
Intermedia	ate Houses	70% Open Mar	ket Value		
0	Apartments	60 sqm	2380 £ per sgm		£0
ő	2 Bed house	75 sgm	2240 £ per sqm		£0
0	3 Bed House	88 sqm	2240 £ per sqm		£0
		THE RESERVE			
Low Cost I	Houses	85% Open Mar	ket Value		
0	Apartments	60 sqm	2890 £ per sqm		£0
0	2 Bed house	75 sqm	2720 £ per sqm		£0
0	3 Bed House	88 sqm	2720 £ per sqm		£0
			47.47		
	Rent Houses	60% Open Mar			2.2
0	Apartments	60 sqm	2040 £ per sqm		£0
0	2 Bed house	75 sqm	1920 £ per sqm		£0
0	3 Bed House	88 sqm	1920 £ per sqm		£0
5 Dovolano	Total Units ient Value				£1,324,800
Developin	iciic value			_	11,324,000
Developm	ent Costs				
Land	Apartments	O Plots	22541.715 £ per plot	,	£0
	2 Bed House	2 Plots	56354.288 £ per plot		£112,709
	3 Bed House	3 Plots	64404.9 £ per plot		£193,215
	4 Bed House	O Plots	90166.86 £ per plot		£0
	5 Bed House	O Plots	112708.58 £ per plot	Total Land £305,923	£0
	ty Land Tax		3.0%		£9,178
Constructi					
0	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£0
2	2B Houses	75 sqm	1119 £ per sqm		£167,850
3	3B Houses	88 sqm	1119 £ per sqm		£295,416
0	4B Houses	120 sqm	1119 £ per sqm		£0
5	5B Houses	150 sqm 414 Total sqm	1119 £ per sqm		£0
and the second second	Affordable Housi		0 per plot		£0
Profession		ng Land Cost	8.0% Build Cost		£37,061
Legal Fees			0.5% GDV		£6,624
Statutory			1.1% Build Cost		£5,096
	keting Costs		2.0% Market Un		£26,496
Contingen			5.0% Build Cost		£23,163
Planning C	Obligations		1500 £ per Mark	ket Unit	£7,500
Interest		5.0%	12 Month Build	6 Mth Sale Void	£46,607
Arrangem		1.0% Cost	Man No.		£8,768
Developm	ent Profit	20	0.0% of GDV Aff Hsg	20% of GDV	£264,960
Total Cost					£1 204 £42
TRUE LIBERT					£1,204,642

	The same of the sa		Access to the second		
	MENT SCENARIO		l Housing Development	Apartments	0
	ID VALUE SCENAR		nfield	2 bed houses	2
	MENT LOCATION (MENT DETAILS	ZONE)	Market 10% Art Units	3 Bed houses	3
	e Proportion	0%1	5 Total Units O Affordable Units	4 bed houses 5 bed house	0
Affordabl	AT SPRING A PARTY TRANSPORT	24% Intern		56% Affordable Rent	
	nent Floorspace	2470 111001	414 Sqm Market Housing	O Sgm Affordable Ho	using
	nent Value	_			
Market H					
0	Apartments	60 sqm	3400 £ per sqm		£0
2	2 bed houses	75 sqm	3200 £ per sqm		£480,000
3	3 Bed houses	88 sqm	3200 £ per sqm		£844,800
0	4 bed houses	120 sqm	3100 £ per sqm		£0
0	5 bed house	150 sqm	3100 £ per sqm		£0
	iate Houses		Market Value		
0	Apartments	60 sqm	2380 £ per sqm		£0
0	2 Bed house	75 sqm	2240 £ per sqm		£0
0	3 Bed House	88 sqm	2240 £ per sqm		£(
Low Cost	Houses	85% Open	Market Value		
0	Apartments	60 sqm	2890 £ per sqm		£0
0	2 Bed house	75 sqm	2720 £ per sqm		£0
0	3 Bed House	88 sqm	2720 £ per sqm		£0
Affordable	e Rent Houses	60% Open	Market Value		
0	Apartments	60 sqm	2040 £ per sqm		£0
0	2 Bed house	75 sqm	1920 £ per sqm		£0
0	3 Bed House	88 sqm	1920 £ per sqm		£0
5 Developn	Total Units nent Value				£1,324,800
Developn	nent Costs	_			_
Land	Apartments	O Plots	18791.715 £ per plot		£0
	2 Bed House	2 Plots	46979.288 £ per plot		£93,959
	3 Bed House	3 Plots	53404.9 £ per plot		£160,215
	4 Bed House	0 Plots	74766.86 £ per plot		£0
Charles D.	5 Bed House	O Plots		Total Land £254,173	£(
Stamp Du	ity Land Tax	1.00	3.0%	-	£7,625
0	Apartments	60 sqm	1255 £ per sgm	1.15 Gross/Net	£0
2	2B Houses	75 sqm	1119 £ per sqm	V 23.44.76	£167,850
3	3B Houses	88 sqm	1119 £ per sqm		£295,416
0	4B Houses	120 sqm	1119 £ per sqm		£0
0	5B Houses	150 sqm	1119 £ per sqm		£0
5	I Afficial-la III-aas	414 Total			
Profession	l Affordable Housi	ng Lanu Cost	0 per plot		£(
Legal Fee:	10010000		8.0% Build Cost 0.5% GDV		£37,063 £6,624
Statutory			1.1% Build Cost		£5,096
	rketing Costs		2.0% Market Units Va	lue	£26,496
Continger			5.0% Build Cost		£23,163
	Obligations		1500 £ per Market Ur	nit	£7,500
Interest		5.0%	12 Month Build	6 Mth Sale Void	£42,464
Arrangem		1.0% Cost		The section of	£8,235
Developm	nent Profit		20.0% of GDV Aff Hsg	10% of GDV	£264,960
Total Cos					£1,146,664

DEVELOP	MENT SCENARIO	ISmall U	ousing Developme	nt	100	artments	0
	D VALUE SCENARIO			TIL		ed houses	2
	MENT LOCATION (rket 10% Art Units		1000	ed houses	3
	MENT DETAILS		5 Total Units		1000	ed houses	0
Affordable	e Proportion	0%	O Affordable Units	S		ed house	0
Affordable		24% Intermed		ow Cost		fordable Rent	
	ent Floorspace		414 Sqm Market Ho	using	0 Sqr	n Affordable Hou	using
CHECKERS WINDOWS WARD I	ent Value						
Market Ho		60 sqm	24001	verou batab			£0
2	Apartments 2 bed houses	75 sqm		eper sqm per sqm			£480,000
3	3 Bed houses	88 sqm		per sqm E per sqm			£844,800
ő	4 bed houses	120 sqm		per sqm			£(
Ō	5 bed house	150 sqm		e per sqm			£
					_		
	ate Houses	70% Open Ma					
0	Apartments	60 sqm		per sqm			£0
0	2 Bed house	75 sqm		e per sqm			£0
U	3 Bed House	88 sqm	2240 £	e per sqm		- 50	£(
Low Cost I	Houses	85% Open Ma	rket Value				
0	Apartments	60 sqm		per sqm			£0
0	2 Bed house	75 sqm		e per sqm			£0
0	3 Bed House	88 sqm	2720 £	per sqm			£0
A EE - und - la la	Doub House F	C00/16	T-131-1				
Arrordable 0	Rent Houses	60% Open Ma 60 sgm		- 1/10/2014			£0
ő	Apartments 2 Bed house	75 sqm		per sqm per sqm			£
0	3 Bed House	88 sqm		per sqm			£0
5	Total Units	DO SQUII	1320	per squi		_	
Developm	ent Value						£1,324,800
Developm	ent Costs				_		
Land	Apartments	O Plots	22541.715	e per plot			£(
	2 Bed House	2 Plots	56354.288 £	per plot			£112,709
	3 Bed House	3 Plots	64404.9				£193,219
	4 Bed House	O Plots	90166.86			-AAA.3. A.5%	£0
C1 D.	5 Bed House	O Plots	112708.58	E per plot	Total Land	£305,923	£(
Construct	ty Land Tax	_	3.0%	_	_		£9,178
0	Apartments	60 sqm	125514	per sqm	1.15 Gro	oss/Net	£0
2	2B Houses	75 sqm		per sqm	2,125	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	£167,850
3	3B Houses	88 sqm		per sqm			£295,416
0	4B Houses	120 sqm		per sqm			£0
0	5B Houses	150 sqm		e per sqm			£0
5		414 Total sqm				-	- 2
	Affordable Housi	ng Land Cost		per plot			£(
Profession Legal Fees			0.5%	Build Cost			£37,063 £6,624
Statutory			1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A 1 A	Build Cost			£5,096
	keting Costs			Market Units V	alue		£26,496
Contingen				Build Cost			£23,163
	Obligations			e per Market U	nit		£7,500
Interest		5.0%	12 Month Build			h Sale Void	£46,607
Arrangem		1.0% Cost	THE STATE OF				£8,768
Developm	ent Profit	20	0.0% of GDV /	Aff Hsg	10% of	GDV	£264,960
Total Cost							£1,204,642

5. Town Centre Apartments

DEVELOR	MENT COENIADIO	PT-COOK A	Tantas Augustus	Plant and a second	30
	MENT SCENARIO ID VALUE SCENARI		Centre Apartments	Apartments	35 0
	MENT LOCATION (ofit All Units	2 bed houses 3 Bed houses	0
	MENT DETAILS	20/41)	35 Total Units	4 bed houses	0
	e Proportion	50%	18 Affordable Units	5 bed house	0
Affordabl		24% Intermed		56% Affordable Rent	
	nent Floorspace		1080 Sqm Market Housing	1,020 Sqm Affordable Ho	ousing
Developn	nent Value				
Market H	ouses				
18	Apartments	60 sqm	3400 £ per sqm		£3,672,000
0	2 bed houses	75 sqm	3200 £ per sqm		£C
0	3 Bed houses	88 sqm	3200 £ per sqm		£C
0	4 bed houses	120 sqm	3100 £ per sqm		£C
0	5 bed house	150 sqm	3100 £ per sqm		£0
Intermedi	ate Houses	70% Open Ma	arket Value	-	
4	Apartments	60 sgm	2380 £ per sqm		£571,200
100	2 Bed house	75 sgm	2240 £ per sqm		£0
	3 Bed House	88 sqm	2240 £ per sqm		£C
B. 5 5 5 5			STATE OF THE STATE		
Low Cost	Houses	85% Open Ma			
4	Apartments	60 sqm	2890 £ per sqm		£693,600
	2 Bed house	75 sqm	2720 £ per sqm		£0
	3 Bed House	88 sqm	2720 £ per sqm		£C
Affordable	e Rent Houses	60% Open Ma	irket Value	-	
9	Apartments	60 sgm	2040 £ per sqm		£1,101,600
	2 Bed house	75 sqm	1920 £ per sqm		£C
	3 Bed House	88 sqm	1920 £ per sqm		£C
35 Developn	Total Units nent Value				£6,038,400
Developn Land	nent Costs Apartments	18 Plots	18791.715 £ per plot		£338,251
Lunu	2 Bed House	O Plots	46979.288 £ per plot		£0
	3 Bed House	O Plots	53690.614 £ per plot		£C
	4 Bed House	O Plots	75166.86 £ per plot		£C
	5 Bed House	O Plots	93958.575 £ per plot	Total Land £338,251	£C
Stamp Du	ty Land Tax		3.0%		£10,148
Construct	ion	270000	The second second	The state of the s	
35	Apartments	60 sqm	1255 £ per sqm	1.15 Gross/Net	£3,030,825
0	2B Houses	75 sqm	1119 £ per sqm		£0
0	3B Houses	88 sqm	1119 £ per sqm		£C
0	4B Houses	120 sqm	1119 £ per sqm		£C
0 35	5B Houses	150 sqm 2415 Total sqn	1119 £ per sqm		£0
	l Affordable Housir		5638 per plot	-	£98,657
Profession	BUILD AND SHOULD SEE THE SECOND SECON	ig Edita Cost	8.0% Build Cost		£242,466
Legal Fee			0.5% GDV		£30,192
Statutory			1.1% Build Cost		£33,339
Sales/Mai	rketing Costs		2.0% Market Unit	ts Value	£73,440
Continger			5.0% Build Cost		£156,474
PRINTED TO STATE OF THE PARTY O	Obligations	0.00	1500 £ per Marke		£52,500
Interest		5.0%	12 Month Build	6 Mth Sale Void	£171,546
Arrangem		1.0% Cost	A section		£40,138
Developm	nent Profit	2	0.0% of GDV Aff Hsg	20% of GDV	£1,207,680
Total Cos	N. C.				£5,485,655

fordable Housinges sing Costs sgations Fee	2415 Total sqm ng Land Cost 5.0% 1.0% Cost		its Value	£118,344 £242,466 £30,192 £33,339 £73,440 £157,458 £52,500 £177,753 £41,040 £1,207,680
ees s ing Costs s	2415 Total sqm ng Land Cost	6763 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost	nits Value ket Unit	£242,460 £30,193 £33,333 £73,440 £157,453 £52,500
ees s ing Costs s	2415 Total sqm	6763 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur 5.0% Build Cost	its Value	£242,466 £30,19 £33,339 £73,446 £157,456
Fees s ing Costs	2415 Total sqm	6763 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost 2.0% Market Ur	its Value	£242,46 £30,19 £33,33 £73,44
ees s	2415 Total sqm	6763 per plot 8.0% Build Cost 0.5% GDV 1.1% Build Cost		£242,46 £30,19 £33,33
ees	2415 Total sqm	6763 per plot 8.0% Build Cost		£242,46 £30,19
SOUR TO ALL SOUR COLUMN TO THE PARTY OF THE	2415 Total sqm	6763 per plot		
fordable Housir	2415 Total sqm			£118,34
The second second				
I LIOUSES	TOO SUIT	LILIZIE DEI SOM		T.
B Houses	150 sqm	1119 £ per sqm 1119 £ per sqm		£
		1119 £ per sqm		£
				£
Apartments			1.15 Gross/Net	£3,030,82
	24	ASSET	1 4 4 5 1	62.022.53
and Tax	City Fee	3.0%	The second section is a second second	£12,17
Bed House	O Plots	112708.58 £ per plot	Total Land £405,751	£
Bed House	O Plots	90166.86 £ per plot		£
Bed House	O Plots	64404.9 £ per plot		£
Bed House	O Plots	56354.288 £ per plot		£
Apartments	18 Plots	22541.715 £ per plot		£405,75
t Costs				
t value				£6,038,40
otal Units				00.000.00
Bed House	88 sqm	1920 £ per sqm		£
Bed house	75 sqm			£
Apartments	60 sqm	2040 £ per sqm		£1,101,60
ent Houses	60% Open Ma	rket Value		
1 H H 1 T 1	- C. C. C. C. C.	- Aleman Discouling		1
Bed House	88 sqm	2720 £ per sqm		£
Bed house	75 sqm	2720 £ per sqm		£055,00
				£693,600
ises	85% Open Ma	rket Value		
	Juliu	EE 10 E per 34m		
				£
				£071,20
111774747				£571,200
Houses	709/10 Ma	aleat Malica		
bed house	15U sqm	3100 £ per sqm		£
				£
Bed houses	The state of the s			£
2 bed houses				£
Apartments	60 sqm	3400 £ per sqm		£3,672,00
es				
t Value				
	The second secon	Control (Section 2)		ousing
COLUMN TO THE OWNER OF THE OWNER OWNER OF THE OWNER O				
	50%1			0
	ZONIL)			0
		111111111111111111111111111111111111111		0
				35 0
UT CCENIADIO				50
	NT LOCATION (NT DETAILS Proportion lix E Floorspace E Value ES Partments Ded houses Ded houses Ded houses Ded house	ALUE SCENARIO NT LOCATION (ZONE) NT DETAILS Opportion (ix 24% Intermed 24% Intermed 24% Intermed 25% Intermed	Brownfield 20% Profit All Units 20% Low Cost 20% Low Cost	See See

DEVELOPS	AENIT CCENTADIO	T	va Anautmanii		35
	MENT SCENARIO D VALUE SCENAR		re Apartments	Apartments 2 bed houses	35 0
	MENT LOCATION		et 10% Aff Units	3 Bed houses	0
	MENT DETAILS		5 Total Units	4 bed houses	0
	Proportion	Total control of the	.7 Affordable Units	5 bed house	ō
Affordable	Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	
	ent Floorspace	108	O Sqm Market Housing	1,020 Sqm Affordable Ho	ousing
Developm					
Market Ho					
18 0	Apartments	60 sqm	3400 £ per sqm		£3,672,000
0	2 bed houses	75 sqm 88 sqm	3200 £ per sqm 3200 £ per sqm		£0
0	3 Bed houses 4 bed houses	120 sqm	3100 £ per sqm		£0
Ô	5 bed houses	150 sqm	3100 £ per sqm		£C
	S Sed House	130 sq.iii	o zoo z per squi		
Intermedia	ite Houses	70% Open Market	Value		
4	Apartments	60 sqm	2380 £ per sqm		£571,200
	2 Bed house	75 sqm	2240 £ per sqm		£0
	3 Bed House	88 sqm	2240 £ per sqm		£0
		050/1	107		
Low Cost F 4	2.240090.1200	85% Open Market			£602 600
4	Apartments 2 Bed house	60 sqm 75 sqm	2890 £ per sqm 2720 £ per sam		£693,600 £0
	3 Bed House	88 sqm	2720 £ per sqm		£0
	3 Bed House	oo sqiii	2720 E per sqrii		1.0
Affordable	Rent Houses	60% Open Market	: Value	-	
9	Apartments	60 sqm	2040 £ per sqm		£1,101,600
	2 Bed house	75 sqm	1920 £ per sqm		£0
	3 Bed House	88 sqm	1920 £ per sqm		£0
35	Total Units				66 020 400
Developm	ent value				£6,038,400
Developm	ent Costs				
Land	Apartments	18 Plots	18791.715 £ per plot		£338,251
	2 Bed House	O Plots	46979.288 £ per plot		£0
	3 Bed House	O Plots	53404.9 £ per plot		£0
	4 Bed House	O Plots	74766.86 £ per plot	450,000,000	£0
C. D.	5 Bed House	O Plots	93458.575 £ per plot	Total Land £338,251	£0
Stamp Dut Constructi			3.0%		£10,148
35	Apartments	60 sgm	1255 £ per sqm	1.15 Gross/Net	£3,030,825
0	2B Houses	75 sqm	1119 £ per sqm	1.13 dross/Net	£3,030,823
ő	3B Houses	88 sqm	1119 £ per sqm		£0
0	4B Houses	120 sqm	1119 £ per sqm		£0
Ō	5B Houses	150 sqm	1119 £ per sqm		£C
35	- 6	2415 Total sqm			- A. C. C. C.
	Affordable Housi	ng Land Cost	5638 per plot		£95,838
Profession	al Fees		8.0% Build Cost		£242,466
Legal Fees	225		0.5% GDV		£30,192
Statutory I	ees		1.1% Build Cost	a ale ii	£33,339
Contingen	keting Costs		2.0% Market Unit	ts value	£73,440 £156,333
Planning C			1500 £ per Marke	at Unit	£156,333
Interest	I I	5.0% 1	2 Month Build	6 Mth Sale Void	£171,431
Arrangeme	ent Fee	1.0% Cost		S With Sale Valu	£40,108
Developme		202 200 40 124 400	of GDV Aff Hsg	10% of GDV	£1,040,400
Total Cost				-	£5,315,271
Total Cost					13,313,2/1

DEVELOP	MENT SCENARIO	Town C	Centre Apartments	Apartments	35
	ID VALUE SCENARI		The second secon	2 bed houses	0
	MENT LOCATION (arket 10% Aff Units	3 Bed houses	0
	MENT DETAILS		35 Total Units	4 bed houses	0
Affordabl	e Proportion	50%	17 Affordable Units	5 bed house	0
Affordabl	e Mix	24% Intermed		56% Affordable Rent	
Developn	nent Floorspace		1080 Sqm Market Housing	1,020 Sqm Affordable H	ousing
	nent Value				
Market H			700		62 672 000
18 0	Apartments	60 sqm	3400 £ per sqm		£3,672,000
0	2 bed houses 3 Bed houses	75 sqm 88 sqm	3200 £ per sqm 3200 £ per sqm		£0
ő	4 bed houses	120 sqm	3100 £ per sqm		£C
0	5 bed house	150 sqm	3100 £ per sqm		£C
	5 bed flouse	130 34111	S100 E per squi		
Intermed	iate Houses	70% Open Ma	rket Value	0	
4	Apartments	60 sqm	2380 £ per sqm		£571,200
	2 Bed house	75 sqm	2240 £ per sqm		£C
	3 Bed House	88 sqm	2240 £ per sqm		£0
	A CONTRACTOR OF THE PARTY OF TH	100000	Water Street,		-
Low Cost	Houses	85% Open Ma	irket Value		
4	Apartments	60 sqm	2890 £ per sqm		£693,600
	2 Bed house	75 sqm	2720 £ per sqm		£0
	3 Bed House	88 sqm	2720 £ per sqm	0	£0
Affordabl	e Rent Houses	609/10 14	- L- 131 d		
Ariordabi 9		60% Open Ma 60 sqm	rket Value 2040 £ per sqm		£1,101,600
-	Apartments 2 Bed house	75 sqm	1920 £ per sqm		£1,101,600 £0
	3 Bed House	88 sgm	1920 £ per sqm		£0
35	Total Units	CC sqiii	1320 2 pc. 3q.		
	nent Value				£6,038,400
Developn	nent Costs				_
Land	Apartments	18 Plots	22541.715 £ per plot	9	£405,751
	2 Bed House	O Plots	56354.288 £ per plot		£0
	3 Bed House	0 Plots	64404.9 £ per plot		£0
	4 Bed House	O Plots	90166.86 £ per plot		£0
Ctamp Du	5 Bed House	O Plots	112708.58 £ per plot	Total Land £405,751	£0
Construct	ity Land Tax		3.0%		£12,173
35	Apartments	60 sqm	1255 £ per sgm	1.15 Gross/Net	£3,030,825
0	2B Houses	75 sqm	1119 £ per sqm		£0,030,023
0	3B Houses	88 sqm	1119 £ per sqm		£0
0	4B Houses	120 sqm	1119 £ per sqm		£0
0	5B Houses	150 sqm	1119 £ per sqm		£0
35		2415 Total sqn			
Additiona	I Affordable Housi	ng Land Cost	6763 per plot	1	£114,963
Profession			8.0% Build Cost		£242,466
Legal Fee			0.5% GDV		£30,192
Statutory			1.1% Build Cost		£33,339
	rketing Costs		2.0% Market U		£73,440
Continger			5.0% Build Cost		£157,289
Pianning (Interest	Obligations	5.0%	1500 £ per Mar		£52,500 £177,615
Interest Arrangem	ent Fee	1.0% Cost	12 Month Build	6 Mth Sale Void	£41,004
	nent Profit		0.0% of GDV Aff Hsg	10% of GDV	£1,040,400
- CTCIOPII	is in Thems		51575 01 05 711 113g	10/10/10/10/10	22,546,400
Total Cos					£5,411,957

Viability Assessment of Proposed Residential Sites Plan Period 2015 - 2030

- 1. 0-5 Year Delivery Sites
- 2. 6-10 Year Delivery Sites
- 3. 11-15 Year Delivery Sites

1. 0-5 Year Delivery Sites

Viab		ar Delivery		
SITE REFERENCE	1		Apartments	28
SITE LOCATION	Breezehurst	Drive	2 bed houses	45
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses	22
DEVELOPMENT DETAILS	112	Total Units	4 bed houses	11
Affordable Proportion %		Affordable Units	5 bed house	6
Affordable Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	Autoria de
Development Floorspace	4598	Sqm Market Housing	3,926 Sqm Affordable	Housing
DEVELOPMENT VALUE				
Market Houses	201	2.000		
14 Apt	60 sqm	3400 £ per sqm		£2,856,000
22 2 Bed 11 3 Bed	75 sqm 88 sqm	3200 £ per sqm 3200 £ per sqm		£5,376,000 £3,153,920
6 4 Bed	120 sqm	3100 £ per sqm		£2,083,200
3 5 Bed	150 sqm	3100 £ per sqm		£1,302,000
3 3 Bed	130 sqm	3100 E per sum		£1,502,000
intermediate Units	70% Open Market V	alue	-	
3 Apt	60 sqm	2380 £ per sqm		£479,80
7 2 Bed	75 sqm	2240 £ per sqm		£1,128,960
3 3 Bed	88 sqm	2240 £ per sqm		£529,859
1 4 Bed	120 sqm	2170 £ per sqm		£174,989
Low Cost Units	85% Open Market V	alue		
3 Apt	60 sqm	2890 £ per sqm		£485,520
6 2 Bed	75 sqm	2720 £ per sqm		£1,142,400
2 3 Bed	88 sqm	2720 £ per sqm		£536,160
1 4 Bed	120 sqm	2635 £ per sqm		£177,073
Intermediate Units	60% Open Market V			
8 Apt	60 sqm	2040 € per sqm		£959,610
16 2 Bed	75 sqm	1920 £ per sqm		£2,257,920
6 3 Bed	88 sqm	1920 £ per sqm		£1,059,717
2 4 Bed	120 sqm	1860 £ per sqm	112 Total Units	£349,978
Development Value	2.7			£24,053,124
DEVELOPMENT COSTS				
Land Apt	14 Plots	22542 £ per plot.		£315,584
2 Bed	22 Plots	56354 £ per plot		£1,262,336
3 Bed	11 Plots	64405 £ per plot		£721,335
4 Bed	6 Plots	90167 £ per plot		£504,934
5 Bed	3 Plots	112709 £ per plot	Total Land €3,119,773	£315,584
Stamp Duty Land Tax		7.0%		£218,38
Construction	16			73.5555
28 Apt.	60 sgm	1255 £ per sqm	1.15 Gross/Net	£2,424,660
50 2 Bed	75 sqm	1119 £ per sqm		£4,229,820
22 3 Bed	88 sqm	1119 £ per sqm		£2,205,773
8 4 Bed	120 sqm	1119 £ per sqm		£1,127,952
3 5 Bed	150 sqm	1119 £ per sqm	- 1	£469,980
112	9111 Total sgm	1680001		£160 AA
Abnormal Costs		8.0% Construction C		£168,000
Professional Fees @ Legal Fees		0.5% GDV	USI.	£120,266
Statutory Fees		1.1% Construction C	net	£126,09
Sales/Marketing Costs		2.0% Market Units \		£295,42
Contingencies		5.0% Construction C		£531.30
Affordable Housing Land Cost		16906 per Affordable		£946,75
CIL		100 £ per sqm Mar		£459,760
Interest @	5.0% 12	Month Construction	6 Mth Sales Void	£801,20
Arrangement Fee	1.0% Cost	MAN STANDARD	Tallian same same	£153,42
Development Profit	20.0%	of GDV Aff Hsg	20% of GDV	£4,810,62
			10.00	
Employ Committee				£23,045,85
Total Cost				

	ab			ar Delivery		
SITE REFE			29		0 Apartments	8
SITE LOCA			The second secon	Langley Green Primary	The state of the s	12
	MENT SCEN	227822	Greenfield		3 Bed houses	6
	MENT DETA	1		O Total Units	4 bed houses	3
	Proportion 9	76	The second secon	Affordable Units	5 bed house	2
Affordable	nt Floorspa		The second secon	20% Low Cost 2 Sqm Market Housing	56% Affordable Rent 1,052 Sqm Affordable	Hausing
	MENT VALU		123.	2 3qm Market Housing	1,052 Sqni Alfordable	Housing
Market Ho					100	
4	4444	or	60 sqm	3400 € per sgm		£765,00
6	2 Bed		75 sgm	3200 € per sgm		£1,440,00
3	3 Bed		88 sqm	3200 € per sqm		£844,80
2	4 Bed	13	120 sgm	3100 £ per sqm		£558,00
1	5 Bed	- 19	150 sqm	3100 € per sqm		£348,75
and a source of the	4 - 11 - la -	-	70% 0	10.10		
Intermedia 1	Apt		70% Open Market 60 sqm	Value 2380 £ per sym		£128,52
2	Z Bed		75 sqm	2240 £ per sqm		£302,40
1	3 Bed		88 sqm	2240 £ per sqm		£141,92
0	4 Bed		120 sqm	2170 £ per sqm		£46,87
Low Cost U			85% Open Market			2.0,0,
1		0	60 sgm	2890 £ per sqm		£130.05
2	2 Bed		75 sqm	2720 £ per sqm		£306,00
1	3 Bed		88 sgm	2720 £ per sqm		£143,61
0	4 Bed		120 sqm	2635 £ per sqm		£47,43
Intermedia	te Units		60% Open Market	The second secon		
2		0	60 sqm	2040 £ per sqm		£257,04
4	2 Bed		75 sqm	1920 € per sqm		£604,80
2	3 Bed		88 sqm	1920 £ per sqm		£283,85
0	4 Bed		120 sqm	1860 £ per sqm	30 Total Units	£93,74
Developm	ent Value				The same of the sa	£6,442,80
DEVELOP	MENT COST	S				
Land		0	4 Plots	18792 £ per plot		£70,46
	2 Bed		6 Plots	46979 £ per plot		£281,87
	3 Bed		3 Plots	53691 £ per plot		£161,07
	4 Bed		2 Plots	75167 £ per plot	ALLOWS MINORES	£112,75
	5 Bed		1 Plots	93959 £ per plot	Total Land £696,636	£70,46
Stamp Duty Constructi	Committee of the Commit	_		4.0%		£27,86
8	ion.	0	60 sqm	1255 € per sqm	1.15 Gross/Net	£649,46
14	2 Bed	W.	75 sgm	1119 £ per sqm	GIUSS/NEL	£1,132,98
6	3 Bed		88 sqm	1119 £ per sqm		£590,83
2	4 Bed		120 sqm	1119 £ per sqm		£302,13
1	5 Bed		150 sqm	1119 £ per sqm		£125,88
30			2441 Total sqm			
Abnormal C	costs			100000		£100,00
Professiona	I Fees @			8.0% Construction	1 Cost	£224,10
Legal Fees				0.5% GDV		£32,21
Statutory Fe	ees			1.1% Construction		£34,37
Sales/Mark	eting Costs			2.0% Market Unit	s Value	£79,13
Contingenc		0.74672		5.0% Construction		£145,06
	Housing Land	d Cost		14094 per Afforda		£211,40
CIL		1	F 80/1	100 £ per sqm N		£123,15
nterest @	5200	P	200000	2 Month Construction	6 Mth Sales Void	£202,05
Arrangeme			1.0% Cost	71	200/2 (200)	£39,95
Developm	ent Profit		20.09	of GDV Aff Hsg	20% of GDV	£1,288,56
reserves a						£6,005,82
Total Cost						

VI	ab		ar Delivery	ability Appra	
SITE REFE		_	A	Apartments	218
SITE LOCA		Southern C	ounties, West Green	2 bed houses	210
	MENT SCENARIO	Brownfield	The state of the first control of the	3 Bed houses	
DEVELOP	MENT DETAILS	21	8 Total Units	4 bed houses	
Affordable	Proportion %	50% 10	9 Affordable Units	5 bed house	
Affordable	Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	
Developme	ent Floorspace	654	O Sqm Market Housing	6,540 Sqm Affordable	Housing
	MENT VALUE				
Market Ho	-				222 622 623
109	Apt	60 sqm	3400 E per sqm		£22,236,000
0	2 Bed	75 sqm	3200 É per sqm		£0
0	3 Bed	88 sqm	3200 £ per sqm		60
0	4 Bed	120 sqm 150 sqm	3100 E per sqm		£0
0.	5 Bed	150 sqm	3100 E per sqm		1.0
Intermedia	ite Units	70% Open Market	Value		
26	Apt.	60 sqm	2380 E per sqm		£3,735,648
0	2 Bed	75 sqm	2240 £ per sqm		£C
0	3 Bed	88 sqm	2240 Eperson	100	£0
0	4 Bed	120 sqm	2170 E per sqm		£0
Low Cost L		85% Open Market			
22	Apt	60 sqm	2890 E per sqm		£3,780,120
0	2 Bed	75 sqm	2720 £ per sqm		£0
0	3 Bed	88 sqm	2720 E personi		£C
0	4 Bed	120 sqm	2635 E per sqm		£0
Intermedia		60% Open Market			C2 474 DD4
61	Apt	60 sqm	2040 £ per sqm		£7,471,296
0	2 Bed	75 sqm	1920 £ per sqm		£0
0	3 Bed	88 sqm	1920 £ per sqm	The state of	£0
	4 Bed nent Value	120 sqm	1860 E per sgm	218 Total Units	£37,223,064
Developii	ient value				237,223,004
	MENT COSTS	100	10000		52 457 043
Land	Apt	109 Plots	22542 É per plot		E2,457,047
	2 Bed	O Plots	56354 £ per plot		£0
	3 Bed	O Plots	64405 E per plot		£
	4 Bed	O Plots	90167 £ per plot	na senar	£0
Stamp Dut	5 Bed	O Plots	112709 £ ner plot	Total Land £2,457,047	
Construct	No. of the Contract of the Con	_	7.0%		£171,993
218	Apt	60 sqm	1255 E per sgm	1.15 Gross/Net	£18,877,710
0	2 Bed	75 sqm	1119 E per sqm	Teresavies	£0
0	3 Bed	88 sqm	1119 £ per sqm		£0
0	4 Bed	120 sqm	1119 £ per sqm		£C
0	5 Bed	150 sqm	1119 £ per sqm		£0
218		15042 Total sqm	T-STATE OF		
Abnormal (Costs		342750		£342,750
Profession	al Fees @		8.0% Constructio	n Cost	£1,510,217
Legal Fees			0.5% GDV	200	£186,115
Statutory F			1.1% Constructio		£228,03
	eting Costs		2.0% Market Unit	A HOLL SQUARE CONT.	£444,720
Contingend			5.0% Constructio		£961,023
	Housing Land Cost		6763 per Afforda		£737,114
CIL		F NC/I	100 E per sqm N		£654,000
Interest @	A P. C.		2 Month Construction	6 Mth Sales Void	£1,134,648
Arrangeme Developm	ent Profit	1.0% Cost 20.09	of GDV Aff Hsg	20% of GDV	£242,18 £7,444,61
		25,07		23.5 51 527	
Total Cost	4.7				£35,392,173

Vi ab	Resid	Residential Viability Appraisal			
viab	0-5 Yea	ar Delivery			
SITE REFERENCE	406		Apartments	10	
SITE LOCATION	110-112 Spe	ncer's Road, W Green	2 bed houses		
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses		
DEVELOPMENT DETAILS	10	Total Units	4 bed houses		
Affordable Proportion %	50% 5	Affordable Units	5 bed house		
Affordable Mix	24% Intermediate	20% Low Cost	56% Affordable Rent		
Development Floorspace	A SECURITION OF THE PROPERTY O	Sqm Market Housing	300 Sgm Affordable	Housing	
DEVELOPMENT VALUE		- diministra		7,040,11,6	
Market Houses					
5 Apt	60 sqm	3400 £ per sqm		£1,020,000	
0 2 Bed	75 sqm	3200 £ per sqm		£0,020,000	
	88 sqm	3200 £ per sqm		£0	
0 4 Bed	120 sqm	3100 £ per sqm		£0	
0 5 Bed	150 sqm	3100 £ per sqm		£	
ntermediate Units	70% Open Market V	alue			
1 Apt	60 sqm	2380 £ per sqm		£142,800	
2 Bed	75 sqm	2240 £ per sqm		£(
3 Bed	88 sqm	2240 £ per sam		£	
4 Bed	120 sam	2170 £ per sqm		£	
ow Cost Units	85% Open Market V			E	
The second secon				5472 400	
1 Apt	60 sqm	2890 £ per sqm		£173,400	
2 Bed	75 sqm	2720 £ per sqm		£0	
3 Bed	88 sqm	2720 £ per sqm		£(
4 Bed	120 sqm	2635 £ per sqm		£C	
ntermediate Units	60% Open Market V	alue			
3 Apt	60 sqm	2040 £ per sqm		£367,200	
2 Bed	75 sgm	1920 £ per sqm		£C	
3 Bed	88 sqm	1920 £ per sgm		£0	
4 Bed	120 sqm	1860 £ per sqm	10 Total Units	£0	
Development Value				£1,703,400	
DEVELOPMENT COSTS Land Apt	5 Plots	22542 £ per plot		£112,709	
2 Bed	O Plots	56354 £ per plot		£	
3 Bed	O Plots	64405 £ per plot		£	
				£	
4 Bed	O Plots	90167 £ per plot	E. I. 0449 700		
5 Bed	O Plots	112709 £ per plot	Total Land £112,709	£0	
Stamp Duty Land Tax Construction	-	0.0%		£0	
3543946955560	60 sam	1255 £ per sqm	1.15 Gross/Net	£865,950	
		1233 E per sqm	1.15 Gross/Net		
0 2 Bed	75 sqm	1119 £ per sqm		£	
0 3 Bed	88 sqm	1119 £ per sqm		£0	
0 4 Bed	120 sqm	1119 £ per sqm		£0	
0 5 Bed	150 sqm	1119 £ per sqm		£0	
10	690 Total sqm				
Abnormal Costs		15000		£15,000	
Professional Fees @		8.0% Construction	Cost	£69,276	
egal Fees		0.5% GDV		£8,51	
Statutory Fees		1.1% Construction	Cost	£10,45	
Gales/Marketing Costs		2.0% Market Units		£20,400	
Contingencies		5.0% Construction		£44,04	
Affordable Housing Land Cost		6763 per Affordabl		£33,81	
				£30,000	
	F 00/1 43	100 £ per sqm Ma			
nterest @	_ 0.0.7.0	Month Construction	6 Mth Sales Void	£51,40	
Arrangement Fee	1.0% Cost	Charles - Valence		£11,02	
Development Profit	20.0%	of GDV Aff Hsg	20% of GDV	£340,680	
San					
Total Cost				£1,613,272	

	b	U-D	Year Delivery		
SITE REFERENCE	E		38	Apartments	25
SITE LOCATION		Land Ad	i to Desmond Anderson	2 bed houses	40
DEVELOPMENT	SCENARIO	Greenfi	eld	3 Bed houses	
DEVELOPMENT	DETAILS		100 Total Units	4 bed houses	
Affordable Propo	ortion %	50%	50 Affordable Units	5 bed house	
Affordable Mix	ARREST TO THE	24% Intermed		56% Affordable Rent	
Development Flo			1105 Sqm Market Housing	3,505 Sqm Affordable	e Housing
DEVELOPMENT	VALUE				
Market Houses	-	col	2400]		C2 FF0 00/
13 Apt 20 2 B		60 sgm 75 sgm	3400 £ per sqm 3200 £ per sqm		£2,550,000 £4,800,000
10 38		88 sqm	3200 £ per sqm		£2,816,000
5 48		120 sqm	3100 £ per sqm		£1,860,000
3 58		150 sqm	3100 £ per sqm		£1,162,500
3 36	ea	Taoledin	3100 E per sqrti		11,102,500
Intermediate Un	its	70% Open Ma	rket Value		
3 Apt	4.4	60 sam	2380 £ per sqm		£428,400
6 28		75 sgm	2240 £ ger sqm		£1,008,000
2 38		88 sqm	2240 E per sqm		£473,088
1 48		120 sqm	2170 £ per sqm		£156,240
Low Cost Units		85% Open Ma			
3 Apt		60 sqm	2890 E per sqm		£433,500
5 2 B	ed	75 sqm	2720 E per sqm		£1,020,000
2 3 B	ed	88 sqm	2720 £ per sqm		£478,720
1 48	ed	120 sqm	2635 £ per sqm		£158,100
Intermediate Uni	its	60% Open Ma	rket Value		
7 Apt		60 sqm	2040 £ per sqm		£856,800
14 2 B	ed	75 sqm	1920 E persom		£2,016,000
6 38	ed	88 sqm	1920 € per sqm		£946,176
1 4B	A STATE OF THE PARTY OF THE PAR	120 sqm	1860 £ per sqm	100 Total Units	£312,480
Development V	/alue				£21,476,004
DELICI ODIACAT	COCTO				
DEVELOPMENT Land Apt		13 Plots	19703		£224.900
Land Apt		20 Plots	18792 £ per plot 46979 £ per plot		£234,896 £939,586
3 B		10 Plots	53691 £ per plot		£536,900
48		5 Plots	75167 £ per plot		£375,834
5.8		3 Plats	93959 ε per plot	Total Land E2,322,119	£234,896
Stamp Duty Land		3 Fints	7.0%	(DCar Land	£162,548
Construction	IIIA		7.076	The second second	1102,54
25 Apt		60 sgm	1255 € aersqm	1.15 Gross/Net	£2,164,879
45 2 B		75 sqm	1119 E per sqm	2.25	£3,776,629
20 38		88 sqm	1119 £ per sqm		£1,969,440
8 48		120 sqm	1119 £ per sqm		£1,007,100
3 5B		150 sqm	1119 £ per sqm		£419.629
100		8135 Total surr			
Abnormal Costs			450000		£450,000
Professional Fees	@		8.0% Construction	on Cost	£747,01
Legal Fees			0.5% GDV		£107,380
Statutory Fees			1.1% Construction		£115,88
Sales/Marketing	Costs		2.0% Market Uni		£263,770
Contingencies	Aller Care		5.0% Construction		£489,38
Affordable Housi	ng Land Cost		14094 per Afforda		£704,689
CIL	-	5.00/5	100 £ per sqm I		£410,500
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£683,73
Arrangement Fee		1.0% Cost	2007	2007 5000	£135,06
Development P	ront	20	0.0% of GDV Aff Hsg	20% of GDV	£4,295,200
Total Cost					£20,224,947

	ab	0-5 Y	Residential Viability Appraisal 0-5 Year Delivery				
SITE REFE			92	0 Apartments	59		
SITE LOCATION DEVELOPMENT SCENARIO			use, East Park, Southgate	The state of the s			
		Brownfiel	d	3 Bed houses			
	MENT DETAILS		59 Total Units 4 bed houses				
COLAR THAT IS SOMETHING	Proportion %		30 Affordable Units	5 bed house			
Affordable	ent Floorspace	24% Intermediate	20% Low Cost 70 Sgm Market Housing	56% Affordable Rent 1,770 Sgm Affordable	Uniteling		
	MENT VALUE	17	o squi Market Housing	1,770 Sqiii Alibidable	nousing		
Market Ho							
30	Apt	60 sqm	3400 £ per sqm		£6,018,000		
0	2 Bed	75 sqm	3200 £ per sqm		£		
0	3 Bed	88 sqm	3200 E per sqro		£		
0	4 Bed	120 sqm	3100 £ per sqm		£		
0	5 Bed	150 sqm	3100 E per sqm		£		
Intermedia	te Units	70% Open Marke	t Value				
7	Apt	60 sqm	2380 E per sqm		£1,011,024		
0	2 Bed	75 sqm	2240 E per sqm		£		
0	3 Bed	88 sqm	2240 E per sqm		£		
0	4 Bed	120 sqm	2170 E per sqm		£		
Low Cost L	300,000	85% Open Marke			24 555 55		
6	Apt	60 sqm	2890 £ per sqm		£1,023,060		
0	2 Bed 3 Bed	75 sqm 88 sqm	2720 £ per sqm 2720 £ per sqm		£		
0	4 Bed	120 sqm	2635 £ per sqm		E		
Intermedia		60% Open Marke	The second secon		-		
17	Apt	60 sqm	2040 £ persom		£2,022,048		
0	2 Bed	75 sqm	1920 E per sqm		£		
0	3 Bed	88 sam	1920 £ per sqm	A	£		
0	4 Bed	120 sqm	1860 £ per sqm	59 Total Units	£(
Developm	ent Value			7	£10,074,132		
DEVELOP	MENT COSTS						
Land	Apt	30 Plots	22542 E per plot		£664,983		
	2 Bed	O Plots	56354 £ per plot		£		
	3 Bed	O Plots	64405 £ per plot		£		
	4 Bed	O Plots	90167 £ per plot		£		
	5 Bed	O Piots	112709 £ per plot	Total Land £664,981	£(
Stamp Dut Construct			4.0%		£26,599		
59	Apt	60 sqm	1255 E per sqm	1,15 Gross/Net	£5,109,109		
0	2 Bed	75 sqm	1119 £ per sqm	11	£		
0	3 Bed	88 sqm	1119 £ per sqm		£		
0	4 Bed	120 sqm	1119 £ persqm		£		
0	5 Bed	150 sqm	1119 £ per sqm		£		
59 Abnormal (Contro	4071 Total sqm	885001		£88,500		
Profession			8.0% Construction	or Coxt	£408,728		
Legal Fees			0.5% GDV		£50,371		
Statutory F	ees		1.1% Construction	on Cost	£61,670		
	eting Costs		2.0% Market Uni		£120,360		
Contingend			5.0% Construction		£259,880		
COLUMN TO SERVICE STATE OF THE	Housing Land Cost		6763 per Afforda	CV31.71.718	£199,494		
CIL	_	-	100 E per sqm f		£177,000		
Interest @	WEF-1		12 Month Construction	6 Mth Sales Void	£305,35		
Arrangeme Developm	nt Fee ent Profit	1.0% Cost	% of GDV Aff Hsg	20% of GDV	£65,30 £2,014,82		
		20.0	Alexans William	2070101000			
Total Cost					£9,552,17		
					£521,95		

Viab	0-5 Ye	Residential Viability Appraisal 0-5 Year Delivery			
SITE REFERENCE	403		Aparlments	10	
SITE LOCATION	19-21 Quee	nsway N Gate	2 bed houses		
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses		
DEVELOPMENT DETAILS		Total Units	4 bed houses		
Affordable Proportion %		Affordable Units	5 bed house		
Affordable Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	No.	
Development Floorspace	300) Sqm Market Housing	300 Sqm Affordable	Housing	
DEVELOPMENT VALUE					
Market Houses 5 Apt	60 sam	340016		£1 020 000	
0 2 Bed	75 sqm	3400 £ persqm 3200 £ persqm		£1,020,000 £0	
0 3 Bed	88 sqm	3200 £ per sqm		£	
0 4 Bed	120 sqm	3100 £ per sqm		£	
0 5 Bed	150 sqm	3100 £ per sqm		Ē	
0 3000	150 sqiii	3100 E per squi			
Intermediate Units	70% Open Market	Value			
1 Apt	60 sqm	2380 E per sqm		£142,800	
2 Bed	75 sqm	2240 £ per sqm		£	
3 Bed	88 sqm	2240 £ per sqm		£	
4 Bed	120 sqm	2170 £ per sqm		£	
Low Cost Units	85% Open Market 1	Value			
1 Apt	60 sqm	2890 £ persqm		£173,400	
2 Bed	75 sqm	2720 £ per sqm		£C	
3 Bed	88 sqm	2720 £ per sqm		£C	
4 Bed	120 sqm	2635 £ per sqm		£	
Intermediate Units	60% Open Market \				
3 Apt	60 sqm	2040 £ per sqm		£367,200	
2 Bed	75 sqm	1920 £ per sqm		£	
3 Bed	88 sqm	1920 € per sqm	Year Comment	E	
4 Bed	120 sqm	1860 € per sqm	10 Total Units	£	
Development Value	2000			£1,703,400	
DEVELOPMENT COSTS					
Land Apt	5 Plots	22542 £ per plot		£112,709	
2 Bed	0 Plots	56354 £ per plot		£112,70	
3 Bed	O Plots	64405 £ per plet		£	
4 Bed	O Plots	90167 £ per plot		É	
5 Bed	O Plots	112709 £ per plot	Total Land £112,709	£	
Stamp Duty Land Tax	S . 1000	0.0%	1932/23/13	£0	
Construction	200				
10 Apt	60 sqm	1255 € per sqm	1.15 Gross/Net	£865,950	
0 2 Bed	75 sqm	1119 € per sqm	-	E	
O 3 Bed	88 sqm	1119 £ per sqm		E	
0 4 Bed	120 sqm	1119 £ per sqm		£	
0 5 Bed	150 sqm	1119 £ per sqm		E	
10	690 Total sqm			5.5700	
Abnormal Costs		15000		£15,000	
Professional Fees @		8.0% Construction	Cost	£69,27	
Legal Fees		0.5% GDV	Arra-	£8,51	
Statutory Fees		1.1% Construction		£10,45	
Sales/Marketing Costs		2.0% Market Unit	SC S AVE	£20,400	
Contingencies Affordable Housing Land Cost		5.0% Construction 6763 per Affordat		£44,041	
CIL		100 £ per sqm M		£30,000	
Interest @	5.0% 12	2 Month Construction	6 Mth Sales Void	£51,404	
Arrangement Fee	1.0% Cost	- Injoint Construction	With sales void	£11,02	
Development Profit		of GDV Aff Hsg	20% of GDV	£340,68	
- a. a. a. p. marris i Tarris	20.07		20101001	23-747,500	
Total Cost				£1,613,27	

SITE REFER	FNCE	0-5 Ye	18	0 Apartment	8
SITE LOCA	7077		Depot, Old Horsham Roa	TOWN THE PERSON NAMED IN COLUMN TO A PERSON NAMED IN COLUM	
DEVELOPA	MENT SCENARIO	Brownfield		3 Bed hous	ses 6
DEVELOPA	NENT DETAILS	3	O Total Units	4 bed hous	A SECTION AND ADDRESS OF THE PARTY OF THE PA
	Proportion %	The second secon	5 Affordable Units	5 bed hous	We the second
Affordable I	CONTRACTOR OF THE PARTY OF THE	24% Intermediate		56% Affordable	
	nt Floorspace	123	2 Sqm Market Housing	1,052 Sqm Affor	rdable Housing
Market Hou					
4	Apt	60 sqm	3400 E per sgm		£765,00
6	2 Bed	75 sqm	3200 E ger sqm		£1,440,00
3	3 Bed	88 sqm	3200 £ per sqm		£844,80
2	4 Bed	120 sqm	3100 É per sqm		£558,00
1	5 Bed	150 sqm	3100 £ per sqm		£348,75
Intermediat	e Units	70% Open Market	Value		
1	Apt	60 sqm	2380 £ per sqm		£128,52
2	2 Bed	75 sqm	2240 E per sqm		£302,40
1	3 Bed	88 sgm	2240 £ per sgm		£141,92
0	4 Bed	120 sqm	2170 £ per sqm		£46,87
Low Cost U	nits	85% Open Market			234.0
1	Apt	60 sqm	2890 £ aer sqm		£130,05
2	2 Bed	75 sqm	2720 £ per sqm		£306,00
1	3 Bed	88 sqm	2720 Epersqm		£143,61
() Intermediat	A Bed	120 sqm	2635 £ per sqm		£47,43
intermediat 2	Apt	60% Open Market 60 sgm	2040 E per sqm		£257,04
4	2 Bed	75 sqm	1920 £ per sqm		£604,80
2	3 Bed	88 sqm	1920 £ per sqm		£283,85
0	4 Bed	120 sqm	1860 £ per sqm	30 Total Units	6,6,500,000
Developm	ent Value				£6,442,80
DEVELOPA	MENT COSTS				
Land	Apt	4 Plots	22542 £ per plot	1000	£84,53
	2 Bed	6 Plots	56354 £ per plot		£338,12
	3 Bed	3 Plots	64405 É per plot		£193,21
	4 Bed	2 Plots	90167 £ per plot	to the same of the same	£135,25
	5 Bed	1 Plots	112709 £ per plot	Total Land £835.	
Stamp Duty			4.0%		£33,42
Constructi 8		60	13EE1e	1.15	CEAD AS
14	Apt 2 Bed	60 sqm 75 sqm	1255 £ per sqm 1119 £ ger sqm	1.15 Gross/Net	£649,46 £1,132,98
6	3 Bed	88 sqm	1119 £ per sqm		£590,83
2	4 Bed	120 sqm	1119 £ per sqm		£302,13
1	5 Bed	150 sqm	1119 £ per sqm		£125,88
30		2441 Total sqm			
Abnormal C	osts		45000		£45,00
Professiona	Fees @		8.0% Construction	Cost	£224,10
Legal Fees			0.5% GDV		£32,21
Statutory Fe			1.1% Construction		£33,77
Sales/Marke			2.0% Market Units		E79,13
Contingenci			5.0% Construction		£142,31
Affordable i CIL	Housing Land Cost		16906 per Affordati		£253,59 £123,15
Interest @		5.0% 1	100 £ per sqm M 2 Month Construction	6 Mth Sales	
Arrangemer	t Fee	1.0% Cost	Z MONTH CONSTRUCTION	O Mith sales	£40,84
Developme			of GDV Aff Hsg	20% of GDV	£1,288,56
			eron vinas		200000
Mark Street					
Total Cost					£6,145,72

SITE REFERENCE SITE LOCATION DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Affordable Proportion % Affordable Mix Development Floorspace DEVELOPMENT VALUE	North East Greenfield 1900	ar Delivery Sector Neighbourhood, Po	Apartments ound Hill 2 bed houses	475
DEVELOPMENT SCENARIO DEVELOPMENT DETAILS Affordable Proportion % Affordable Mix Development Floorspace DEVELOPMENT VALUE	Greenfield 1900	Sector Neighbourhood, P		7//
DEVELOPMENT DETAILS Affordable Proportion % Affordable Mix Development Floorspace DEVELOPMENT VALUE	1900			760
Affordable Proportion % Affordable Mix Development Floorspace DEVELOPMENT VALUE			3 Bed houses	380
Affordable Mix Development Floorspace DEVELOPMENT VALUE		Total Units	4 bed houses	190
Development Floorspace DEVELOPMENT VALUE		Affordable Units	5 bed house	95
DEVELOPMENT VALUE	24% Intermediate	20% Low Cost	56% Affordable Rent	
	77999	Sqm Market Housing	66,595 Sqm Affordable	e Housing
Market Houses	COI	24001-		C40 450 00
238 Apt 380 2 Bed	60 sqm 75 sqm	3400 £ per sqm 3200 £ per sqm		£48,450,00 £91,200,00
190 3 Bed	75 sqm 88 sqm	3200 £ per sqm		£53,504,00
95 4 Bed	120 sqm	3100 £ per sqm		£35,340,00
48 5 Bed	150 sqm	3100 £ per sqm		£22,087,50
40 3 860	130 sqm	3100 E per sqm		E22,007,30
ntermediate Units	70% Open Market	Value .		
57 Apt	60 sqm	2380 £ persom		£8,139,60
114 2 Bed	75 sqm	2240 £ per sqm		£19,152,00
46 3 Bed	88 sam	2240 £ per sqm		£8,988,67
11 4 Bed	120 sqm	2170 £ per sqm		£2,968,56
low Cost Units	85% Open Market			
48 Apt	60 sqm	2890 € per sqm		£8,236,50
95 2 Bed	75 sqm	2720 £ per sqm		£19,380,00
38 3 Bed	88 sqm	2720 £ per sqm		£9,095,68
10 4 Bed	120 sqm	2635 £ per sqm		£3,003,90
ntermediate Units	60% Open Market	Value		
133 Apt	60 sqm	2040 £ persqm		£16,279,20
266 2 Bed	75 sqm	1920 Epersam		£38,304,00
106 3 Bed	88 sqm	1920 £ per sqm		£17,977,34
27 4 Bed	120 sqm	1860 £ per sqm	1900 Total Units	£5,937,12
Development Value		100000		£408,044,07
DEVELOPMENT COSTS				
land Apt	238 Plots	18792 £ per plot		£4,463,03
2 Bed	380 Plots	46979 E per plot		£17,852,12
3 Bed	190 Plots	53691 £ per plot		£10,201,21
4 Bed	95 Plots	75167 £ per plot		£7,140,85
5 Bed	48 Plots	93959 £ per plot	Total Land £44,120,262	£4,463,03
Stamp Duty Land Tax	10.1100	7.0%	1000 2010 277,720,202	£3,088,41
Construction	The same of the sa	73000	-	23,500,52
475 Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£41,132,62
855 2 Bed	75 sgm	1119 £ per sqm		£71,755,87
380 3 Bed	88 sqm	1119 € per sqm		£37,419,36
143 4 Bed	120 sqm	1119 £ persqm		£19,134,90
48 5 Bed	150 sqm	1119 € per sqm		£7,972,87
1900	154565 Total sqm			
Abnormal Costs		14888000		£14,888,00
Professional Fees @		8.0% Construction C	lost	£14,193,25
egal Fees		0.5% GDV		£2,040,22
tatutory Fees		1.1% Construction 6		£2,271,46
ales/Marketing Costs		2.0% Market Units \		£5,011,63
ontingencies		5.0% Construction C		£9,615,18
Affordable Housing Land Cost		14094 per Affordable		£13,389,09
au .	F 00/1	100 É per sqm Mai		£7,799,50
nterest @		Month Construction	6 Mth Sales Void	£13,252,22
Arrangement Fee	1.0% Cost	Termy Assume	200/1-100/	£2,630,28
Development Profit	20.09	of GDV Aff Hsg	20% of GDV	£81,608,81
Total Cost				£391,323,98

	ab		ar Delivery			
SITE REFER		400			Apartments.	10
SITE LOCA			ourt, Three Bridges		2 bed houses	
	MENT SCENARIO	Brownfield			3 Bed houses	
	MENT DETAILS		Total Units		4 bed houses	
	Proportion %		Affordable Units		5 bed house	
Affordable	SWI ARE USED TO SEE THE SECOND	24% Intermediate	20% Low Cost		M Affordable Rent	
	nt Floorspace	300	Sqm Market Housing	30	00 Sqm Affordable	Housing
	MENT VALUE					
Market Hou						
5	Apt	60 sqm	3400 E persqm			£1,020,000
0	2 Bed	75 sqm	3200 € per sqm			E
0	3 Bed	88 sqm	3200 £ per sqm			£
0	4 Bed	120 sqm	3100 E per sqm			£
0	5 Bed	150 sqm	3100 E per sqm			£
ntermediat	te Units	70% Open Market V	alue			
1	Apt	60 sqm	2380 £ per sqm			£171,360
0	2 Bed	75 sqm	2240 E per sqm			£
0	3 Bed	88 sqm	2240 E per sqm			£
0	4 Bed	120 sqm	2170 Eperson			£
Low Cost U	nits	85% Open Market V	alue			
1	Apt	60 sqm	2890 € per sqm			£173,400
0	2 Bed	75 sqm	2720 Epersqm			£
0	3 Bed	88 sqm	2720 E person			E
0	4 Bed	120 sqm	2635 £ per sqm			£
Intermediat	te Units	60% Open Market V				
3	Apt	60 sqm	2040 € per sqm			£342,720
0	2 Bed	75 sqm	1920 £ per sqm			£
0	3 Bed	88 sqm	1920 £ per sqm			£
0	4 Bed	120 sqm	1860 € persqm	10	Total Units	£
Developm	ent Value	100000000000000000000000000000000000000		-		£1,707,480
DEVELOPA	MENT COSTS					
Land	Apt	5 Plots	22542 E per plot		- 0	£112,709
	2 Bed	O Plots	56354 £ per plot			E
	3 Bed	O Plots	64405 E per plot			£
	4 Bed	O Plots	90167 £ per plot			E
	5 Bed	O Piots	112709 E per-plot	Total La	nd £112.709	£
Stamp Duty	Land Tax		0.0%			£
Constructi	on	30.0				
10	Apt	60 sqm	1255 € per sqm	1.15	Gross/Net	£865,950
0	2 Bed	75 sqm	1119 E per sqm	-		£
0	3 Bed	88 sqm	1119 E per sqm			£
0	4 Bed	120 sqm	1119 E per sqm			E
0	5 Bed	150 sqm	1119 E per sqm			£
10		690 Total sym				
Abnormal C	osts		15000			£15,00
Professiona	Fees @		8.0% Constructio	n Cost		£69,27
egal Fees			0.5% GDV			£8,53
Statutory Fe			1.1% Constructio			£10,45
Sales/Marke	AAAA AAAAA AAAAA AAAAA		2.0% Market Unit			£20,40
Contingenci			5.0% Constructio			£44,04
	Housing Land Cost		6763 per Afforda			£33,81
CIL		- Juni	100 E per sqm N	Market Housing		£30,000
nterest @	3500		Month Construction		6 Mth Sales Void	£51,40
Arrangemer		1.0% Cost	COLUMN COLUMN		om verile	£11,02
Developme	ent Profit	20.0%	of GDV Aff Hsg	20	% of GDV	£341,49
Total Cost						£1,614,10
						11,014,10

	ab		ear Delivery		
SITE REFER		-	45	0 Apartments	35
SITE LOCAT			ane Playing Fields, Three B		55
	ENT SCENARIO			3 Bed houses	28
	Proportion %	50%]	.38 Total Units 69 Affordable Units	4 bed houses 5 bed house	7
Affordable N	0.04-50-10-00-10-10-00-00-00-0	24% Intermedia		56% Affordable Rent	
DONGSTON STREET	nt Floorspace		65 Sqm Market Housing	4,837 Sqm Affordable	Housing
	ENT VALUE	310	30 Squi Warket Housing	4,637 Sqiii Alloidable	Housing
Market Hou					2000
17	Apt [60 sqm	3400 £ per sqm		£3,519,000
28	2 Bed	75 sgm	3200 £ per sqm		£6,624,000
14	3 Bed	88 sqm	3200 € per sqm		£3,886,08
7	4 Bed	120 sqm	3100 £ per sqm		£2,566,80
3	5 Bed	150 sgm	3100 £ persqm		£1,604,25
Intermediat	e Units	70% Open Mark	et Value		
4	Apt	60 sqm	2380 £ per sqm		£591,19
8	2 Bed	75 sqm	2240 £ per sqm		£1,391,04
3	3 Bed	88 sgm	2240 £ per sgm		£652,86
1	4 Bed	120 sgm	2170 £ per sqm		£215,61
Low Cost Un	its	85% Open Mark	et Value		
3	Apt	60 sqm	2890 £ per sqm		£598,23
7	2 Bed	75 sqm	2720 Epersqm		£1,407,60
3	3 Bed	88 sqm	2720 £ per sqm		£660,63
1	4 Bed	120 sqm	2635 € per sqm		£218,17
Intermediat	e Units	60% Open Mark			
10	Apt	60 sqm	2040 £ persqm		£1,182,38
19	2 Bed	75 sqm	1920 £ per sqm		£2,782,08
8	3 Bed	88 sqm	1920 £ per sqm		£1,305,72
2	4 Bed	120 sqm	1860 £ per sqm	138 Total Units	£431,22
Developme	ent value				£29,636,88
	ENT COSTS		10700		200144
Land	Apt	17 Plots	18792 £ per plot		£324,15
	2 Bed	28 Plots	46979 £ per plot		£1,296,62
	3 Bed	14 Plots	53691 £ per plot		£740,93
	4 Bed 5 Bed	7 Plots 3 Plots	75167 £ per plot 93959 £ per plot	Total Land £3,204,524	£518,65 £324,15
Stamp Duty		3 Plots	7.0%	Total Land £3,204,524	£224,31
Construction		_	7.078		1224,51
35	Apt	60 sqm	1255 € per sqm	1.15 Gross/Net	£2,987,52
62	2 Bed	75 sgm	1119 £ per sqm	4.23	£5,211,74
28	3 Bed	88 sqm	1119 £ per sqm		£2,717,82
10	4 Bed	120 sqm	1119 £ per sqm		£1,389,79
3	5 Bed	150 sqm	1119 £ per sqm		£579,08
138		11226 Total sqm			
Abnormal Co	osts		927000		£927,00
Professional	Fees @		8.0% Constructio	n Cost	£1,030,87
Legal Fees			0.5% GDV		£148,18
Statutory Fe			1.1% Constructio		£163,28
Sales/Marke			2.0% Market Unit		£364,00
Contingencie			5.0% Constructio		£690,64
	lousing Land Cost		14094 per Afforda		£972,47
CIL	0	5.007	100 £ per sqm N		£566,49
nterest @		5.0%	12 Month Construction	6 Mth Sales Void	£956,16
Arrangemen	AND REAL PROPERTY AND REAL PRO	1.0% Cost	007	20071-7-0011	£189,48
Developme	nt Protit	20,	0% of GDV Aff Hsg	20% of GDV	£5,927,37
Total Cost					£28,250,80
Deur -OJE					

Via	D		ar Delivery	ability Appra	arsur
ITE REFERENC		197		Apartments	93
ITE LOCATION			use, West Green Drive,		- 55
DEVELOPMENT	SCENARIO	Brownfield		3 Bed houses	
DEVELOPMENT	DETAILS	93	Total Units	4 bed houses	
Affordable Propo	ortion %		Affordable Units	5 bed house	
Affordable Mix		24% Intermediate	20% Low Cost	56% Affordable Rent	
Development Flo	CY 2. 1. 7 - OK - C	2790	Sqm Market Housing	2,790 Sqm Affordabl	e Housing
DEVELOPMENT	VALUE				
Market Houses	_	201	24001-		CD 40C 000
47 Apt 0 2 B		60 sqm 75 sqm	3400 £ persqm 3200 £ persqm		£9,486,000
O 3 B	And the second	75 sqm 88 sqm	3200 £ per sqm		EC
0 48		120 sqm	3100 É per sqrii		£
0 58		150 sqm	3100 E per sqm		£
0	-	130 April	S200 Epc agn		-
ntermediate Uni	its	70% Open Market \	/alue		
11 Apt		60 sqm	2380 E per sqm		£1,593,64
0 28	ed	75 sqm	2240 £ per sqm		£
O 3 B	ed	88 sqm	2240 £ persqm		£
O 4 B	ed	120 sqm	2170 E per sqm		£
ow Cost Units		85% Open Market \			Share of
9 Apt		60 sqm	2890 E per sqm		£1,612,62
0 2 B	77	75 sqm	2720 E per sqm		£
O 3 B	T. F., 1	88 sqm	2720 £ persqm		£
O 4 B		120 sqm	2635 E per sqm		£
ntermediate Uni	200	60% Open Market \			22 - 22 - 22
26 Apt		60 sqm	2040 £ persom		£3,187,29
O 2 B		75 sqm	1920 £ per sqm		£
O 3 B		88 sqm	1920 £ persom	The Management	£
O 4 B		120 sqm	1860 £ persqm	93 Total Units	£15,879,56
Development V	aiue				113,079,50
DEVELOPMENT	COSTS				
and Apt	CALL PARTY.	47 Plots	22542 E per plot		£1,048,190
2 B	ed	O Plots	56354 £ per plot		£
3 B	ed	O Plots	64405 £ per plot		£
4 B	ed	O Plots	90167 £ per plot		£
5 B	ed	O Plots	112709 E per plot	Total Land £1,048,190	£
Stamp Duty Land	Tax		5.0%		£52,40
Construction					44.44.44
93 Apt		60 sqm	1255 £ persqm	1.15 Grass/Net	£8,053,33
O 2 B		75 sqm	1119 É per sqm		£
O 3 B		88 sqm	1119 E per sqm		£
O 4 B		120 sqm	1119 E per sqm		£
0 5B	ed	150 sqm	1119 E per sqm		£
Abnormal Costs		6417 Total squi	1395001		£139,500
Professional Fees	@		8.0% Construction	Cost	£644,26
egal Fees			0.5% GDV	- Guar	£79,39
statutory Fees			1.1% Construction	Cost	£97,20
ales/Marketing	Costs		2.0% Market Units		£189,72
Contingencies			5.0% Construction		£409,64
Affordable Housi	ng Land Cost		6763 per Affordati		£314,45
CIE	S. C. C. C. C.		100 E per sqm M		£279,00
nterest @		5.0% 12	Month Construction	6 Mth Sales Void	£482,14
Arrangement Fee		1.0% Cost			£103,04
	rofit	20.0%	of GDV Aff Hsg	20% of GDV	£3,175,91
Development P					
Development P					£15,068,21

Vi	ab		ir Delivery	bility Appra	alsal
SITE REFER	ENCE	69		0 Apartments	99
SITE LOCAT		Telford Place	/Southgate Drive, South		
DEVELOPM	ENT SCENARIO	Brownfield		3 Bed houses	
DEVELOPM	ENT DETAILS		Total Units	4 bed houses	
Affordable P	roportion %		Affordable Units	5 bed house	
Affordable N	A CONTRACTOR OF THE PARTY OF TH	24% Intermediate	20% Low Cost	56% Affordable Rent	
	nt Floorspace	2970	Sqm Market Housing	2,970 Sqm Affordable	e Housing
	ENT VALUE				
Market Hou	_		24001-		Call 200 000
50	Apt 2 Bed	60 sgm	3400 £ per sqm 3200 £ per sqm		£10,098,000
0	3 Bed	75 sqm 88 sqm	3200 E per sqm		£0
0	4 Bed	120 sqm	3100 E per sqm		£
0	5 Bed	150 sqm	3100 E per sqm		£C
	3 Ded	130 stm	3100 E per sqm		L
intermediate	e Units	70% Open Market Va	lue		
12	Apt	60 sqm	2380 E per sqm		£1,696,464
0	2 Bed	75 sqm	2240 E per sqm		EC
0	3 Bed	88 sqm	2240 £ per sqm		£
0	4 Bed	120 sqm	2170 € per sqm		£
Low Cost Un	its	85% Open Market Va	ine		
10	Apt	60 sqm	2890 £ per sqm		£1,716,660
0	2 Bed	75 sqm	2720 E per sqm		£C
0	3 Bed	88 sqm	2720 £ per sqm		£C
0	4 Bed	120 sqm	2635. E per sqm		£C
intermediate	e Units	60% Open Market Va	lue		- Marie - Mari
28	Apt	60 sqni	2040 £ per sqm		£3,392,928
0	2 Bed	75 sqm	1920 E per sqm		£C
0	3 Bed	88 sqm	1920 Epersam		£C
0	4 Bed	120 sqm	1860 £ per sqm	99 Total Units	£C
Developme	nt Value				£16,904,052
DEVELOPMA	CNT COCTE				
Land	Apt	50 Plots	22542 E per plot		£1,115,815
Lanu	2 Bed	0 Plots	56354 £ per plot		£1,115,615
	3 Bed	O Plots	64405 £ per plot		£
	4 Bed	O Plots	90167 £ per plot		E
	5 Bed	O Plots	112709 £ per plot	Total Land E1,115,815	EC
Stamp Duty	2/3/3/	O Flots	5.0%	1013/12/10/013	£55,791
Construction		1.4	21.97.9		595,633
99	Apt	60 sam	1255 E per sqm	1.15 Gross/Net	£8,572,905
0	2 Bed	75 sgm	1119 Eperson	2,00	£(
0	3 Bed	88 sqm	1119 E per sqm		£C
0	4 Bed	120 sqm	1119 E per sqm		EC
0	5 Bed	150 sqm	1119 E per sqm		£C
99		6831 Total sqm	- January III		
Abnormal Co	sts		148500		£148,500
rofessional			8.0% Construction	Cost	£685,833
egal Fees			0.5% GDV		£84,520
Statutory Fee			1.1% Construction	Cost	£103,480
sales/Marke	ting Costs		2.0% Market Units	Value	£201,960
Contingencie			5.0% Construction		£436,070
Affordable H	ousing Land Cost		6763 per Affordabl		£334,74
CIL		1000	100 É per sqm Ma	rket Housing	£297,000
			Month Construction	6 Mth Sales Void	£513,24
nterest @	Fee	1.0% Cost			£109,68
					100 000 000 000
nterest @ Arrangemen Developme	RANGE OF THE PROPERTY OF THE PARTY OF THE PA	20.0%	of GDV Aff Hsg	20% of GDV	£3,380,810
Arrangemen	RANGE OF THE PROPERTY OF THE PARTY OF THE PA	20.0%	of GDV Aff Hsg	20% of GDV	£3,380,810

166	Vi	ab			Delivery	awiii	ty Appra	11001
April					Denvery		Acurtments	6
Brownfield Bro		G'J C 3	Alg		Oak Road, Southga	te	10.000-000-000-000-0000	0
April		CAR A CONTRACT OF THE CONTRACT		the state of the s			2010 March	
## Affordable Mix Development Floorspace 24% Intermediate 360 Sqm Market Housing 0 Sqm Affordable Rent 0 Sqm Affordable Housing 0 Sqm Affordabl	DEVELOPM	ENT DETAILS		6 To	atal Units		4 bed houses	
Development Floorspace 360 Sqm Market Housing O Sqm Affordable Housing Development Y Value	Affordable P	roportion %			ffordable Units		5 bed house	
DEVELOPMENT VALUE			24% Inte		NO. CONTRACTOR OF THE PARTY OF		1 9 C P C P C C P C C P C C P C C P C C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P C P	
Market Houses				360 S	qm Market Housing		0 Sqm Affordable	Housing
Section		THE RESERVE TO A PROPERTY OF THE PERSON NAMED IN						
0			601		340015			61 224 000
Second S				_				£1,224,000
120 Sped 120 Spm 3100 E per sqm E E		MO-1/4/	11000		TO A STATE OF THE PARTY OF THE			£
Netron		100 CO. C.						£
O Apt	0	CA STATE OF THE PARTY OF THE PA						£
O Apt			-	and the same				
0 2 Bed 75 sqm 2240 € per sqm 6 € 0 3 Bed 88 sqm 2240 € per sqm 6 € 0 4 Bed 120 sqm 2170 € per sqm 6 € 0 4 Bed 120 sqm 2720 € per sqm 6 € 0 2 Bed 75 sqm 2720 € per sqm 6 € 0 3 Bed 88 sqm 2720 € per sqm 6 € 0 3 Bed 88 sqm 2720 € per sqm 6 € 0 3 Bed 88 sqm 2720 € per sqm 6 € 0 3 Bed 88 sqm 2720 € per sqm 6 € 0 3 Bed 88 sqm 2720 € per sqm 6 € 0 3 Bed 60 sqm 2 6 Sqm 6 Sqm 6 Sqm 1920 € per sqm 6 € 0 3 Bed 88 sqm 1920 € per sqm 6 € 0 3 Bed 88 sqm 1920 € per sqm 6 € 0 3 Bed 88 sqm 1920 € per sqm 6 € 0 4 Bed 120 sqm 1860 € per sqm 6 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,000 € 1,224,00	7.10 mm 25.20 mm 10.00							£
0 3 Bed 88 sqm 2240 € per sqm			2.00					£
120 sqm			E-C-ST ST A C ST					£
Second Cost Units	70	100 miles						£
0 Apt	Secretary States See				CC1121000103111			
120 3 8 8 8 5 7 263 5 6 6 6 6 6 6 6 6 6	0	Apt	60 sqn	N	2890 £ per sqm			£
1	0	2 Bed	75 sqn	0	2720 £ per sgm			£
O Apt	0	3 Bed			2720 £ per sqm			£
0 Apt								£
1920 E per sqm	HIT ON HAVE COUNTY	3670,00						
1920 E per sqm 6			100000000000000000000000000000000000000					£
Development Value			997702					£
Development Value						_	E Transition	E
Stand			120 Sq11		1000 E per squi		o Trocar Onics	The second second second
Apt		2012						
2 Bed			5.00		225421			- C13E 3E
3 Bed	Land				CONTRACTOR OF THE PARTY OF THE			
A Bed O Plots Sed O Plots D Plots								£
Stamp Duty Land Tax			77.77					E
Stamp Duty Land Tax						To	tal Land £135.250	E
Construction	Stamp Duty							£1,35
0 2 Bed 75 sqm 1119 € per sqm 6 0 3 Bed 88 sqm 1119 € per sqm 6 0 4 Bed 120 sqm 1119 € per sqm 6 0 5 Bed 150 sqm 1119 € per sqm 6 6 414 Total sqm Abnormal Costs 9000 Professional Fees © 8.0% Construction Cost 641,56 cost 9000 Statutory Fees 5.05% GoV 66,12 construction Cost 9000 Sales/Marketing Costs 2.0% Market Units Value 124,48 contingencies 5.0% Construction Cost 9000 E24,48 contingencies 5.0% Der Affordable Plot 9000 126,6000 Arrangement Fee 1.0% Cost 9000 12 Month Construction 6 Mith Sales Void 936,600 12 Month Construction 9000 124,800 124,800 1200 1200 1200 1200 1200 1200 1200 1	A COLUMN TO A COLU		212			-	Name of Street, or other Designation of the Owner, where the Parket of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, whic	
0 3 Bed 88 sqm 1119 € per sqm 6 0 4 Bed 120 sqm 1119 € per sqm 6 0 5 Bed 150 sqm 1119 € per sqm 6 6 414 Total sqm Abnormal Costs Professional Fees ⊚ 8.0% Construction Cost 641,56 egal Fees 0.5% GDV 66,12 Statutory Fees 1.1% Construction Cost 66,12 Contingencies 5.0% Construction Cost 66,27 Contingencies 5.0% Construction Cost 624,48 E24,48 E26,42	6	Apt	60 sqn	0	1255 £ per sqm	1.	15 Gross/Net	£519,570
0 4 Bed 120 sqm 1119 € per sqm 6 0 5 Bed 150 sqm 1119 € per sqm 6 Abnormal Costs Professional Fees ② 8.0% Construction Cost 641,56 cost 6		2 Bed						£
0					1119 £ per sqm			£
Section Sect								£
Abnormal Costs Professional Fees @ 8.0% Construction Cost E41,56 Legal Fees 0.5% GDV £6,12 Statutory Fees 1.1% Construction Cost £6,27 Sales/Marketing Costs 2.0% Market Units Value £24,48 Contingencies 5.0% Construction Cost £26,42 Affordable Housing Land Cost 6763 per Affordable Plot £26,42 Interest @ 5.0% 12 Month Construction 6 Mith Sales Void £36,60 Arrangement Fee 1.0% Cost Aff Hsg 20% of GDV £244,80		5 Bed	The second secon		1119 E per sqm			£
Second Fees		ete	414 Tot	r) zdin.	OWW			50.00
Egal Fees 0.5% GDV E6,12 Statutory Fees 1.1% Construction Cost E6,27 Sales/Marketing Costs 2.0% Market Units Value E24,48 Contingencies 5.0% Construction Cost E26,42 Affordable Housing Land Cost 6763 Der Affordable Plot E per sqm Market Housing E36,00 CIL 100 E per sqm Market Housing E36,00 Arrangement Fee 1.0% Cost E7,43 Development Profit 20.0% of GDV Aff Hsg 20% of GDV E244,80 Construction Cost E24,48 Construction Cost E3,62 Construction Cost E3,62 Construction Cost E24,48 Construction Cost E24,4					The second secon	on Cort		290000000
Statutory Fees		i ces @		- 1		or cost		
Sales/Marketing Costs 2.0% Market Units Value E24,48		es				on Cost		
Contingencies S.0% Construction Cost E26,42								£24,486
Affordable Housing Land Cost 6763 per Affordable Plot E per sqm Market Housing E36,00 anterest © 5.0% 12 Month Construction 6 Mth Sales Void E36,62 arrangement Fee 1.0% Cost E7,43 bevelopment Profit 20.0% of GDV Aff Hsg 20% of GDV £244,80	ASSESSMENT TO SERVICE STREET				The contract of the contract o			E26,425
1.0% Cost 1.0% Cost 20.0% of GDV 20%					HOND AND SHARE			£
Arrangement Fee 1.0% Cost £7,43 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £244,80	CIL				100 £ per sqm	Market Hou	ling	£36,00
Development Profit 20.0% of GDV Aff Hsg 20% of GDV £244,80	nterest @	200		10.70	onth Construction		6 Mth Sales Void	£36,62
		A COLUMN TO SERVICE AND ADDRESS OF THE PARTY	1.0% Cos		200			£7,43
Fotal Cost £1,094,90	Developme	nt Profit		20.0% of	GDV Aff Hsg	1	20% of GDV	£244,80
								£1.094.90

	ab	U-3 I	'ear Delivery		
SITE REFER	ENCE		57	Apartments	22
SITE LOCAT	17.17	Brunel Pl	ace, West of Southgate A	venue, Southgat 2 bed houses	
	IENT SCENARIO	Brownfie		3 Bed houses	
	TENT DETAILS		22 Total Units	4 bed houses	
	Proportion %	50%	11 Affordable Units	5 bed house	
Affordable I		24% Intermedia	94000	56% Affordable Rent	
	nt Floorspace	ł	560 Sqm Market Housing	660 Sqm Affordable	e Housing
Market Hou	IENT VALUE				
viarket nou 11		60 sqm	3400 £ per sgm		£2,244,0
0	Apt 2 Bed	75 sqm	3200 £ per sqm		12,244,0
0	3 Bed	88 sqm	3200 £ per sqm		
0	4 Bed	120 sqm	3100 £ per sqm		3
ō	5 Bed	150 sqm	3100 £ per sqm		
		1000000			
ntermediat 3	e Units	70% Open Mark 60 sgm	et Value 2380 £ per sqm		£376,99
0	2 Bed	75 sqm	2240 £ per sqm		1370,5
0	3 Bed	88 sqm	2240 £ per sqm		
ő	4 Bed	120 sqm	2170 £ per sqm		
.ow Cost Ur		85% Open Mark			
2	Apt	60 sqm	2890 £ per sqm		£381,48
0	2 Bed	75 sqm	2720 £ per sqm		
0	3 Bed	88 sqm	2720 £ per sqm		1
0	4 Bed	120 sqm	2635 £ per sqm		4
ntermediat	e Units	60% Open Mark			
6	Apt	60 sqm	2040 £ per sqm		£753,98
0	2 Bed	75 sqm	1920 £ per sqm		1
0	3 Bed	88 sqm	1920 £ per sqm		4
0	4 Bed	120 sqm	1860 £ per sqm	22 Total Units	100 775 4
Developme	ent value				£3,756,4!
	IENT COSTS				
Land	Apt	11 Plots	22542 £ per plot		£247,9
	2 Bed	O Plots	56354 £ per plot		1
	3 Bed	O Plots	64405 £ per plot		3
	4 Bed 5 Bed	O Plots O Plots	90167 £ per plot 112709 £ per plot	Total Land £247,959	1
Stamp Duty		U PIOLS	1.0%	Total Land £247,959	£2,4
Construction			1.070	-	12,4
22	Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£1,905,0
0	2 Bed	75 sgm	1119 £ per sqm	2.25	
0	3 Bed	88 sqm	1119 £ per sqm		
0	4 Bed	120 sgm	1119 £ per sqm		1
0	5 Bed	150 sqm	1119 £ per sqm		9
22	-	1518 Total sqm	The sales and the sales are		
Abnormal Co	osts		33000		£33,00
Professional	Fees @		8.0% Construction	n Cost	£152,40
egal Fees			0.5% GDV		£18,7
Statutory Fe			1.1% Construction		£22,9
Sales/Marke	Professional State of the Contract of the Cont		2.0% Market Uni		£44,8
Contingenci			5.0% Constructio		£96,90
	lousing Land Cost		6763 per Afforda		£74,3
CIL	_	E 00/1	100 £ per sqm N		£66,0
nterest @	± 500	5.0%	12 Month Construction	6 Mth Sales Void	£113,2
Arrangemen Developme	CONTRACTOR OF THE PARTY OF THE	1.0% Cost	0% of GDV Aff Hsg	20% of GDV	£24,2 £751,2
Severoprine	ant From		Over or on a second of the sec	20/001001	1/31,2
					£3,553,7

Developme	ent Pront		310.001		CONTRACTOR STORY
Residence of the Control of the Cont	Control of the contro	1275 1151 1286	0.0% of GDV Aff Hsg	20% of GDV	£1,718,080
Interest @ Arrangemer	nt Fee	5.0% 1.0% Cost	12 Month Construction	6 Mth Sales Void	£284,413 £54,573
CIL		5.0%	100 £ per sqm		£164,200
	Housing Land Cost		16906 per Afford		£338,126
Contingenci			5.0% Constructi		£189,753
Sales/Marke			2.0% Market Un	iits Value	£105,508
Statutory Fe	es		1.1% Constructi	on Cost	£45,033
Legal Fees			0.5% GDV	000000	£42,952
Professiona			8.0% Constructi	on Cost	£298,805
Abnormal C	osts	JEST TOTAL SUIT	600001		£60,000
40	3 beu	3254 Total sqn			1107,830
1	5 Bed	150 sqm	1119 £ per sqm 1119 £ per sqm		£167,850
3	3 Bed 4 Bed	88 sqm 120 sqm	1119 £ per sqm 1119 £ per sqm		£402,840
18 8	2 Bed 3 Bed	75 sqm	1119 £ per sqm 1119 £ per sqm		£1,510,650 £787,776
10	Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£865,950
Constructi	1000	60	1000	115 6	COCE OF
Stamp Duty			5.0%		£55,710
Parameter Pro-	5 Bed	1 Plots	112709 £ per plot	Total Land £1,114,205	£112,709
	4 Bed	2 Plots	90167 £ per plot	E	£180,334
	3 Bed	4 Plots	64405 £ per plot		£257,620
	2 Bed	8 Plots	56354 £ per plot		£450,834
Land	Apt	5 Plots	22542 £ per plot		£112,709
DEVELOPI	MENT COSTS				
Developm				10.001.01110	£8,590,402
1	4 Bed	120 sqm	1860 £ per sqm	40 Total Units	£124,992
2	3 Bed	88 sqm	1920 £ per sqm		£378,470
6	2 Bed	75 sgm	1920 £ per sqm		£806,400
3	Apt	60 sgm	2040 £ per sqm	0	£342,720
ntermediat		60% Open Ma			200,240
0	4 Bed	120 sqm	2635 £ per sqm		£63,240
1	3 Bed	88 sqm	2720 £ per sqm 2720 £ per sqm		£191,488
2	Apt 2 Bed	75 sqm	2720 £ per sqm		£408,000
ow Cost Ui		60 sqm	rket Value 2890 £ per sam		£173,400
ow Cost U		85% Open Ma			102,490
0	4 Bed	120 sqm	2170 £ per sqm		£189,233
1	2 Bed 3 Bed	75 sqm 88 sqm	2240 £ per sqm 2240 £ per sqm		£189,235
2					£403,200
Intermediat 1	Apt	70% Open Ma 60 sqm	rket Value 2380 £ per sqm	11	£171,360
men une n all - a	o Unite	70%	wheat Value		
Т	5 Bed	150 sqm	3100 £ per sqm		£465,000
2	4 Bed	120 sqm	3100 £ per sqm		£744,000
4	3 Bed	88 sqm	3200 £ per sqm		£1,126,400
8	2 Bed	75 sqm	3200 £ per sqm		£1,920,000
5	Apt	60 sqm	3400 £ per sqm		£1,020,000
Market Hou	ises	2.03			
DEVELOPI	MENT VALUE				
Developme	nt Floorspace		1642 Sqm Market Housing	1,402 Sqm Affordable	Housing
Affordable I	CHECK THE PROPERTY OF THE PARTY	24% Intermed		56% Affordable Rent	
	Proportion %	50%	20 Affordable Units	5 bed house	2
	ENT DETAILS	9.9.4	40 Total Units	4 bed houses	4
	MENT SCENARIO	Brownf		3 Bed houses	8
SITE LOCA		Kilnme	ad Car Park, Northgate	2 bed houses	16
	FNCF		312	0 Apartments	10
SITE REFER					
		U-5	Year Delivery		
	ab		Year Delivery	ability Appra	

				£1,277,38
CHIL FIGHT	20.0	All Fisg	20% 01 000	£205,00
nt Fee ent Profit		of GDV Aff Hsg	20% of GDV	£8,67
(P) (2 Month Construction	6 Mth Sales Void	£42,73
		100 £ per sqm N	farket Housing	£42,00
Housing Land Cost		The second secon		£
TALESCO.		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		£30,83
		The second secon		£7,31 £28,56
205		The state of the s	Coll	£7,14
Fees @			Cast	£48,49
osts			- T	£10,50
	483 Total sqm	- Internal		202.53
5 Bed	150 sqm	1119 E per sqm		£
4 Bed	120 sqm	1119 E per sqm		£
3 Bed	88 sqm	1119 £ per sqm		£
2 Bed				£
Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£606,16
A CONTRACTOR OF THE CONTRACTOR	W. T. C.	2.070	-	11/31
	O FIOLS		Total Land L137,792	£1,57
			Total Land \$157.792	£
4 (4.88)	7, 7, 5, 5, 5			£
				£
				£157,79
THE REAL PROPERTY AND ADDRESS OF THE PERSON		The same of the sa		
market				
ent Value		200000		E1,428,00
4 Bed	120 sqm	1860 É per sqm	7 Total Units	£
5 Bed	88 sqm	1920 E per sqm		£
2 Bed	75 sqm	1920 £ per sqm		£
Apt	60 sqm	2040 E per sqm		£
te Units	The second secon			
4 Bed	120 sqm	2635 £ per sqm		£
3 Bed				£
	E-CONTY W	F-1077		£
	PERSONAL PROPERTY AND ADDRESS OF THE PERSON NAMED AND ADDRESS			£
1/2/00	The state of the s	and the best column		
2000	253 2400			Ē
77 (22)		and the property of the		£
				£
	50 com			£
to Halle	709/10	Meline		
5 Bed	150 sqm	3100 £ per sqm		£
4 Bed				E
3 Bed				£
2 Bed	75 sqm	3200 £ per sqm		£
Apt	60 sqm	3400 £ per sqm		£1,428,00
ises				Karata a
	42	o administractionsing	O Sqiii Ailoidabie	riousing
Control of the Contro			The state of the s	
CONTRACTOR OF CONTRACTOR CONTRACTOR	The second secon	The second lead of	The second secon	
Approximately and the second second	The second secon	1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	[CNCCR20cer30eght]	
	515.000376		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
A. T. Salahara and A. Salahara			CHARLEST CO.	
RENCE	17		Apartments	7
	9 2 1	July Dollarding		
	0-5 Ye	ear Delivery		
ab		ear Delivery	ability Appra	1301
	MENT SCENARIO MENT SCENARIO MENT DETAILS Proportion % Mix mt Floorspace MENT VALUE USES Apt 2 Bed 3 Bed 4 Bed 5 Bed 3 Bed 4 Bed 3 Bed 4 Bed 4 Bed 6 Bed 3 Bed 4 Bed 6 Bed 3 Bed 4 Bed 6 Bed 7 Land Tax On Apt 7 Bed 7 Bed 7 Bed 7 Bed 8 Bed 8 Bed 8 Bed 9 Be	## Crossways Brownfield ## Bro	Crossways, Balcombe Road, Pound Brownfield Rent Details Proportion	Properties Pro

Viab	0-5 YE	ear Delivery		
SITE REFERENCE		3	0 Apartments	6
SITE LOCATION		arket, High Street, West G		-
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		6 Total Units	4 bed houses	
Affordable Proportion %	0%	O Affordable Units	5 bed house	
Affordable Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	
Development Floorspace	36	0 Sqm Market Housing	0 Sqm Affordable	Housing
DEVELOPMENT VALUE				
Market Houses				33.553.55
6 Apt	60 sqm	3400 £ per sqm		£1,224,00
0 2 Bed	75 sqm	3200 E per sqm		£
0 3 Bed	88 sqm	3200 £ per sqm		£
0 4 Bed	120 sqm	3100 É per sqrii		£
0 5 Bed	150 sqm	3100 E per sqm		£
Intermediate Units	70% Open Market	Value		
O Apt	60 sqm	2380 Eperson		Đ
0 2 Bed	75 sqm	2240 £ per sqm		£
0 3 Bed	88 sqm	2240 Eperson		£
O 4 Bed	120 sqm	2170 Epersom		Ē
Low Cost Units	85% Open Market			
O Apt	60 sqm	2890 E per sqm		E
0 2 Bed	75 sqm	2720 £ per sqm		£
0 3 Bed	88 sqm	2720 £ persqni		£
0 4 Bed	120 sqm	2635 E per sqm		£
Intermediate Units	60% Open Market	Value		
O Apt	60 sqm	2040 £ per sqm		£
0 2 Bed	75 sqm	1920 Eperson		£
0 3 Bed	88 sqm	1920 Epersom	San Control of the Co	£
0 4 Bed	120 sqm	1860 Epersom	6 Total Units	£
Development Value	200000	73777777		£1,224,00
DEVELOPMENT COSTS				
Land Apt	6 Plots	22542 Eperplot		£135,25
2 Bed	O Plots	56354 £ per plot		£
3 Bed	O Plots	64405 £ per plot		£
4 Bed	O Piots	90167 £ per plot		Ē
5 Bed	O Plots	112709 £ per plot	Total Land £135,250	£
Stamp Duty Land Tax		1.0%		£1,35
Construction		A TOWNS TO SERVICE AND ADDRESS OF THE PARTY		
6 Apt	60 sqm	1255 E per sqm	1.15 Gross/Net	£519,57
0 2.8ed	75 sqm	1119 E per sqm	3	Đ
0 3 Bed	88 sqm	1119 £ per sqm		£
0 4 Bed	120 sqm	1119 £ per sqm		Đ
0 5 Bed	150 sqm	1119 E per sqm		£
6	414 Total sqm	S		
Abnormal Costs		9000		£9,00
Professional Fees @		8.0% Construction	Cost	£41,56
Legal Fees		0.5% GDV		£6,12
Statutory Fees		1.1% Construction	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	£6,27
Sales/Marketing Costs		2.0% Market Units	2262	£24,48
Contingencies		5.0% Construction	100 A	£26,42
Affordable Housing Land Cost		6763 per Affordab		£
CIL	F-06/F	100 E per sqm Ma		£36,00
nterest @		2 Month Construction	6 Mth Sales Void	£36,62
Arrangement Fee	1.0% Cost	71 2 200	200/1-5500/	£7,43
Development Profit	20.09	of GDV Aff Hsg	20% of GDV	£244,80
Total Cost				£1,094,90

V/i	ab	Resi	dential Via	bility Appra	isai
VI	au	0-5 Y	ear Delivery		
SITE REFE	RENCE	1		Apartments	17
SITE LOCA		Commence and the commence of t	illing Station, 114 London	The state of the s	
	MENT SCENARIO	Brownfield		3 Bed houses	
CRITICAL REPORTS	Proportion %	50%	7 Total Units 9 Affordable Units	4 bed houses 5 bed house	
Affordable	COLAMI THE CO. THE ADMINISTRA	24% Intermediate	and the second second	56% Affordable Rent	
\$100 X 10	nt Floorspace		O Sqm Market Housing	510 Sqm Affordable	Housing
	MENT VALUE	-	and administration of the same	315 3qm1/m2/333/2	, rousing
Market Ho	uses	25.0			BALL SAL
9	Apt	60 sqm	3400 £ per sqm		£1,734,000
0	2 Bed	75 sgm	3200 £ per sgm		EC
0	3 Bed	88 sqm	3200 £ per sqm		£
0	4 Bed	120 sqm	3100 £ per sqm		£
0	5 Bed	150 sqm	3100 £ per sqm		E
Intermedia	te Units	70% Open Market	Value		
2	Apt	60 sqm	2380 £ per sgm		£291,312
0	2 Bed	75 sqm	2240 E per sqm		£0
0	3 Bed	88 sqm	2240 E per sqm		£C
0	4 Bed	120 sqm	2170 £ per sqm		£C
Low Cost U	nits	85% Open Market			
2	Apt	60 sqm	2890 £ per sqm		£294,780
0	Z Bed	75 sgm	2720 € per sqm		£C
0	3 Bed	88 sqm	2720 E per sqm		£C
0	4 Bed	120 sqm	2635 £ per sqm		£C
Intermedia		60% Open Market			
5	Apt	60 sqm	2040 £ persam		£582,624
0	2 Bed	75 sqm	1920 £ per sqm		EC
0	3 Bed	88 sqm	1920 £ per sqm	To the same	£C
0 Developm	4 Bed ent Value	120 sqm	1860 E person	17 Total Units	£2,902,716
	A. A				22,202,52
	MENT COSTS	9 Plots	1 2254210		£191,605
Land	Apt 2 Bed	O Plots	22542 £ per plot 56354 £ per plot		£191,000
	3 Bed	O Plots	64405 £ per plot		£
	4 Bed	O Plots	90167 E per plot		EC
	5 Bed	O Plots	112709 £ per plot	Total Land £191.605	£C
Stamp Duty		- F. 15.5	1.0%	101111111111111111111111111111111111111	£1,916
Construct			A STATE OF THE REAL PROPERTY.		-
17	Apt	60 sqm	1255 € per sqm	1.15 Gross/Net	£1,472,115
0	2 Bed	75 sqm	1119 € per sqm		£
0	3 Bed	88 sqm	1119 € per sqm		£
0	4 Bed	120 sqm	1119 £ per sqm		£0
0 17	5 Bed	150 sqm	1119 £ per sgm		£0
Abnormal C	osts	1173 Total sqm	480001		£48,000
Professiona			8.0% Construction C	rost	£117,769
Legal Fees	W. C.		0.5% GDV		£14,514
Statutory F	ees		1.1% Construction C	ost	£18,017
Sales/Mark			2.0% Market Units \		£34,680
Contingenc			5.0% Construction C		£76,006
Public Address of the Colonia	Housing Land Cost		6763 per Affordable		£57,483
CIL	A. House		100 £ per sqm Mar	ket Housing	£51,000
Interest @	ac		2 Month Construction	6 Mth Sales Void	£88,465
Arrangeme	and the second s	1.0% Cost			£18,986
Developm	ent Profit	20.0	% of GDV Aff Hsg	20% of GDV	£580,543
Total Cost					£2,771,097
					The second second

OSTS 7 0 0 0 0 0 0 0 0 x 60 75 88 120 150	sqm sqm sqm Total sqm	22542 £ per plot 56354 £ per plot 64405 £ per plot 112709 1.0% 1255 £ per sqm 1119 £ per sqm 1119 £ per sqm 1119 £ per sqm 21000 8.0% 0.5% GDV 1.1% Construction 2.0% 5.0% 6763 100 £ per sqm V Aff Hsg	Cost Cost S Value Cost Je Plot arket Housing	£157,792 Gross/Net With Sales Void	£157,79: £1 £1 £1 £1 £1,57: £1,212,33: £1 £1 £1,212,33: £1 £2 £1,00: £96,98: £11,95: £14,63: £28,56: £61,66: £47,30: £42,00: £72,09: £15,44: £478,09:
7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Plots Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Total sqm Total sqm Total sqm	56354 64405 90167 112709 1.0% 1255 £ per sqm 1119 £ per sqm 1119 21000 8.0% Construction 0.5% GDV 1.1% Construction 0.75% GPV 1.1% Construction	1.15 of Cost o	Gross/Net Mth Sales Void	£1,212,333 £1,212,333 £1 £1,212,333 £1 £1,212,333 £1 £1,95 £14,633 £14,633 £28,561 £28,561 £47,333 £42,000 £72,090 £15,443
OSTS 7 0 0 0 0 7 0 0 0 0 0 0 150 150 966	Plots Plots Plots Plots Plots Plots sqm sqm sqm sqm Total sqm 12 Mont	56354	1.15 c	Gross/Net	£1,212,333 £1,212,333 £1 £1,212,333 £1 £21,000 £96,98 £11,95; £14,63; £28,56 £61,66; £47,33; £42,000 £72,090
OSTS 7 0 0 0 0 0 0 0 0 0 0 x 60 75 88 120 150 966	Plots Plots Plots Plots Plots Sqm Sqm Sqm Sqm Sqm Total sqm	56354	1.15 c	Gross/Net	£1,212,330 £1,212,330 £1,212,330 £1 £1,212,330 £1 £1,21 £1,21 £1,95 £11,95 £11,95 £14,63 £28,56 £47,333 £42,000
OSTS 7 0 0 0 0 0 0 0 0 0 0 1x 60 75 88 120 150 966	Piots Piots Plots Plots sqm sqm sqm sqm	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0% 1255 £ per sqm 1119 £ per sqm 1119 £ per sqm 1119 £ per sqm 21000 8.0% Construction 0.5% GDV 1.1% Construction 2.0% Market Unit 5.0% 6763	1.15 c		£1,212,33 £1,212,33 £ £1,212,33 £ £ £ £ £21,00 £96,98 £11,95 £14,63 £28,56 £61,66 £47,33
OSTS 7 0 0 0 0 0 0 0 1x 60 75 88 120 150 966	Piots Piots Plots Plots sqm sqm sqm sqm	56354 £ per plot 64405 £ per plot 112709 £ per plot 1.0% 1255 £ per sqm 1119 £ per sqm 1119 £ per sqm 1119 £ per sqm 21000 8.0% 0.5% GDV 1.1% Construction 2.0% Market Unit	1.15 c		£1,212,33 £1,212,33 £ £1,212,33 £ £ £ £ £21,00 £96,98 £11,95 £14,63 £28,56
OSTS 7 0 0 0 0 0 0 0 1x 60 75 88 120 150 966	Piots Piots Plots Plots sqm sqm sqm sqm	56354	1.15 c		£1,212,33 £1,212,33 £ £1,212,33 £ £ £ £ £ £21,00 £96,98 £11,95 £14,63
OSTS 7 0 0 0 0 0 0 0 0 x 60 75 88 120 150	Piots Piots Plots Plots sqm sqm sqm sqm	56354	1.15 c		£1,212,33 £1,212,33 £ £21,00 £96,98 £11,95
OSTS 7 0 0 0 0 0 0 0 0 x 60 75 88 120 150	Piots Piots Plots Plots sqm sqm sqm sqm	56354	1.15		£21,00 £96,98
OSTS 7 0 0 0 0 0 0 0 0 x 60 75 88 120 150	Piots Piots Piots Piots Sqm Sqm Sqm Sqm Sqm Sqm	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0% 1255 £ per sqm 1119 £ per sqm	1.15		£1,212,33 £1,212,33 £ ££ ££
OSTS 7 0 0 0 0 0 0 0 0 x 60 75 88 120 150	Piots Piots Piots Piots Sqm Sqm Sqm Sqm Sqm Sqm	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0% 1255 £ per sqm 1119 £ per sqm 1119 £ per sqm 1119 £ per sqm 1119 £ per sqm			£1,212,33 £1,212,63 £1,212,63 £
OSTS 7 0 0 0 0 0 0 0 0 x 60 75 88 120 150	Piots Piots Piots Piots Sqm Sqm Sqm Sqm Sqm Sqm	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0% 1255 £ per sqm 1119 £ per sqm 1119 £ per sqm 1119 £ per sqm			£1,212,33 £1,67
OSTS 7 0 0 0 0 0 0 0 0 7 5 88 120	Piots Piots Piots Piots Sqm Sqm Sqm Sqm	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0% 1255 £ per sqm 1119 £ per sqm 1119 £ per sqm 1119 £ per sqm			£1,212,33 £1,67
OSTS 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Piots Piots Piots Piots Sqm sqm	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0% 1255 £ per sqm 1119 £ per sqm £ per sqm			£1,212,33 £1,212,33
OSTS 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Piots Piots Piots Piots Piots Sqm	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0%			£1,212,33
7 0 0 0 0	Piots Piots Piots Piots	56354 64405 £ per plot 90167 £ per plot 112709 £ per plot 1.0%			£1,57
7 0 0 0	Plots Plots Plots	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot	Total Land	£157,792	f f f
7 0 0 0	Plots Plots Plots	56354 £ per plot 64405 £ per plot 90167 £ per plot 112709 £ per plot	Total Land	£157,792	f f f
7 0 0 0	Plots Plots Plots	56354 £ per plot 64405 £ per plot 90167 £ per plot	Total land	£157 792	f f
OSTS 7 0 0 0	Plots Plots	56354 £ per plot 64405 £ per plot			f f
OSTS 7	Plots	56354 £ per plot			f
OSTS 7		The second secon			The second second
OSTS		225.42			04.50
ue	-	THE RESERVE THE PARTY OF THE PA			£2,390,47
120	sqm	1860 £ per sqm	14	otal Units	£
88		1920 £ per sqm	3		£
75	sqm	1920 £ per sqm			£
	4000	2040 £ per sqm			£479,80
		2635 £ per sqm			f
88	sqm	2720 £ per sqm			f
75	sqm	2720 £ per sqm			f
60	sqm	2890 £ per sqm			£242,76
85%	Open Market Value				
		2170 £ per sqm			f
		2240 £ per sqm			f
	265.00	2240 £ per sqm			£
2000		2380 £ per sqm			£239,90
70%	Open Market Value				
150	sym	STOOLE ber sdm			1
					£
					£
	1.5				£
	2.45	TOTAL STREET,			£1,428,00
					11.30 11.00
ALUE		0		1	В
space	Print Street Street Street Street	The Court of State of	3975.00		Housing
	9 3 11 3 1	S. LOSA CONTRACTOR CO.		The Additional Actions of the Control of the Contro	
				100000000000000000000000000000000000000	
	rue or reason de many	Unite		SESSOR OF SHEET STATE OF SHEET	
N. W. T. U. W. T. T. C.		ne & beech House			
		Ja O Danala Haven		11/2004	14
		30111011			4.4
	0-5 Year I	Delivery			
			and in the y	.pp. c	
	Reside	ntial Via	ability	Appra	Isal
	ENARIO ETAILS on % 50% 24% pace ALUE 60 75 88 120 150 70% 60 75 88 120 85% 60 75 88 120 60%	0-5 Year	Senance Sqm	328	Semanto Brownfield Brownfield Brownfield Total Units Apartments 4 bed houses 5 b

1/2	. 2	Res	idential Via	bility Appra	isal
Via	ab		Year Delivery		
SITE REFERE	NCF			0 Apartments	2
SITE LOCATION		Land off	Clitherow Gdns & Malthous		2
E1000000000000000000000000000000000000	NT SCENARIO	Brownfie		3 Bed houses	1
DEVELOPME		D. O. W.	6 Total Units	4 bed houses	1
Affordable Pr	12.78 CO 1.4.3 Up - Up	50%]	3 Affordable Units	5 bed house	0
Affordable M	EACHOLOGICAL ACTIONS	24% %Intermed		THE RESERVE OF THE PARTY OF THE	- T
Development	A Comment of the Comm		246 Sqm Market Housing	210 Sqm Affordable	
DEVELOPME			240 Sqill Walket Housing	210 Sqiii Ailoidable	(1003iiig
Market House					
And the second second	Apt	60 sqm	3400 € per sqm		£153,000
	2 Bed	75 sqm	3200 € per sgm		£288,000
1	3 Bed	88 sqm	3200 € per sqm		£168,960
	4 Bed	120 sgm	3100 É per sqm		£111,600
	5 Bed	150 sqm	3100 £ per sqm		£69,750
	J bed	130 3411	3100 E dei sqiii		203,730
Intermediate	Units	70% Open Mar			N-2456
	Apt	60 sqm	2380 £ per sqm		£25,704
0	2 Bed	75 sqm	2240 E per sqm		£60,480
0	3 Bed	88 sgm	2240 € aer sqm		£28,385
0	4 Bed	120 sqm	2170 £ per sqm		£9,374
Low Cost Unit	ts	85% Open Mar	ket Value		
0	Apt	60 sqm	2890 £ per sqm		£26,010
0	2 Bed	75 sqm	2720 £ per sqm		£61,200
0	3 Bed	88 sqm	2720 £ persqm		£28,723
0	4 Bed	120 sqm	2635 £ per sqm		£9,486
Intermediate	Units	60% Open Mar	ket Value		2000
0	Apt	60 sqm	2040 E per sqm		£51,408
1	2 Bed	75 sqm	1920 € per sqm		£120,960
0	3 Bed	88 sqm	1920 £ per sqm		£56,771
0	4 Bed	120 sqm	1860 £ per sqm	6 Total Units	£18,749
Developmen	nt Value			The state of the s	£1,288,560
DEL/EL ODLAS					
DEVELOPME Land	Apt	1 Plots	22542 £ per plot		£16,906
Lanu	2 Bed	1 Plots	56354 £ per plot		£67,625
	3 Bed	1 Plots	64405 £ per plot		£38,643
		O Plots	90167 £ per plot		£27,050
	4 Bed 5 Bed		112709 £ per plot	Tabel 1 6467 424	C-10-11-11-11-11-11-11-11-11-11-11-11-11-
		O Plots	1.0%	Total Land £167,131	£16,906
Stamp Duty L Construction			1.0%		£1,671
And the second second second		60 sqm	1255 E per sqm	1.15 Gross/Net	£129,893
(3)	Apt	75 sqm	1119 £ per sqm	1.15 Gross/Net	£226,598
1	2 Bed		1119 £ per sqm		
	3 Bed	88 sqm			£118,166
	4 Bed	120 sqm	1119 £ per sqm		£40,284
1.04	5 Bed	150 sqm	1119 £ per sqm		£25,178
6		470 Total sqm	- WWW		60.000
Abnormal Cos			9000		£9,000
Professional F	ees @		8.0% Construction	Cost	£43,209
Legal Fees			0.5% GDV	STOW.	£6,443
Statutory Fee:			1.1% Construction		£6,516
Sales/Marketi			2.0% Market Units		£15,826
Contingencies			5.0% Construction		£27,456
	using Land Cost		16906 per Affordabl		£50,719
CIL			100 £ per sqm Ma		£24,630
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£41,249
Arrangement		1.0% Cost		The state of the s	£7,899
Developmen	nt Profit	20	.0% of GDV Aff Hsg	20% of GDV	£257,712
Total Cost			250		£1,199,579
Manager 1	11856				
VIABILITY	MARGIN				£88,98Z

Viab	0-3 169	ar Delivery		
SITE REFERENCE	216		Apartments	40
SITE LOCATION	Former TSB :	Site, Russell Way, Three B	bridges 2 bed houses	
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses	
DEVELOPMENT DETAILS		Total Units	4 bed houses	
Affordable Proportion %	A. W. C. W.	Affordable Units	5 bed house	
Affordable Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	
Development Floorspace	1200	Sqm Market Housing	1,200 Sqm Affordable	Housing
DEVELOPMENT VALUE Market Houses				
	60 sqm	3400 £ per sqm		£4,080,000
20 Apt 0 2 Bed	75 sqm	3200 £ per sqm		£4,080,000
0 3 Bed	88 sqm	3200 £ per sqm		£
0 4 Bed	120 sqm	3100 £ per sqm		£
0 5 Bed	150 sqm	3100 £ per sqm		£
		222 240		_
Intermediate Units	70% Open Market Va	alue		
5 Apt	60 sqm	2380 £ per sqm		£714,000
2 Bed	75 sgm	2240 £ per sqm		£
3 Bed	88 sqm	2240 £ per sqm		£
4 Bed	120 sqm	2170 £ per sqm		£
Low Cost Units	85% Open Market Va	alue		
4 Apt	60 sqm	2890 £ per sqm		£693,600
2 Bed	75 sqm	2720 £ per sqm		£
3 Bed	88 sqm	2720 £ per sqm		£
4 Bed	120 sqm	2635 £ per sqm		£
Intermediate Units	60% Open Market Va			C4 24C 40
11 Apt	60 sqm	2040 £ per sqm		£1,346,400
2 Bed	75 sqm	1920 £ per sqm		£0
3 Bed 4 Bed	88 sqm 120 sqm	1920 £ per sqm 1860 £ per sqm	40 Total Units	£
Development Value	120 sqm	TOOO E ber sqm	40 Total Onits	£6,834,000
bevelopment value				10,034,000
DEVELOPMENT COSTS				
Land Apt	20 Plots	22542 £ per plot		£450,83
2 Bed	O Plots	56354 £ per plot		£
3 Bed	0 Plots	64405 £ per plot		£
4 Bed	O Plots	90167 £ per plot		£
5 Bed	O Plots	112709 £ per plot	Total Land £450,834	£
Stamp Duty Land Tax		3.0%		£13,525
Construction				
40 Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£3,463,800
0 2 Bed	75 sgm	1119 £ per sqm		£
0 3 Bed	88 sqm	1119 £ per sqm		£
0 4 Bed	120 sqm	1119 £ per sqm		£
0 5 Bed	150 sqm	1119 £ per sqm		£
40	2760 Total sqm	60000		cen 000
Abnormal Costs		60000	-2	£60,000
Professional Fees @ Legal Fees		8.0% Construction Co	DSL	£277,104 £34,170
Legal Fees Statutory Fees		1.1% Construction Co	nst	£41,81
Sales/Marketing Costs		2.0% Market Units V		£81,600
Contingencies		5.0% Construction Co		£176,19
Affordable Housing Land Cost		6763 per Affordable		£135,250
CIL		100 £ per sqm Mari		£120,000
Interest @	5.0% 12	Month Construction	6 Mth Sales Void	£206,67
Arrangement Fee	1.0% Cost			£44,22
Development Profit	20.0%	of GDV Aff Hsg	20% of GDV	£1,366,80
			24,00	
Total Cost				£6,471,98

SITE REFERENCE SITE LOCATION Illied Community College, Wield 2 ted nouses 50		O.E.Vo	as Dolinous		
Bred Community College, Hield	Viab				31
DEVELOPMENT SCENARIO DEVELOPMENT DETAILS See houses 25 13 Mfordable Proportion See houses 25 34 Mfordable Proportion See houses 25 See h	THE RESIDENCE OF THE PARTY OF T			2-78632700AGA-77781	
125 Total Units 125 Total Units 126	TANK REPORT TERMS OF THE PARTY		iunity college, meid	200 K 200 C200 FE	7.71
Affordable Proportion % Affordable Mix 24% Intermediate 22% Low Cost 55% Affordable Rest 22% Low Cost 55% Affordable Housing 23% Affordable Mix 24% Intermediate 22% 22% Low Cost 55% Affordable Housing 23.18.7,50% 25.2 eled		- 5 - 5 - 5 - 5 - 1 - 1 - 1 - 1 - 1 - 1	Total Halfe	Control of the Contro	
Affordable Mix	Large Control of the Street Control of the Control				
Development Floorspace	\$P\$06P0P0P001P0P0B01P0P1B01		A CONTRACTOR OF THE CONTRACTOR	2,637,000	
April				The same and the s	
16		7777		7	
25 2 8ed	Market Houses	200			-
13 3 8 85 97 3200 6 6 4 8 6 120 97 3100 6 6 6 4 8 6 120 97 3100 6 6 6 6 6 120 97 3100 6 6 6 6 6 120 97 3100 6 6 6 6 6 120 97 3100 6 6 6 6 6 6 6 6 6	16 Apt	60 sqm	3400 E per sqm		£3,187,500
Fig. 2, 225,00 Fig. 3100 Exersom E2,325,00 E1,453,12	25 2 Bed				£6,000,000
Starp Star	13 3 Bed				£3,520,000
Intermediate Units	6 4 Bed		3100 £ per sqm		£2,325,000
## Apt 60 sqm 2380 £ per sqm £535,50	3 5 Bed	150 sqm	3100 £ per sqm		£1,453,125
## Apt 60 sqm 2380 £ per sqm £535,50	Intermediate Units	70% Open Market	Value		
8 2 Bed 75 sqm 2240 £ per sqm £1,260,000 3 3 Bed 120 sqm 2170 £ per sqm £195,301 Low Cost Units 85% Open Market Value 85% Open Market Value 85% Open Market Value 9 £195,301 3 Apr 60 sqm 2700 £ per sqm £1,275,000 3 3 Bed 88 sqm 2720 £ per sqm £1,275,000 3 3 Bed 88 sqm 2720 £ per sqm £1,275,000 3 3 Bed 88 sqm 2720 £ per sqm £1,275,000 3 1 Bed 88 sqm 2720 £ per sqm £1,275,000 1 4 Bed 120 sqm 2635 £ per sqm £1,071,000 7 3 Bed 88 sqm 1920 £ per sqm £1,071,000 7 3 Bed 88 sqm 1920 £ per sqm £2,520,000 7 3 Bed 88 sqm 1920 £ per sqm £2,520,000 7 3 Bed 120 sqm 1860 £ per sqm £2,520,000 Povelopment Value 5 Piots 55354 £ per piot £25,845,000 Development Value 5 Piots 55354 £ per piot £25,845,000 Development Value 7 Piots 90167 £ per piot £25,845,000 Development Value 7 Piots 90167 £ per piot £25,845,000 Development Value 7 Piots 90167 £ per piot £25,845,000 Development Value 7 Piots 90167 £ per piot £25,845,000 Development Value 7 Piots 90167 £ per piot £25,845,000 Development Value 8 Piots 90167 £ per piot £25,845,000 Development Value 8 Piots 90167 £ per piot £25,845,000 Development Value 8 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development Value 9 Piots 90167 £ per piot £25,845,000 Development 9 Piots 90167 £ per piot	4 Apt				£535,500
1 4 8ed 120 sqm 2170 6 per sqm 2170 per sqm 2170		75 sqm			£1,260,000
SS% Open Market Value SS% Open Market Value SS41,873	3 3 Bed	88 sqm	2240 Eperson		£591,360
Seed 75 sqm 2890 Eper sqm E541,87;	1 4 Bed	120 sqn	2170 £ per sqm		£195,300
6 2 Bed 75 sgm 2720 € per sgm €1,275,00 3 3 Bed 88 sgm 2720 € per sgm €598,401 1 4 Bed 120 sgm 2635 € per sgm €197,62¹ Intermediate Units 60% Open Mariset Value 9 Apt 60 sgm 2040 € per sgm €1,071,001 7 3 Bed 88 sgm 1920 € per sgm €2,520,00 7 3 Bed 88 sgm 1920 € per sgm €1,182,72 2 4 Bed 120 sgm 1860 € per sgm 125 Total Units €390,60¹ Development Value DEVELOPMENT COSTS Land Apt 16 Plots 22542 € per plot €26,845,00¹ Development Value 5 Bed 3 Plots 56354 € per plot €1,408,85′ 3 Bed 13 Plots 64405 € per plot €1,408,85′ 3 Bed 3 Plots 112709 € per plot 563,544 € per plot 653,541 € per plot 7054 Land £3,481,890 €352,21¹ Stamp Duty Land Tax 7,0% € per plot 7054 Land £3,481,890 €352,21² Stamp Duty Land Tax 7,0% € per plot 7054 Land £3,481,890 €352,21² Stamp Duty Land Tax 7,0% € per sgm 1,15 Gross/Net £2,706,09² 56 2 Bed 75 sgm 1119 € per sgm £4,720,78² 3 5 Bed 120 sgm 1119 € per sgm £4,720,78² 3 5 Bed 120 sgm 1119 € per sgm £2,461,80 €1,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,87² 61,258,8	Low Cost Units	85% Open Market	Value		
3 3 Bed 120 sgm 2635 € per sgm €598,40 €197,62' Intermediate Units 60% Open Mariset Value 9 Apt 60 sqm 2040 € per sqm €1,071,00 € per sqm €2,520,00 €	3 Apt		2890 E per sqm		£541,875
1	6 2 Bed	75 sqm	2720 € per sqm		
Seed 13 Piots 13 Piots 13 Piots 13 Piots 14 Piots 15 Piots 15 Piots 17 Piots 16 Piots 17 Piots 18 Piots 18 Piots 18 Piots 18 Piots	3 3 Bed	88 sqm	2720 € per sqm		£598,400
9 Apt 60 sqm 2040 E per sqm £1,071,000 18 2 Bed 75 sqm 1920 E per sqm £2,520,000 7 3 Bed 88 sqm 1990 E per sqm £1,182,722 2 4 Bed 120 sqm 1860 E per sqm 125 Total Units £390,601 Development Value DEVELOPMENT COSTS Land Apt 16 Plots 22542 E per plot £25,21. 2 Bed 25 Plots 56354 E per plot £1,488,85 3 Bed 13 Plots 64405 E per plot £80,061 4 Bed 6 Plots 90167 E per plot £535,541 5 Bed 3 Plots 112709 E per plot Total Land £3,481,890 £352,21 Stamp Duty Land Tax 7.0% Construction 31 Apt 60 sqm 1255 E per sqm £4,720,788 25 3 Bed 75 sqm 1119 E per sqm £2,461,800 9 4 Bed 120 sqm 1119 E per sqm £2,461,800 9 4 Bed 120 sqm 1119 E per sqm £1,258,871 125 10169 Total sqm Abnormal Costs 10169 Total sqm Abnormal Costs 2.0% Market Units Value £33,76 Legal Fees 5.0% 12 Month Construction Cost £933,76 Construction 60 Sqm £13,500 Affordable Housing Land Cost 100% Cost £53,59. Affordable Housing Land Cost 100% Cost £53,59. Affordable Housing Land Cost 100% Cost £53,59. The per sqm April 1100 E per sqm April 110	1 4 Bed	120 sqm	2635 Eperson		£197,625
18 2 Bed 75 sgm 1920 € per sgm €2,520,000 7 3 Bed 88 sqm 1920 € per sqm €1,182,721 2 4 Bed 120 sqm 1860 € per sqm 125 Total Units €390,601 E26,845,001 E26,845,00	Intermediate Units		Value		-
7 3 8 8 5 8 5 5 120 5 120 5 120 5 120 5 120 5 120 5 120 5 120 5 120 5 5 5 5 5 5 5 5 5	9 Apt	60 sqm	2040 E per sqm		£1,071,000
DEVELOPMENT COSTS	100000				£2,520,000
Development Value	3.555	CC-24-748C-34TO	1920 E per sqm	Contract of the Contract of th	
DEVELOPMENT COSTS Land		120 sqm	1860 £ persqm	125 Total Units	The second second second
Land	Development Value				£26,845,005
2 Bed 25 Plots 56354 Eper plot £1,408,85 3 Bed 13 Plots 64405 Eper plot £805,06 4 Bed 6 Plots 90167 Eper plot £563,54 5 Bed 3 Plots 112709 Eper plot Total Land £3,481,890 £352,215 Stamp Duty Land Tax 7.0% Stamp Duty Land Tax 7.0% Stamp Duty Land Tax 7.0% Total Land £3,481,890 £352,215 Eper sqm 1.15 Gross/Net £2,706,094 56 2 Bed 75 sqm 1119 Eper sqm £4,720,78 25 3 Bed 88 sqm 1119 Eper sqm £2,461,804 9 4 Bed 120 sqm 1119 Eper sqm £2,461,804 9 4 Bed 120 sqm 1119 Eper sqm £1,258,875 3 5 Bed 150 sqm 1119 Eper sqm £1,258,875 125 10169 Total sqm Abnormal Costs 10169 Total sqm Abnormal Costs 2 8.0% Professional Fees © 8.0% Construction Cost £933,76 Legal Fees 5.0% Construction Cost £134,225 Statutory Fees 5.0% Sales/Marketing Costs 5.0% Construction Cost £32,971 Contingencies 5.0% Affordable Housing Land Cost 16906 CIL 1000 Eper sqm Market Housing £513,125 Interest © 5.0% 12 Month Construction 6 Mth Sales Void £894,200 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,000	DEVELOPMENT COSTS				
3 8ed	Land Apt	16 Plots	22542 £ per plot		£352,214
## A Bed	2 Bed	25 Plots	56354 E per plot		
Stamp Duty Land Tax	3 Bed	13 Plots	A CONTRACTOR OF THE PROPERTY O		£805,063
Stamp Duty Land Tax	4 Bed				£563,543
Section Sect	Participation of the Control of the	3 Plots		Total Land £3,481,890	
31 Apt 60 sqm 1255 E per sqm 1.15 Gross/Net £2,706,096 56 2 8ed 75 sqm 1119 E per sqm £4,720,78 25 3 8ed 88 sqm 1119 E per sqm £2,461,806 9 4 8ed 120 sqm 1119 E per sqm £1,258,876 3 5 8ed 150 sqm 1119 E per sqm £524,537 125 10169 Total sqm £1069 Total sqm £1069 Total sqm £1069 Total sqm £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500 £187,500			7.0%		£243,732
56 2 8ed 75 sqm 1119 6 per sqm £4,720,78 25 3 8ed 88 sqm 1119 6 per sqm £2,461,800 9 4 8ed 120 sqm 1119 6 per sqm £1,258,875 3 5 8ed 150 sqm 1119 6 per sqm £524,535 125 10169 Total sqm	a final transfer and the	60 sam	1255 c nor com	1 15 Genra /Not	£2.706.09/
25 3 Bed 88 sqm 1119 E per sqm £2,461,800 9 4 Bed 120 sqm 1119 E per sqm £1,258,875 3 5 Bed 150 sqm 1119 E per sqm £524,535 125 10169 Total sqm Abnormal Costs				1,15 Gross/Net	
9 4 Bed 120 sqm 1119 6 per sqm £1,258,875 3 5 Bed 150 sqm 1119 6 per sqm £524,535 125 10169 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost £933,76 Legal Fees 0.5% GDV £134,225 Statutory Fees 1.1% Construction Cost £140,725 Sales/Marketing Costs 2.0% Market Units Value £329,71 Contingencies 5.0% Construction Cost £592,975 Affordable Housing Land Cost 16906 per Affordable Plot £1,056,645 CIL 100 £ per sqm Market Housing £513,125 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £894,205 Arrangement Fee 1.0% Cost 20.0% of GDV Aff Hsg 20% of GDV £5,369,005		The second secon			
3 5 8ed 150 sqm 1119 6 per sqm 6524,53: 125 10169 Total sqm	1000		1119 F per som		
125	17.0077	The second secon			
Professional Fees @ 8.0% Construction Cost £933,76 Legal Fees 0.5% GDV £134,22! Statutory Fees 1.1% Construction Cost £140,72! Sales/Marketing Costs 2.0% Market Units Value £329,71. Contingencies 5.0% Construction Cost £592,97. Affordable Housing Land Cost 16906 per Affordable Plot £1,056,64. CIL 100 £ per sqm Market Housing £513,12. Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £894,20. Arrangement Fee 1.0% Cost Cost £171,23. Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,00.			1112 1 10 10 10		202,,00
Legal Fees 0.5% GDV £134,225 Statutory Fees 1.1% Construction Cost £140,725 Sales/Marketing Costs 2.0% Market Units Value £329,71 Contingencies 5.0% Construction Cost £592,975 Affordable Housing Land Cost 16906 per Affordable Plot £1,056,645 CIL 100 e per sqm Market Housing £513,125 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £894,205 Arrangement Fee 1.0% Cost £171,236 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,000	Abnormal Costs		187500		£187,500
Statutory Fees 1.1% Construction Cost £140,72 Sales/Marketing Costs 2.0% Market Units Value £329,71 Contingencies 5.0% Construction Cost £592,97 Affordable Housing Land Cost 16906 per Affordable Plot £1,056,64 CIL 100 e per sqm Market Housing £513,12 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £894,20 Arrangement Fee 1.0% Cost £171,23 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,00	Professional Fees @			ost	£933,767
Statutory Fees 1.1% Construction Cost £140,72° Sales/Marketing Costs 2.0% Market Units Value £329,71° Contingencies 5.0% Construction Cost £592,97° Affordable Housing Land Cost 16906 per Affordable Plot £1,056,64° CIL 100 e per sqm Market Housing £513,12° Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £894,20° Arrangement Fee 1.0% Cost £171,23° Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,00°	Legal Fees		0.5% GDV		£134,225
Contingencies S.0% Construction Cost £592,975	Statutory Fees		1.1% Construction Co	est	£140,727
Affordable Housing Land Cost	Sales/Marketing Costs		2.0% Market Units Vi	alue	£329,713
CIL 100 € per sqm Market Housing £513,12 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £894,20 Arrangement Fee 1.0% Cost £171,23 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,00					£592,979
Interest @	The second secon		The state of the s		£1,056,643
Arrangement Fee 1.0% Cost £171,231 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,000		- 27.5	100 £ per sqm Mark		£513,125
Development Profit 20.0% of GDV Aff Hsg 20% of GDV £5,369,000			Month Construction	6 Mth Sales Void	£894,203
	A CONTRACTOR OF THE CONTRACTOR				£171,236
Total Cost £25,720,82	Development Profit	20.0%	of GDV Aff Hsg	20% of GDV	£5,369,000
	Total Cost				£25,720,82

\1: - b ²	Resi	dential Via	bility Appra	isal
Viab		ear Delivery		
SITE REFERENCE		88 0	Apartments	19
SITE LOCATION		Centre, Furnace Green	2 bed houses	30
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses	15
DEVELOPMENT DETAILS	Annual Control of the	6 Total Units	4 bed houses	8
Affordable Proportion %	50%	88 Affordable Units	5 bed house	4
Affordable Mix	24% %Intermedia	te 20% %Social Rent	56% %Affordable Ren	it
Development Floorspace	312	20 Sqm Market Housing	2,664 Sqm Affordable	Housing
DEVELOPMENT VALUE				
Market Houses				
10 Apt	60 sqm	3400 £ per sqm		£1,938,00
15 2 Bed	75 sqm	3200 £ per sqm		£3,648,00
8 3 Bed	88 sqm	3200 £ per sqm		£2,140,16
4 4 Bed	120 sqm	3100 £ per sqm		£1,413,60
2 5 Bed	150 sqm	3100 £ per sqm		£883,50
Intermediate Units	70% Open Market	t Value		
2 Apt	60 sqm	2380 £ per sqm		£325,58
5 2 Bed	75 sqm	2240 £ per sqm		£766,08
2 3 Bed	88 sqm	2240 £ per sqm		£359,54
0 4 Bed	120 sqm	2170 £ per sqm		£118,74
Low Cost Units	85% Open Market			
2 Apt	60 sqm	2890 £ per sqm		£329,46
4 2 Bed	75 sqm	2720 £ per sqm		£775,20
2 3 Bed	88 sqm	2720 £ per sqm		£363,82
0 4 Bed	120 sqm	2635 £ per sqm		£120,15
Intermediate Units	60% Open Market			
5 Apt	60 sqm	2040 £ per sqm		£651,16
11 2 Bed	75 sqm	1920 £ per sqm		£1,532,16
4 3 Bed	88 sqm	1920 £ per sqm	-	£719,09
1 4 Bed Development Value	120 sqm	1860 £ per sqm	76 Total Units	£237,48 £16,321,76
				110,321,70
DEVELOPMENT COSTS Land Apt	10 Plots	22542 £ per plot		£214,14
2 Bed	15 Plots	56354 £ per plot		£856,58
3 Bed	8 Plots	64405 £ per plot		£489,47
4 Bed	4 Plots	90167 £ per plot		£342,63
5 Bed	2 Plots	112709 £ per plot	Total Land £2,116,989	£214,14
Stamp Duty Land Tax		7.0%		£148,18
Construction	- 25° -			
19 Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£1,645,30
34 2 Bed	75 sqm	1119 £ per sqm		£2,870,23
15 3 Bed	88 sqm	1119 £ per sqm		£1,496,77
4 4 Bed	120 sqm	1119 £ per sqm		£510,26
2 5 Bed	150 sqm	1119 £ per sqm		£318,91
74	5955 Total sqm			200000
Abnormal Costs		114000		£114,00
Professional Fees @		8.0% Construction Co	ost	£547,31
Legal Fees		0.5% GDV		£81,60
Statutory Fees		1.1% Construction Co		£82,53
Sales/Marketing Costs		2.0% Market Units V		£200,46
Contingencies		5.0% Construction Co		£347,77
Affordable Housing Land Cost		16906 per Affordable		£642,43
CIL	E 00/I 4	100 £ per sqm Mark		£311,98
Interest @	5.0% 1 1.0% Cost	2 Month Construction	6 Mth Sales Void	£532,35
Arrangement Fee Development Profit		% of GDV Aff Hsg	20% of GDV	£101,32 £3,264,35
	20.0	70 OLODA HILLING	20/0 01 000	
Total Cost				£15,332,82
VIABILITY MARGIN				£988,94

Vi ab	Resid	ential Vi	ability Appra	aisal
viau	0-5 Yea	r Delivery		
SITE REFERENCE	254		Apartments	9
SITE LOCATION		n Youth Centre, Lark F	Rise, Langley Gre 2 ped houses	
DEVELOPMENT SCENARIO	Brownfield		3 8ed nouses	
DEVELOPMENT DETAILS		Total Units	4 bed houses	
Affordable Proportion %		Affordable Units	5 bed house	
Affordable Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	
Development Floorspace		Sqm Market Housing	0 Sqm Affordable	
DEVELOPMENT VALUE	340	adili Marker LionaliiR	O Jam Anoraba	E Housing
Market Houses				
9 Apt	60 sqm	3400 € per sqm		£1,836,000
0 2 Bed	75 sqm	3200 E per sqm		£1,030,000
20 3/270				
7344	88 sqm	3200 £ per sqm		EO
0 4 Bed	120 sqm	3100 E per sqm		£0
0 5 Bed	150 sqm	3100 € per sqm		£0
Intermediate Units	70% Open Market Va	luar-		
Apr	60 sqm	2380 £ per sqm		50
	75 sqm	2240 E per sqm		-60
2 Bed				£0 £0 £0
3 Bed	88 sqm	2240 Eperson		£0
4 Bed	120 sam	2170 £ pe/ sqm		1.0
Low Cost Units	85% Open Market Va			20
Apt	60 sqm	2890 £ per sqm		EO
2 Bed	75 sqm	2720 £ per sqm		EO
3 Bed	88 sqm	2720 £ per sqm		£0
4 Bed	120 sqm	2635 £ per sqm		EO
Intermediate Units	60% Open Market Va	ue		
Apt	60 sqm	2040 E per sqm		EO
2 Bed	75 sgm	1920 £ per sqm		EO
3 Bed	88 sqm	1920 £ persom		EO
4 Bed	120 sgm	1860 E per sqm	9 Total Units	£0
Development Value				£1,836,000
DEVELOPMENT COSTS		- Class		
Land Apt	9 Plots	22542 £ per plot		£202,875
2 Bed	O Plots	56354 £ per plot		£0
3 Bed	O Plots	64405 £ per plot		£0
4 Bed	O Plots	90167 £ per plot	The second second	£0
5 Bed	O Plots	112709 E per plot	Total Land £202,875	£0
Stamp Duty Land Tax		1.0%		£2,029
Construction		1000		
9 Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£779,355
0 2 Bed	75 sqm	1119 £ per sqm		£0
0 3 Bed	88 sgm	1119 E per sqm		£0
0 4 Bed	120 sqm	1119 £ per sqm		£0
0 5 Bed	150 sqm	1119 £ per sqm		EO
9	621 Total squi	TTT3 E bei still		Lo
Abnormal Costs	DET TOUR SQUI	135001	-	£13,500
		8.0% Constructio	o Print	
Professional Fees @		0.5% GDV	Cust	£62,348 £9,180
Legal Fees Statutory Soor		Contract Con	Lower Commercial Comme	
Statutory Fees		1.1% Construction		£9,407
Sales/Marketing Costs		2.0% Market Unit		£36,720
Contingencies		5.0% Constructio		£39,643
Affordable Housing Land Cost		6763 per Afforda		£0
CIL	4000	100 E per sqm N	The state of the s	E54,000
Interest @		Month Construction	6 Mth Sales Void	£54,944
Arrangement Fee	1.0% Cost			£11,154
Development Profit	20.0%	of GDV Aff Hsg	20% of GDV	£367,200
Tariffee	-		A	C1 C42 250
Total Cost				£1,642,356
VIABILITY MARGIN				£193,644

Crawley Community Church, 40 Springfield, South 2 bed houses Street Option Street Optio	8 ing ,632,00
Brownfield Brownfield 3 Bed houses Affordable Proportion % 24% Intermediate 20% Low Cost 25% Affordable Mix 24% Intermediate 20% Low Cost 25% Affordable Mix 24% Intermediate 20% Low Cost 25% Affordable House 25% Affordable Mix	
Second S	
### Affordable Proportion % Affordable Units	
Affordable Mix Development Floorspace 8	
Development Floorspace Development Floorspace Development Floorspace Development Floorspace Development Floorspace Development Value	
DEVELOPMENT VALUE	
Same	,632,00
Samp	,632,00
O 2 Bed	,032,00
Name	£
120 sqm 3100 per sqm 2100 per sqm 2100 per sqm 2100 per sqm 2200 per sqm per sqm 2200 per sqm per	£
Intermediate Units	£
Intermediate Units	Ē
0 Apt 60 sqm 2380 € per sqm 0 2 8ed 75 sqm 2240 € per sqm 2240 € per sqm 0 4 8ed 120 sqm 2170 € per sqm 2170 € per sqm 2170 € per sqm 0 4 8ed 120 sqm 2720 € per sqm 0 3 8ed 75 sqm 2720 € per sqm 0 3 8ed 88 sqm 2720 € per sqm 0 3 8ed 88 sqm 2720 € per sqm 0 4 8ed 120 sqm 2635 € per sqm 0 4 8ed 120 sqm 2635 € per sqm 0 2 8ed 75 sqm 1920 € per sqm 0 2 8ed 75 sqm 1920 € per sqm 0 3 8ed 88 sqm 1920 € per sqm 0 3 8ed 88 sqm 1920 € per sqm 0 2 8ed 75 sqm 1920 € per sqm 0 3 8ed 88 sqm 1920 € per sqm 0 3 8ed 88 sqm 1920 € per sqm 0 3 8ed 88 sqm 1920 € per sqm 0 5 8ed 120 sqm 1860 € per sqm 8 Total Units 1900 € per sqm 1920 € per sqm 192	
0 2 Bed 75 sqm 2240 € per sqm 0 3 Bed 88 sqm 2240 € per sqm 2170	
0 3 Bed	£
120 sqm	£
Description Seed	£
0 Apt 60 sqm 2890 € per sqm 0 2 Bed 75 sqm 2720 € per sqm 0 3 Bed 88 sqm 2720 € per sqm 0 4 Bed 120 sqm 2635 € per sqm 0 4 Bed 120 sqm 2635 € per sqm 0 2 Bed 75 sqm 1920 € per sqm 0 2 Bed 75 sqm 1920 € per sqm 0 3 Bed 88 sqm 1920 € per sqm 0 4 Bed 120 sqm 1860 € per sqm 8 Total Units Development Value	£
0 2 Berl 75 sqm 2720 € per sqm 0 3 Berl 88 sqm 2720 € per sqm 120 sqm 2635 € per sqm 120 € per sqm 1920 € per plot 1920 € per sqm	
0 3 Bed	£
120 sqm	£
Intermediate Units	£
0 Apt 60 sqm 2040 € per sqm 0 2 Bed 75 sqm 1920 € per sqm 1920 € per sqm 0 3 Bed 88 sqm 1920 € per sqm 8 Total Units Development Value DEVELOPMENT COSTS Land Apt 8 Plots 22542 € per plot € per plot 3 Bed 0 Plots 56354 € per plot 4 Bed 0 Plots 90167 € per plot 5 Bed 0 Plots 90167 € per plot 5 Bed 0 Plots 112709 € per plot 5 E per plot 5 E per plot 6 E per plot 6 E per plot 7 Dtal Land €180.334 Stamp Duty Land Tax Construction 8 Apt 60 sqm 1255 € per sqm 1.15 Gross/Net 6 D 2 Bed 75 sqm 1119 € per sqm 0 3 Bed 88 sqm 1119 € per sqm 0 5 Bed 150 sqm 1119 € per sqm 8 S52 Total sqm Abnormal Costs Professional Fees ∅ 8.0% Construction Cost Legal Fees 0 0.5% GDV	£
0 2 Bed 75 sqm 1920 € per sqm 0 3 Bed 88 sqm 1920 € per sqm 1920 € per sqm 0 4 Bed 120 sqm 1860 € per sqm 8 Total Units Development Value	
0 3 Bed 88 sqm 1920 € per sqm 8 Total Units Development Value	£
Development Value	£
Development Value	É
DEVELOPMENT COSTS Land	,632,00
Land	,032,00
2 Bed	
3 Bed	180,33
4 Bed 0 Plots 90167	£
Stamp Duty Land Tax 1.0% 112709 £ per plot Total Land £180.334	£
Stamp Duty Land Tax	£
Construction 8 Apt 60 sqm 1255 € per sqm 1.15 Gross/Net £ 0 2 Bed 75 sqm 1119 € per sqm £ per sqm E per sqm £ per sqm £ per sqm	£
8 Apt 60 sqm 1255 £ per sqm 1.15 Gross/Net £ 0 2 Bed 75 sqm 1119 £ per sqm 0 3 Bed 88 sqm 1119 £ per sqm 0 4 Bed 120 sqm 1119 £ per sqm 0 5 Bed 150 sqm 1119 £ per sqm 8 552 Total sqm Abnormal Costs 12000 Professional Fees @ 8.0% Construction Cost Legal Fees 0.5% GDV	£1,80
0 2 Bed 75 sqm 1119 £ per sqm 0 3 Bed 88 sqm 1119 £ per sqm 0 4 Bed 120 sqm 1119 £ per sqm 0 5 Bed 150 sqm 1119 £ per sqm 8 552 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost Legal Fees 0 0.5% GDV	CO2 76
0 3 Bed 88 sqm 1119 € per sqm 0 4 Bed 120 sqm 1119 € per sqm 0 5 Bed 150 sqm 1119 € per sqm 8 552 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost Legal Fees 0 0.5% GDV	692,76
0 4 Bed 120 sqm 1119 € per sqm 0 5 Bed 150 sqm 1119 € per sqm 8 552 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost Legal Fees 0.5% GDV	£
0 5 Bed 150 sqm 1119 E per sqm 8 552 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost Legal Fees 0.5% GDV	£
8	£
Abnormal Costs 12000 Professional Fees @ 8.0% Legal Fees 0.5% GDV	-
Legal Fees 0.5% GDV	£12,00
Legal Fees 0.5% GDV	£55,42
Statutory Fees 11% Construction Cost	£8,16
1.170 CONSUMERON COSE	£8,36
Sales/Market Units Value	£32,64
Contingencies 5.0% Construction Cost	£35,23
Affordable Housing Land Cost 6763 per Affordable Plot	£
CIL E per sqm Market Housing	£48,00
	£48,83
Arrangement Fee 1.0% Cost	
Development Profit 20.0% of GDV Aff Hsg 20% of GDV £	£9,91
Total Cost £1	

Development Floorspane			1 41111	1.00	
STE REFERENCE 25	Viah			ibility Appra	iisal
STE LOCATION DEVELOPMENT SCENARIO S - 7 Brighton Road, Southgate Brownfield 3 ed houses Affordable Propriet 3 ed houses Affordable Propriet 3 ed houses Affordable Propriet 3 ed houses Affordable Mix 24% Intermediate 20% Low Cost 56% Affordable Housing 2440 Sqm Market Housing 2,440 Sqm Market Housing 2,440 Sqm Affordable Housing 2,440 Sqm Affo		0-5 Ye	ar Delivery		
Brownfield			· · · · · · · · · · · · · · · · · · ·	Apartments	48
AB Total Units			on Road, Southgate	2 bed houses	
Affordable Proportion		The state of the s		3 Bed houses	
## Affordable Mix Development Floorspace 1440 Sqm Market Housing 1,440 Sqm Affordable Rent 1,440 Sqm Market Housing 1,440 Sqm Affordable Housing 1,				4 bed houses	
Development Floorspace 1440 Sqm Market Housing 1,440 Sqm Affordable Housing 1,440 1,440 Sqm Affordable Housing Land Cost 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1,440 1	Affordable Proportion %	50% 24	A CONTRACTOR OF THE PROPERTY O	5 bed house	
DEVELOPMENT VALUE	Affordable Mix	24% Intermediate	20% Low Cost	The state of the s	il.
Market Houses	Development Floorspace	1440	Sqm Market Housing	1,440 Sqm Affordable	Housing
24					
O 2 Bed	Market Houses				and the same
Second S	24 Apt				£4,896,000
Development Value	0 2 Bed				£0
Development Value	0 3 Bed	88 sqm	3200 £ per sqm		£0
S Bed 150 sqm 3100 E per sqm EEE	0 4 Bed	120 sqm	3100 £ per sqm		£0
6 Apt 60 sqm 2380 € per sqm €822,528 0 2 Bed 75 sqm 2240 € per sqm €60 sqm 2240 € per sqm €60 sqm 2470 € per sqm €60 sqm 2890 € per sqm €60 sqm 2720 € per sqm €60 sqm 2040 € per sqm €60 sqm 2040 € per sqm €60 sqm 1920 € per sqm §60 sqm 1920 § per sqm §60 sqm 1920 § per sqm §60 sqm 1920	O 5 Bed				£0
6 Apt 60 sqm 2380 € per sqm	Intermediate Units	70% Open Market	Value .		
0 2 Bed 75 sqm 2240 € per sqm €€€ 0 3 Bed 120 sqm 22170 € per sqm €€€ 100 cost Units 85% Open Market Value 5 Apt 60 sqm 2720 € per sqm 6€€ 0 3 Bed 75 sqm 2720 € per sqm 6€€ 0 3 Bed 88 sqm 2720 € per sqm 6€€ 0 4 Bed 120 sqm 2635 € per sqm 6€€ 0 2 Bed 75 sqm 2720 € per sqm 6€€ 0 3 Bed 88 sqm 2720 € per sqm 6€€ 0 1 2 Bed 75 sqm 200 € per sqm 6€€ 0 2 Bed 75 sqm 1920 € per sqm 6€€ 0 2 Bed 75 sqm 1920 € per sqm 6€€ 0 3 Bed 88 sqm 1920 € per sqm 6€€ 0 4 Bed 120 sqm 1860 € per sqm 6€€ 0 5 Bed 10 Plots 55354 € per plot 6€€ 1 Bed 0 Plots 55354 € per plot 7€€ 1 Bed 0 Plots 112709 € per plot 7€€ 1 Bed 0 Plots 112709 € per plot 7€€ 1 Bed 0 Plots 112709 € per plot 7€€ 1 Bed 0 Plots 112709 € per plot 7€€ 1 Bed 0 Plots 112709 € per plot 7€€ 1 Bed 0 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plots 112709 € per plot 7€€ 1 Bed 1 Plot	(111,001) Turner of (610,10)			11	£822,528
0 3 Bed 120 sqm 2240 € per sqm €C 2170 € per sqm €C 2170 € per sqm €C 2170 € per sqm €E 2170					£0
Q 4 Bed 1.20 sqm 2170 6 per sqm 60	E 275				
Section Sect		_754L/3000/ ACCO			
\$ Apt	_				LO
0 2 Bed 75 sqm 2720 € per sqm €€€ 0 3 Bed 88 sqm 2720 € per sqm €€€ lintermediate Units 60% Open Market Value 13 Apt 60 sqm 2040 € per sqm €€€ 0 3 Bed 88 sqm 1920 € per sqm €€€ 0 3 Bed 88 sqm 1920 € per sqm €€€ 0 4 Bed 120 sqm 1860 € per sqm 48 Total Units €€€ 0 4 Bed 120 sqm 1860 € per sqm 48 Total Units €€€ Development Value DEVELOPMENT COSTS Land Apt 24 Plots 22542 € per plot 2 Bed 0 Plots 56354 € per plot 3 Bed 2 Plots 2 Per plot 3 Bed 3 Bed 0 Plots 56354 € per plot 5 Plots 5 Bed 0 Plots 90167 € per plot 5 Plots					5027 220
0 3 Bed 120 sqm 2635 € per sqm 60					
O					
Intermediate Units					
13 Apt 60 sqm 2040 € per sqm 61,645,056 6					£0
0 2 Bed					
0 3 8 8 9 1920 2 per sqm 48 Total Units ECC					£1,645,056
DEVELOPMENT COSTS Land Apt 24 Plots 56354 € per plot 6541,001 2 Bed 0 Plots 664405 € per plot 66405 € per plot 75 Bed 0 Plots 90167 € per plot 75 Bed 0 Plots 112709 € per sqm 1129 € per sqm 112	0 2 Bed				£0
Development Value	0 3 Bed	88 sqm	1920 £ per sqm		£0
DEVELOPMENT COSTS Land	0 4 Bed	120 sqm	1860 £ per sqm	48 Total Units	£0
Land	Development Value			No. of the last of	£8,195,904
2 Bed	DEVELOPMENT COSTS				
Stamp Duty Land Tax	Land Apt	24 Plots	22542 £ per plot		£541,001
Stamp Duty Land Tax		O Plots	The state of the s		£0
## A Bed	3 Bed	O Plots			
Stamp Duty Land Tax					
Stamp Duty Land Tax				Total Land £541 001	
Age				(550.000)	
48			11070		222,010
0 2 Bed 75 sqm 1119 € per sqm € CO 3 Bed 88 sqm 1119 € per sqm € CO 4 Bed 120 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Bed 150 sqm 1119 € per sqm € CO 5 Sqm 1119 € per sqm € CO 5 Sqm 1119 € per sqm € CO 5 Sqm 11119 € per sqm € CO 5 Sqm 11119 € per sqm € CO 5 Sqm 11119 € per sqm € CO 5 Sqm 111119 € per sqm € CO 5 Sqm 111111 Sqm 11111 Sqm 1111 Sqm 11	THE RESIDENCE OF THE PARTY OF T	60 sam	1255 f ner sam	1.15 Gross/Net	£4 156 560
0 3 Bed 88 sqm 1119 € per sqm € 0 4 Bed 120 sqm 1119 € per sqm € 0 5 Bed 150 sqm 1119 € per sqm € 0 5 Bed 150 sqm 1119 € per sqm € 0 5 Bed 150 sqm 1119 € per sqm € 0 5 Bed 150 sqm 1119 € per sqm € 0 5 Bed 150 sqm 1119 € per sqm € 0 5 Bed 150 sqm 83000				TITO GIOSS/INEC	
1119 f per sqm f f C		A STATE OF THE STA			
1119 € per sqm					
Abnormal Costs 83000 £83,000 £83,000 £332,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525 £92,525					
Abnormal Costs Professional Fees @			1119 E per sqm		£U
Professional Fees @		3312 Total sqm	02/4/42]	-	502.000
Construction Cost				Africa.	
Statutory Fees 1.1% Construction Cost £50,293 Sales/Marketing Costs 2.0% Market Units Value £97,920 Contingencies 5.0% Construction Cost £211,978 Affordable Housing Land Cost 6763 per Affordable Plot £162,300 CIL 100 £ per sqm Market Housing £144,000 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £248,880 Arrangement Fee 1.0% Cost £53,235 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,639,181 Total Cost			The second secon	Cost	
Sales/Marketing Costs 2.0% Market Units Value £97,920 Contingencies 5.0% Construction Cost £211,978 Affordable Housing Land Cost 6763 per Affordable Plot £162,300 CIL 100 £ per sqm Market Housing £144,000 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £248,880 Arrangement Fee 1.0% Cost £53,235 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,639,181 Total Cost			The second secon	20.00	
Contingencies Affordable Housing Land Cost CIL 100 E per Affordable Plot £ per sqm Market Housing Aff Hsg Cost C			The second secon	130-1110	
Affordable Housing Land Cost CIL 100 £ per Affordable Plot £ per sqm Market Housing £ 144,000 £ 248,880 £ 1.0% Cost £ 1.0% Cost £ 1.0% Cost £ 1.0% of GDV Aff Hsg 200 of GDV £ 1,639,181					
CIL 100 £ per sqm Market Housing £144,000 [Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £248,880 Arrangement Fee 1.0% Cost £53,235 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,639,181					
Interest @					£162,300
Arrangement Fee 1.0% Cost £53,239 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,639,181 Total Cost £7,783,497	CIL			arket Housing	£144,000
Development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,639,181 Total Cost £7,783,497	the state of the s		Month Construction	6 Mth Sales Void	£248,880
Total Cost £7,783,497	Arrangement Fee			2	£53,239
	Development Profit	20.0%	of GDV Aff Hsg	20% of GDV	£1,639,181
VIABILITY MARGIN £412,407	Total Cost				£7,783,497
	VIABILITY MARGIN				£412,407

VI	ab		Year Delivery	ability Appra	
		0-5			2
SITE REFE SITE LOCA	111111111111111111111111111111111111111	Cales Di	203 ace, Three Bridges	0 Apartments 2 bed houses	2
	MENT SCENARIO	Brownfi		3 Bed houses	2
Part of Action in the	MENT DETAILS	Diowitin	9 Total Units	4 bed houses	1
	Proportion %	50%	5 Affordable Units	5 bed house	ō
Affordable	200126-2002080220010808081	24% %Intermed			it
Developm	ent Floorspace		369 Sqm Market Housing	315 Sqm Affordable	Housing
DEVELOP	MENT VALUE		The state of the s		
Market Ho	uses				AL VALUE
1	Apt	60 sqm	3400 £ per sqm		£229,50
2	2 Bed	75 sqm	3200 £ per sqm		£432,000
1	3 Bed	88 sqm	3200 £ per sqm		£253,44
0	4 Bed	120 sqm	3100 £ per sqm		£167,40
0	5 Bed	150 sqm	3100 £ per sqm		£104,62
Intermedia	ate Units	70% Open Mar	ket Value		
0	Apt	60 sqm	2380 £ per sqm		£38,55
1	2 Bed	75 sqm	2240 £ per sqm		£90,72
0	3 Bed	88 sqm	2240 £ per sqm		£42,57
0	4 Bed	120 sqm	2170 £ per sqm		£14,06
Low Cost L	Inits	85% Open Mar	ket Value		
0	Apt	60 sqm	2890 £ per sqm		£39,01
0	2 Bed	75 sqm	2720 £ per sqm		£91,80
0	.3 Bed	88 sqm	2720 £ per sqm		£43,08
0	4 Bed	120 sqm	2635 £ per sqm		£14,22
Intermedia	ate Units	60% Open Mar			
1	Apt	60 sqm	2040 É per sqm		£77,11
1	2 Bed	75 sqm	1920 £ per sqm		£181,440
1	3 Bed	88 sqm	1920 £ per sqm		£85,156
0	4 Bed	120 sqm	1860 £ per sqm	9 Total Units	£28,12
Developn	nent Value		7.000		£1,932,84
DEVELOP	MENT COSTS				
Land	Apt.	1 Plots	22542 £ per plot		£25,35
	2 Bed	2 Plots	56354 € per plot		£101,43
	3 Bed	1 Plots	64405 £ per plot		£57,96
	4 Bed	O Plots	90167 £ per plot		£40,57
anning Bra	5 Bed	O Plots	112709 £ per plot	Total Land £250,696	£25,35
Stamp Dut Construct	y Land Tax		3.0%		£7,52
2	Apt.	60 sqm	1255 £ per sqm	1.15 Gross/Net	£194,83
4	2 Bed	75 sqm	1119 E per sqm	1115	£339,89
2	3 Bed	88 sqm	1119 £ per sqm		£177,25
ō	4 Bed	120 sqm	1119 £ per sqm		£60,42
0	5 Bed	150 sqm	1119 E per sqm		£37,766
9		705 Total sqm	- Contract		
Abnormal	Costs		13500		£13,50
Profession	al Fees @		8.0% Construction	Cost	£64,81
Legal Fees			0.5% GDV		£9,66
Statutory F			1.1% Construction	N C W N C	£9,77
	eting Costs		2.0% Market Unit:		£23,73
Contingen			5.0% Construction		£41,18
	Housing Land Cost		16906 per Affordati		£76,07
CIL	-	E 00/1	100 £ per sqm M		£36,94
Interest @	OR PAGE	5.0%	12 Month Construction	6 Mth Sales Void	£62,26
Arrangeme	ent Fee lent Profit	1.0% Cost	.0% of GDV Aff Hsg	20% of GDV	£11,89 £386,56
Developin	ient Front		.070 BI GDV ATT HSg	2070 01 00 0	£380,30
Total Cos					£1,804,82

STRE LOCATION	CITE DECEDENCE		r Delivery	A market state	14
Brownfield	SITE REFERENCE	264 6 - 10 Ifield Pa	nad West Green	Apartments	14
DEVELOPMENT DETAILS 14 Total Units 4 licel houses			Jau, West Green	700000000000000000000000000000000000000	
Affordable Proportion % 24% Intermediate 20% Low Cost 24% Intermediate 20% Low Cost 25% Low Cost 25% Affordable Rort 22% Sqm Affordable Rort			Total Unite	20.0980000000000000000000000000000000000	
April					
Sqm Affordable Housing Sqm Affordable Hous	DOMESTIC PROPERTY OF STREET STREET		The state of the s		
Market Houses	AND THE RESERVE AND THE PROPERTY OF THE PROPER	The second secon	The second secon	The second secon	Housing
Table	DEVELOPMENT VALUE		0	4000	В
0 2 Bed 75 lgm 3200 € per sym € E 0 4 Bed 120 sym 3100 € per sym € E 0 4 Bed 120 sym 3100 € per sym € E 0 5 Bed 150 sym 3100 € per sym € E 1 Apt 60 sym 2240 € per sym € E 1 Apt 2 Bed 75 sym 2240 € per sym € E 1 Apt 60 sym 2270 € per sym € E 2 Bed 75 sym 2270 € per sym € E 3 Bed 85 sym 2240 € per sym € E 1 Apt 60 sym 2720 € per sym € E 3 Bed 85 sym 2720 € per sym € E 3 Bed 88 sym 2720 € per sym € E 3 Bed 88 sym 2720 € per sym € E 3 Bed 88 sym 2720 € per sym € E 3 Bed 48 Bed 120 sym 6535 € per sym € E 4 Bed 120 sym 2040 € per sym € E 4 Bed 120 sym 1920 € per sym € E 4 Bed 120 sym 1920 € per sym € E 4 Bed 120 sym 1860 € per sym € E 5 Bed 88 sym 1920 € per sym € E 5 Bed 0 Plots 56354 € per plot € E 5 Bed 0 Plots 56354 € per plot € E 5 Bed 0 Plots 56354 € per plot € E 5 Bed 0 Plots 112709 € per plot € E 5 Bed 0 Plots 112709 € per plot € E 5 Bed 0 Plots 11370 € per plot € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 150 sym 1119 € per sym € E 5 Bed 1	Market Houses				7/252
O 3 Bed 38 sum 3200 6 per sqm 6 6 120 sqm 3100 6 per sqm 6 6 120 sqm 3100 6 per sqm 6 6 120 sqm 3100 6 per sqm 6 6 120 sqm 5 8 120 sqm 5 8 120 sqm 6 6 120 sqm	7 Apt	60 sqm	3400 £ per sqm		£1,428,000
O	0 2 Bed	75 sgm			£
Neterinediate Units	0 3 Bed	88 sqm	3200 £ per sqm		£
Test	0 4 Bed	120 sqm			£
2 Apt	0 5 Bed	150 sqm	3100 £ per sqm		£
2 Apt	ntermediate Units	70% Open Market Val	ue		
2 Bed 3 Bed 88 sqm 2240 £ per sqm £ £ 85% Deer Market Value 2170 £ per sqm £ £ 120 sqm 2170 £ per sqm £ £ 120 sqm 2170 £ per sqm £ £ 127,40 £ per sqm £ £ 120 sqm 2890 £ per sqm £ £ 127,40 £ per sqm £ £ 120 sqm £ 5 S6358 £ per plot £ £ 120 sqm £ £ 120 sq		The state of the s			£285,600
A Bed		CANAL STATE OF THE	555-551-1000 FC 100 A 10		£
2890 2900 2890 2900 2890 2900 2900 2900 2900 2900 2900 2900 2900 2900 2900 2900 2900 2900 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000 2000	3 Bed	88 sqm	2240 £ per sqm		£
1 Apt	4 Bed	120 sgm	2170 E per sqm		£
2 Bed	Low Cost Units	85% Open Market Val	ue		
3 Berl 4 Berl 120 sqm 2635 £ per sqm £ 4 Berl 120 sqm 2635 £ per sqm £ 4 Berl 120 sqm 2040 £ per sqm £ 489,60	1 Apt.	60 sqm	2890 £ per sqm		£173,40
## Apt ## App App App App App App App App App	2 Bed	75 sqm	2720 £ per sqm		£
Apt	3 Bed	88 sqm	2720 € per sqm		£
4 Apt		The state of the s	Market Annual Control		£
2 Bed	Intermediate Units	The state of the s			
3 Bed 88 sqm 1920 € per sqm 14 Total Units 6	5.05		24 Se 100 4 St 100 M St 100 M		100000000000000000000000000000000000000
A Bed 120 sqm 1860 E per sqm 14	0.000				£
Development Value	4.343	500 A Self Ch. 40.0	2 36 36 AL ACA M 25 AL		£
Stand		120 sqm	1860 E per sqm	14 Total Units	£
Apt	Development Value				£2,376,60
2 Bed	DEVELOPMENT COSTS				
3 Bed	Land Apt		22542 £ per plot		£157,79
4 Bed 0 Plots 90167 E per plot 5 Bed 0 Plots 112709 E per plot 5 Bed 0 Plots 112709 E per plot 5 Bed 0 Plots 112709 E per plot 5 Bed 1205 E per plot 5 Bed 1205 E per sqm 1.15 Gross/Net 5 E per sqm 1.15 Gross/Net 5 E per sqm		0 Plots			£
Stamp Duty Land Tax	3 Bed	O Plots			£
Stamp Duty Land Tax				-0.34 0 00000000	£
14 Apt 60 sqm 1255 6 per sqm 1.15 Gross/Net 61,212,33		O Plots	The second secon	Total Land £157,792	Đ
14 Apt 60 sqm 1255 £ per sqm 1.15 Gross/Net £1,212,33 0 2 Bed 75 sqm 1119 £ per sqm 6 0 3 Bed 88 sqm 1119 £ per sqm 6 0 4 Bed 120 sqm 1119 £ per sqm 6 0 5 Bed 150 sqm 1119 £ per sqm 6 0 5 Bed 150 sqm 1119 £ per sqm 6 0 5 Bed 150 sqm 1119 £ per sqm 6 0 5 Bed 150 sqm 1119 £ per sqm 7 £ per sqm 7 £ per sqm 7 £ per sqm 8 £21,00 € per sqm			1.0%		£1,57
0 2 Bed 75 sqm 1119 £ per sqm 6 0 3 Bed 88 sqm 1119 £ per sqm 6 0 4 Bed 120 sqm 1119 £ per sqm 6 0 5 Bed 150 sqm 1119 £ per sqm 6 Abnormal Costs 21000 21000 6 Professional Fees @ 8.0% Construction Cost £96,98 Legal Fees 0.5% GDV £11,88 Statutory Fees 1.1% Construction Cost £14,63 Statutory Fees 1.1% Construction Cost £14,63 Contingencies 5.0% Market Units Value £28,56 Contingencies 5.0% Construction Cost £61,66 Cit 100 £ per sqm Market Housing £47,33 Cit 100 £ per sqm Market Housing £42,00 Arrangement Fee 1.0% Cost £15,44 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Fotal Cost £2,258,62		60 cam	1955 E par cam	115 Grant/Slat	£1 212 33
0 3 Bed 88 sqm 1119 € per sqm € 0 4 Bed 120 sqm 1119 € per sqm € 0 5 Bed 150 sqm 1119 € per sqm € 14 966 Total sqm 21000		No Control Control		Tito Gross/Net	
0 4 8ed 120 sqm 1119 € per sqm € 14 966 Total sqm 21000					Đ
14 966 Total sqm 1119 6 per sqm 14 966 Total sqm 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 1210000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 121000 1210000 1210000 1210000 1210000 1210000 1210000 1210000 1210000 1210000 1210000 1					Đ
14 965 Total sqm		1,1851,4000,3000			£
Abnormal Costs 21000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000 621,000		The state of the s			
Statutory Fees 0.5% GDV £11,88 Statutory Fees 1.1% Construction Cost £14,63 Statutory Fees 2.0% Market Units Value £28,56 Contingencies 5.0% Construction Cost £61,66 Affordable Housing Land Cost 6763 per Affordable Plot £47,33 CIL 100 É per sqm Market Housing £42,00 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £72,08 Arrangement Fee 1.0% Cost £15,44 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Total Cost £2,258,62 Construction 6 Mth Sales Void £475,32 Cotal Cost £2,258,62 Cotal Cost £2,258,62 Construction 6 Mth Sales Void £475,32 Cotal Cost £2,258,62 Construction 6 Mth Sales Void £475,32 Cotal Cost £2,258,62 Construction Cost	Abnormal Costs	-	21000		£21,00
Statutory Fees 0.5% GDV £11,88 Statutory Fees 1.1% Construction Cost £14,63 Statutory Fees 2.0% Market Units Value £28,56 Contingencies 5.0% Construction Cost £61,66 Affordable Housing Land Cost 6763 per Affordable Plot £47,33 CIL 100 É per sqm Market Housing £42,00 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £72,08 Arrangement Fee 1.0% Cost £15,44 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Total Cost £2,258,62 Construction 6 Mth Sales Void £475,32 Cotal Cost £2,258,62 Cotal Cost £2,258,62 Construction 6 Mth Sales Void £475,32 Cotal Cost £2,258,62 Construction 6 Mth Sales Void £475,32 Cotal Cost £2,258,62 Construction Cost	Professional Fees @		C - C - C - C - C - C - C - C - C - C -	Cost	£96,98
Statutory Fees 1.1% Construction Cost £14,63 Sales/Marketing Costs 2.0% Market Units Value £28,56 Contingencies 5.0% Construction Cost £61,66 Affordable Housing Land Cost 6763 per Affordable Plot £47,33 Cost 100 É per sqm Market Housing £42,00 Arrangement Fee 1.0% Cost £15,44 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Total Cost £2,258,62 Construction Cost £2,258,62 Construction 6 Mth Sales Void £475,32 Cost 20.0% of GDV Aff Hsg 20% of GDV £475,32 Cotal Cost 20.0% Cost £2,258,62 Cost 20% Cost 20% Cost 20% Cost 20% Cost Cost 20% Of GDV Aff Hsg 20% Of GDV £475,32 Cotal Cost 20% Cost 20% Cost 20% Cost Cost 20% Cost 20% Cost 20% Cost 20% Cost Cost 20% Cost 20% Cost 20% Cost 20% Cost Cost 20% 20% Cost 20% C	Legal Fees			100	£11,88
Gales/Marketing Costs 2.0% Market Units Value £28,56 Contingencies 5.0% Construction Cost £61,66 Affordable Housing Land Cost 6763 per Affordable Plot £47,33 CIL 100 £ per sqm Market Housing £42,00 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £72,08 Arrangement Fee 1.0% Cost £15,44 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Total Cost £2,258,62	Statutory Fees		1.1% Construction	Cost	£14,63
Affordable Housing Land Cost 5763 per Affordable Plot £47,33 CIL 100 £ per sqm Market Housing £42,00 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £72,08 Arrangement Fee 1.0% Cost £15,44 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Total Cost £2,258,62	Sales/Marketing Costs	3	2.0% Market Units	Value	£28,56
100 E per sqm Market Housing	Contingencies	3	5.0% Construction	Cost	£61,66
Solution			ALC: Programme and the second		£47,33
Arrangement Fee 1.0% Cost £15,44 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Total Cost £2,258,62				The state of the s	£42,00
Development Profit 20.0% of GDV Aff Hsg 20% of GDV £475,32 Total Cost £2,258,62			Month Construction	6 Mth Sales Void	£72,08
Total Cost £2,258,62			1000		£15,44
	Development Profit	20.0%	GDV Aff Hsg	20% of GDV	£475,32
	Total Cost				£2,258,62
	William I and the				Jasejse

Viab	0-5 Y	ear Delivery		
SITE REFERENCE		194	Apartments	57
SITE LOCATION		oadway, Northgate	2 bed houses	
DEVELOPMENT SCEN	The state of the s		3 Bed houses	
DEVELOPMENT DET		57 Total Units	4 bed houses	
Affordable Proportion		29 Affordable Units	5 bed house	
Affordable Mix Development Floorspa	24% Intermediat		56% Affordable Rent	Clavalua
DEVELOPMENT VAL		10 Sqm Market Housing	1,710 Sqm Affordable	Housing
Market Houses	J.			
29 Apt	60 sqm	3400 £ per sam		£5,814,00
0 2 Bed	75 sgm	3200 £ per sqm		£
0 3 Bed	88 sqm	3200 £ per sqm		£
0 4 Bed	120 sgm	3100 £ per sgm		£
0 5 Bed	150 sqm	3100 £ per sqm		£
ntermediate Units 7 Apt	70% Open Marke 60 sqm	et Value 2380 £ per sqm		£976,75
O 2 Bed	75 sqm	2240 £ per sqm		£ £
0 2 Bed	88 sqm	2240 £ per sqm		£
0 4 Bed	120 sgm	2170 £ per sqm		£
ow Cost Units	85% Open Marke			
6 Apt	60 sgm	2890 £ per sqm		£988,38
0 2 Bed	75 sqm	2720 £ per sqm		£
0 3 Bed	88 sqm	2720 £ per sqm		£
0 4 Bed	120 sqm	2635 £ per sqm		£
ntermediate Units	60% Open Marke	t Value		
16 Apt	60 sqm	2040 £ per sqm		£1,953,50
0 2 Bed	75 sqm	1920 £ per sqm		£
0 3 Bed	88 sqm	1920 £ per sqm		£
0 4 Bed Development Value	120 sqm	1860 £ per sqm	57 Total Units	£ £9,732,63
Development value				19,732,03
DEVELOPMENT COS	TS			
and Apt	29 Plots	22542 £ per plot		£642,43
2 Bed	O Plots	56354 £ per plot		£
3 Bed	0 Plots	64405 £ per plot		£
4 Bed	O Plots	90167 £ per plot		£
5 Bed	O Plots	112709 £ per plot	Total Land £642,439	£
Stamp Duty Land Tax	_	4.0%		£25,69
57 Apt	60 sgm	1255 £ per sgm	1.15 Gross/Net	£4,935,91
0 2 Bed	75 sgm	1119 £ per sqm	and the	£ 1,555,51
0 3 Bed	88 sqm	1119 £ per sqm		£
0 4 Bed	120 sqm	1119 £ per sqm		£
0 5 Bed	150 sqm	1119 £ per sqm		£
57	3933 Total sqm			202.20
Abnormal Costs		85500		£85,50
Professional Fees @		8.0% Construction Co	ost	£394,87
egal Fees		0.5% GDV	a.	£48,66 £59,57
Statutory Fees Sales/Marketing Costs		1.1% Construction Co 2.0% Market Units V		£59,57 £116,28
Contingencies		5.0% Construction Co		£251,07
Affordable Housing Lar	nd Cost	6763 per Affordable		£192,73
CIL		100 £ per sqm Mark		£171,00
nterest @	5.0%	12 Month Construction	6 Mth Sales Void	£295,00
Arrangement Fee	1.0% Cost			£63,08
Development Profit		of GDV Aff Hsg	20% of GDV	£1,946,52

Viab	0-5 Ve	ar Delivery		isal
SITE REFERENCE	297	ar Delivery	Apartments	300
SITE LOCATION	Crawley Stat	ion	2 bed houses	
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses	
DEVELOPMENT DETAILS	300	Total Units	4 bed houses	
Affordable Proportion %	50% 150	Affordable Units	5 bed house	
Affordable Mix	24% Intermediate	20% Low Cost	56% Affordable Rent	
Development Floorspace	9000	Sqm Market Housing	9,000 Sqm Affordable	e Housing
DEVELOPMENT VALUE				
Market Houses				400.000.00
150 Apt	60 sqm	3400 £ per sgm		£30,600,000
0 2 Bed	75 sqm	3200 € per sqm		£
0 3 Bed	88 sqm	3200 É per sqm		£
0 4 Bed	120 sqm	3100 £ per sqm		£(
0 5 Bed	150 sqm	3100 £ per sqm		£
Intermediate Units	70% Open Market V	elus		
36 Apt	60 sqm	2380 £ per sqm		£5.140,800
2 Bed	75 sqm	2240 £ per sqm		£3,140,600
3 Bed	75 sqm 88 sqm	2240 £ per sqm		£
4 Bed	120 sqm	2170 £ per sqm		£
Low Cost Units	85% Open Market Vi			
30 Apt	60 sqm	2890 £ per sqm		£5,202,000
2 Bed	75 sqm	2720 £ per sam		£
3 Bed	88 sqm	2720 £ per sgm		£
4 Bed	120 sqm	2635 £ per sqm		£
Intermediate Units	60% Open Market V			
84 Apt	60 sgm	2040 £ per sgm		£10,281,600
2 Bed	75 sqm	1920 € per sgm		£
3 Bed	88 sqm	1920 £ per sqm	and the same of th	£
4 Bed	120 sqm	1860 € per sqm	300 Total Units	£
Development Value	500 Sept.			£51,224,400
and the same of the same of the same				
DEVELOPMENT COSTS				
Land Apt.	150 Plots	22542 £ per plot		£3,381,25
2 Bed	O Plots	56354 £ per plot		£
3 Bed	O Plots	64405 E per plot		£
4 Bed	O Plots	90167 £ per plot		£(
5 Bed	O Plots	112709 £ per plot	Total Land £3,381,257	£(
Stamp Duty Land Tax		7.0%		£236,688
Construction	60	33551	131 0 6	FOE 070 FO
300 Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£25,978,500
0 2 Bed 0 3 Bed	75 sqm 88 sqm	1119 £ per sqm 1119 £ per sqm		£(
0 3 Bed	120 sqm	1119 E per sqm		£
0 5 Bed	150 sqm	1119 £ per sqm		£
300	20700 Total sqm	III5 E per sqm		7.
Abnormal Costs	20700 Total squi	5212001		£521,200
Professional Fees @		8.0% Construction Cos	6	£2,078,280
Legal Fees		0.5% GDV		£256,123
Statutory Fees		1.1% Construction Cos	t	£314,358
Sales/Marketing Costs		2.0% Market Units Val		£612,000
Contingencies		5.0% Construction Cos	270	£1,324,98
Affordable Housing Land Cost		6763 per Affordable Pl		£1,014,37
CIL		100 £ per sqm Marke		£900,000
Interest @	5.0% 12	Month Construction	6 Mth Sales Void	£1,563,48
Arrangement Fee	1.0% Cost			£333,78
Development Profit	20.0%	of GDV Aff Hsg	20% of GDV	£10,244,886
		700		
Total Cost				£48,759,915

Via		O. E. Vans	Dalinami		isal
SHE REFERENCE			Delivery		F0
FART FARABRICATION	7	402		Apartments	50
SITE LOCATION		County Buildin	gs	2 bed houses	
DEVELOPMENT		Brownfield		3 Bed houses	
DEVELOPMENT			otal Units	4 bed houses	
Affordable Propo	SALES CONTRACTOR CONTR		fordable Units	5 bed house	
Affordable Mix	24	CONTROL CONTROL CARGO CO.	20% Low Cost	56% Affordable Rent	
Development Flo		1500 S	qm Market Housing	1,500 Sqm Affordable	Housing
DEVELOPMENT	VALUE				
Market Houses					20.515.55
25 Apt		oO sqm	3400 E per sqm		£5,100,000
0 28		5 sqm	3200 E per sqm		£0
0 38	ed 8	38 sqm	3200 E per sqm		£C
0 48	ed 12	20 sqin	3100 E per sqm		EC
O 58	ed 15	iO sqm	3100 £ per sqm		EC
laka asa diska lika	70	770			
Intermediate Un 6 Apr		% Open Market Value 00 som	2380 £ per som		£856,800
O 2 B		5 sqm	2240 E per sqm		£030,000
O 3B		38 sqm	2240 £ per sqm		EC
		NEW YORK AND ADDRESS OF THE PARTY OF THE PAR	The state of the s		EC
		20 sqm	2170 £ per sqm		EC
Low Cost Units		% Open Market Välue			5057 000
5 Apt		O sqm	2890 £ per sqm		£867,000
0 28		75 sqm	2720 £ per sqm		EC
O 3 B		38 sqm	2720 E per sqm		£C
O 4 B	ed 12	20 sqiri	2635 £ per sqm		EC
Intermediate Un	17.7	% Open Market Value	e		
14 Apt		0 sqm	2040 E per sqm		£1,713,600
O 2B	ed 7	5 sqm	1920 £ per sqm		£0
0 38	ed 8	38 sqm	1920 € per sqm		£0
0 48	ed 17	0 sqm	1860 € per sgm	50 Total Units	£C
Development V					E8,537,400
DEVELOPMENT	coere				
Land Apt		25 Plots	22542 E per plot		£563,543
2 8		O Plots	56354 E per plot		£0
		13/12/100	64405 £ per plot		£0
3.8	Cy.	O Plots	11.C.11.F. D. B. C. L. C.		£C
4.8		O Plots	90167 £ per plot		
5 B		O Plots	112709 £ per plot	Total Land £563,543	£C
Stamp Duty Land	Тах		4.0%		£22,542
Construction					3,000
F.A.		oo sqm	1255 E per sqm	1.15 Gross/Net	£4,329,750
50 Apt	oct.	5 sqm	1119 £ per sqm		EC
0 28	97	38 sqm	1119 £ per sqm		£C
0 2 B	ed 8	Control Control			CF.
0 2 B 0 3 B 0 4 B	ed 8 ed 12	20 sqm	1119 E per sqm		£C
0 2 B 0 3 B 0 4 B 0 5 B	ed 8 ed 12 ed 15	iO sqm	1119 E per sqm 1119 E per sqm		£Ĉ
0 2 8 0 3 8 0 4 8 0 5 8	ed 8 ed 12 ed 15	100 to 10	1119 £ persqm		£Ċ
0 2 8 0 3 8 0 4 8 0 5 8 50 Abnormal Costs	ed 8 ed 12 ed 15 345	iO sqm	1119 £ person 121400		£121,400
0 2 8 0 3 8 0 4 8 0 5 8	ed 8 ed 12 ed 15 345	iO sqm	1119 £ persqm	Cost	£Ċ
0 2 8 0 3 8 0 4 8 0 5 8 50 Abnormal Costs	ed 8 ed 12 ed 15 345	iO sqm	1119 £ person 121400	Cost	£121,400
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees	ed 8 ed 12 ed 15 345	iO sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction	Cost	£121,400 £346,380 £42,687
0 2 8 0 3 8 0 4 8 0 5 8 50 Abnormal Costs Professional Fees Legal Fees	ed 8 ed 12 ed 15 345	iO sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV	Cost	£121,406 £346,380 £42,687 £52,773
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees Legal Fees Statutory Fees	ed 8 ed 12 ed 15 345	iO sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction	Cost Válue	£121,406 £346,380 £42,687 £52,773 £102,000
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Contingencies	ed 8 ed 12 ed 15 345 @	iO sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction 2.0% Market Units 5.0% Construction	Cost Value Cost	£121,400 £346,380 £42,687 £52,773 £102,000 £222,558
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Contingencies Affordable Housi	ed 8 ed 12 ed 15 345 @	iO sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction 2.0% Market Units 5.0% Construction 6763 per Affordable	Cost Value Cost e Plot	£121,400 £346,380 £42,687 £52,773 £102,000 £222,558 £169,063
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Contingencies Affordable Housi	ed 8 ed 12 ed 15 345 Costs Ing Land Cost	00 sqm 00 Tutal sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction 2.0% Market Units 5.0% Construction 6763 per Affordabl 100 £ per sqm Ma	Cost Value Cost e Plot rikel Housing	£121,400 £346,380 £42,687 £52,773 £102,000 £222,558 £169,063 £150,000
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Contingencies Affordable Housi CIL Interest @	ed 8 ed 12 ed 15 345 Costs Ing Land Cost	60 sqm 60 Total sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction 2.0% Market Units 5.0% Construction 6763 per Affordable	Cost Value Cost e Plot	£121,400 £346,380 £42,687 £52,773 £102,000 £222,558 £169,063 £150,000 £260,690
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Contingencies Affordable Housi CIL Interest @ Arrangement Fee	ed 8 ed 12 ed 15 345 Costs Ing Land Cost 5.0 1.0	% 12 Mi	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction 2.0% Market Units 5.0% Construction 6763 per Affordable 100 £ per sqm Maconth Construction	Cost Value Cost: e Plot skel Housing 6 Mth Sales Void	£121,400 £346,380 £42,687 £52,773 £102,000 £222,558 £169,063 £150,000 £260,690 £55,811
0 2 B 0 3 B 0 4 B 0 5 B 50 Abnormal Costs Professional Fees Legal Fees Statutory Fees Sales/Marketing Contingencies Affordable Housi CIL Interest @	ed 8 ed 12 ed 15 345 Costs Ing Land Cost 5.0 1.0	60 sqm 60 Total sqm	1119 £ per sqm 121400 8.0% Construction 0.5% GDV 1.1% Construction 2.0% Market Units 5.0% Construction 6763 per Affordable 100 £ per sqm Maconth Construction	Cost Value Cost e Plot rikel Housing	£121,400 £346,380 £42,687 £52,773 £102,000 £222,558

VI	ab		ear Delivery	ability Appra	
SITE REFE			403	Apartments	50
SITE LOCA			th of the Boulevard	2 bed houses	30
DEVELOP	MENT SCENARIO		THE RESIDENCE TO SHOW STATES	3 Bed houses	
DEVELOP	MENT DETAILS		50 Total Units	4 bed houses	
Affordable	Proportion %	50%	25 Affordable Units	5 bed house	
Affordable	Mix	24% Intermedia		56% Affordable Rent	Section 1
	ent Floorspace	15	00 Sqm Market Housing	1,500 Sqm Affordabl	e Housing
	MENT VALUE				
Market Ho	_		-		1000000
25	Apt	60 sgm	3400 E per sqm		£5,100,00
0	2 Bed	75 sqm	3200 £ per sqm		£
0	3 Bed	88 sqm	3200 £ per sqm		£
0	4 Bed	120 sqm	3100 £ per sqm		£
Ü	5 Bed	150 sqm	3100 € per sqm		E.
Intermedia	te Units	70% Open Mark	et Value		
6	Apt	60 sqm	2380 £ per sqm		£856,80
	2 Bed	75 sqm	2240 £ per sqm		£
	3 Bed	88 sqm	2240 £ per sqm		£
	4 Bed	120 sqm	2170 E per sqm		£
Low Cost U		85% Open Mark	PARTY IN		
5	Apt	60 sqm	2890 £ per sqm		£867,00
	2 Bed	75 sqm	2720 £ per sqm		£
	3 Bed	88 sqm	2720 £ per sqm		£
	4 Bed	120 sqm	2635 £ per sqm		£
Intermedia 14	Cal (6.0) (5.0)	60% Open Mark			61 712 60
14	.Apt	60 sqm 75 sqm	2040 £ per sqm 1920 £ per sqm		£1,713,600
	2 Bed 3 Bed	88 sqm	1920 £ per sqm		£
	4 Bed	120 sqm	1860 £ per sqm	50 Total Units	E
Developm	ent Value	120 3411	1000 E ber squi	30 Total Office	£8,537,40
					20/10//10
DEVELOP	Apt	25 Plots	22542 £ per plot		£563,54
Luite	2 Bed	O Plots	56354 £ per plot		£
	3 Bed	O Plots	64405 £ per plot		E
	4 Bed	O Plots	90167 £ per plot		£
	5 Bed	O Plots	112709 £ per plot	Total Land £563,543	£
Stamp Dut	Land Tax		4.0%	10000000	£22,54
Construct	ion	-		AL CASE OF STREET	
50	Apt	60 sqm	1255 £ per sqm	1.15 Gross/Net	£4,329,75
0	2 Bed	75 sqm	1119 £ per sqm		£
0	3 Bed	88 sqm	1119 E per sqm		E
0	4 Bed	120 sqm	1119 £ per sqm		£
0	5 Bed	150 sqm	1119 £ per sqm		£
50		3450 Total sqm	4-34-70-00		2020 22
Abnormal (131000	vana:	£131,00
Professiona	ii rees @		8.0% Constructio	n Cost	£346,38
egal Fees			0.5% GDV	P	£42,68
Statutory F	ees eting Costs		1.1% Constructio 2.0% Market Unit		£52,87 £102,00
Sales/Iviark Contingend	A STATE OF THE STA		5.0% Constructio		£223,03
WAS DON'T DESCRIPTION	ies Housing Land Cost		16906 per Afforda		£422,65
CIL	nousing cand cost		100 £ per sqm N		£150,00
nterest @	T.	5.0%	12 Month Construction	6 Mth Sales Void	£270,94
Arrangeme	nt Fee	1.0% Cost	AZ MONTH GONSH GCCON	O With Sales Void	£55,90
	ent Profit	The state of the s	0% of GDV Aff Hsg	20% of GDV	£1,707,48
		1. 59.	2		
Fotal Cost					£8,420,80

Crawle	ey	0-5 Y	ear D	elivery												Ab	normal Co	sts				
Boroug	ghwide					Site (Consti	raints					Architogy [Ho]	Flood (He)	Access (Ha)	Contam (Ha)	Sec 205/Palicy (unit)	Ground Stability (Ha)	Utilities Upprade (Ha)	Hoise Insulation (Ho)	Total Abnormal Costs	
				Land Value					Sec 105 8 Policy	Ground	Sewer											
Traj Ref	Site	Size (Ha)	Units	Benchmark	Archlogy	Hund	Actions	Contain		Stability		Other	£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000		Viability
1	Breezehurst Drive	4.40	112	Brownfield					1				£0	£0	£0	£0	£168,000	£0	£0	£0	£168,000	E1,007,268
4	Southern Counties, West Green	0.63	218	Brownfield				1	1				£0	£0	£0	£15,750	£327,000	£0	£0	£0.	£342,750	£1,830,891
38	Land Adj to Desmond Anderson	2.40	100	Greenfield		1	1		1		1		60	£60,000	£48,000	£0	£150,000	£0	£192,000	£0	£450,000	ET,251,057
286	North East Sector Neighbourhood, Pound Hil	46.30	1900	Greenfield	1	1	1	1	1		1	1	£463,000	£1,157,500	£926,000	£1,157,500	£2,850,000	£0	£3,704,000	£4,630,000	£14,888,000	£16,770,090
197	Fairfield House, West Green Drive, West Green	0.65	93	Brownfield					1				£0	£0	£0	03	£139,500	£0	£0	£0	£139,500	#811,345
57	Brune Place, West of Southgate Avenue, Southgate	0.14	22	Brownfield					1				E0	£0	£0	£0	£33,000	£0	£0	£0	£33,000	1202,719
177	Crossways, Balcombe Road, Pound Hill	0.26	7	Brownfield					1				£0	£0	£0	£0	£10,500	£0	£0	£0	£10,500	£150,611
191	Oak Tree Filling Station, 114 London Road, Northgate	0.18	17	Brownfield				1	1			1	£0	£0	£0	£4,500	£25,500	£0	£0	£18,000	£48,000	£131,619
216	Former TSB Site, Russell Way, Three Bridges	0.30	40	Brownfield					1				£0	£0	£0	£0	£60,000	£0	£0	£0	£60,000	5360.01
254	Langley Green Youth Centre, Lark Rise, Langley Green	0.17	9	Brownfield					1				£0	£0	£0	03	£13,500	£0	£0	£0	£13,500	£193,644
Crawle	ey	0-5 Y	ear Do	elivery												Ab	normal Co	sts				
Rosous	şhwide					Cito /	Consti	na iman					Archlogy (Ha)	2000			Sec 105/Policy	Ground Stability (Ha)	Utilities Upgrade (Ha)	Noise Insulation (Ha)		
boroug	griwide					Site (onsti	aints					NA CHARLES ALLES	Flood (Ha)	Access (Ha)	Contam (Ha)	yuni.)	(Link	Tital	Trase	Total Abnormal Costs	
				Fand Value						Ground	Sower											
Traj Ref		Size (Ha)	Units	Benchmark	Architogy	Hood	Acress	Contem	Sec. 105	Stability	Works	Other	£10,000	525,000	120,000	F25,000	£1,500	120,000	F30,000	2100,000		Viability
264	6 - 10 Iffeld Road, West Green	0.09	14	Brownfield				7 7	1			1	EO	£0	£0	£0	£21,000	£0	EO	£0	£21,000	₹117,978
406	110-112 Spencer's Road, W Green	0.07	10	Brownfield	-			7	1				£0	£0	£0	E0	£15,000	£0	£0	£0	£15,000	£90;128
401	19-21 Queensway N Gate	0.04	10	Brownfield					1			-	£0	£0	£0	£0	£15,000	£0	£0	£0	€15,000	£90,128
400	Kingsland Court, Three Bridges	0.19	10	Brownfield					1				£Ο	£0	£0	£0	£15,000	£0	£0	£0	£15,000	£93,371
25	5 - 7 Brighton Road, Southgate	0.44	48	Brownfield				1	1				£0	£0	£0	£11,000	£72,000	£0	£0	£0	£83,000	£412,40
166	Alpine Works, Oak Road, Southgate	0.13	6	Brownfield					1				£0	£0	£0	£0	£9,000	£0	£0	£0	£9,000	£129,09
326	Crawley Community Church, 40 Springfield, Southgat	0.06	8	Brownfield					1				£0	£0	£0	60	£12,000	£0	£0	£0	£12,000	£172,12
328	Former Oak, Maple & Beech House, Waterside Close,	0.30	14	Brownfield					1				£0	£0	£0	£0	£21,000	£0	£0	£0	£21,000	£129,000
43	Ifield Community College, Ifield	3.90	125	Brownfield		I			1				£0	£0	£0	£0	£187,500	£0	£0	£0	£187,500	E1,174.18
294	15 - 29 Broadway, Nortngate	0.12	57	Brownfield					1				£0	£0	£0	£0	£85,500	£0	£0	£0	£85,500	£501,26
Crawle	ey	0-5 Y	ear D	elivery												Ab	normal Co	sts				
Boroug	ghwide					Site (Consti	raints					Archibey (Ha)	Flood (Ha)	Acres (Ha)	Contam (Ha)	Sec 105/Policy (only)	Ground Stability (Ho)	Utilities Upgrada (Ha)	Notic Insulation (Ha)	Total Abnormal Costs	
				land Value							Sewer											Sarannos
Traj Ref	T -	Size (Ha)	Units	Benchmark	Archibgy	Flood	Access	Contam	-	Stability	Works		E10,000	£25,000	120,000	E25,000	£1,500	529,000	£80,000	E190,000	2222	Viability
295	Land Adj to Langley Green Primary Schoo , Langley Dr	0.55	30	Greenfield	-				1			1	£0	£0	£0	60	£45,000	£0	£0	£55,000	£100,000	#436,981
292	Zurich House, East Park, Southgate	0.30	59	Brownfield				4-5	1				£0	£0	£0	£0	£88,500	£0	£0	£0	£88,500	H521,957
298	Goffs Park Depot, Old Horsham Road, Southgate	0.90	30	Brownfield					1				£0	£0	£0	03	£45,000	£0	£0	£0	£45,000	£297,075
45	Tinsley Lane Playing Fields, Three Bridges	6.00	138	Greenfield			1		. 1			1	£0	£0	£120,000	£0	£207,000	£0	£0	£600,000	£927,000	£1,386,08/
69	Telford Place/Southgate Drive, Southgate	0.75	99	Brownfield			اشت	11.5	1				£0	£0	£0	£0	£148,500	£0	£0	£0	£148,500	£865,689
312	Kilnmead Car Park, Northgate	0.52	40	Brownfield					1				£0	£0	£0	£0	£60,000	£0	£0	£0	£60,000	1.983,971
53	Traders Market, High Street, West Green	0.04	6	Brownfield					1		-		£0	£0	£0	£0	£9,000	£0	£0	£0	£9,000	£129,090
405	Land off Clitherow Gdns & Malthouse Rd	0.11	6	Brownfield					1				EO	£0	£0	£0	£9,000	£0	£0	£D	£9,000	E88,982
188	WSCC Prof Centre, Furnace Green	2.30	76	Brownfield					1				£0	£0	£0	ΕÜ	£114,000	£0	£0	£0	£114,000	E988 940
	Gales Place, Three Bridges	0.32	9	Brownfield			4		1		1		£0	£0	£0	60	£13,500	£0	£0	£0	£13,500	£128,019

Crawl	ey	0-5 Y	ear De	elivery												Ab	normal Co	osts				
Dorous	abiolda					e in a							Anthony (Mar)							Noise insulation		
Boroug	ghwide					Site	Const	raints					Archlogy (Ha)	Flood (Hs)	Access (Ha)	Contam (Ha)	(unit)	(Ha)	(Ha)	(Ha)	Total Abnormal Costs	
				Land Value					Sec 105- Policy	St. Ground	Sewer											
Traj Ref	Site	Size (Ha)	Units	Benchmark	Archlogy	Florad	Acress	Contain	Costs	Stability	Works	Other	£10,000	£25,000	£20,000	£25,000	£1,500	£20,000	£80,000	£100,000		Viability
297	Crawley Station	0.89	300	Brownfield					1		1		EO	£0	£0	£0	£450,000	£0	£71,200	£0	£521,200	£2,460,48
402	County Buildings	0.58	50	Brownfield					1		1		£0	£0	£0	£0	£75,000	£0	£46,400	£0	£121,400	£390,7
403	Land North of the Boulevard	0.70	50	Brownfield					1		1		£0	£0	£0	£0	£75,000	£0	£56,000	£0	£131,000	£116,5
									9-1				£0	£0	£0	£0	£0	£Ο	£0	£0	£0	
													£0	£0	£0	£0	£0	£0	£0	£0	€0	
		- (£0	£0	£0	£0	£0	£0	£0	£0	60	
								7.4	_		jed.		£0	£0	£0	£0	£0	£0	£0	£0	£0	
									_				£0	£0	£0	£0.	£0	£0	£0	£0	60	
													£0	£0	£0	£0	£0	£0	£0	£0	£0	
													£0	£0	£0	03	£0	£0	£0	£0	£0	
Crawl	ev	0-5 Y	ear De	elivery												Ab	normal Co	osts				
	-																		· Utilities Upgrade	Noise Insulation		
Boroug	ghwide					Site	Const	raints	S				Archiogy (Ha)	Flood (Hs)	Access (Ha)	Contam (Ha)	(unit)	(Ha)	(Ha)	(Ha)	Total Abnormal Costs	
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archingy	tivar	Anna	Francisco	- Park to	Greamel Stability	Sewer Works	Perhan	E10,800	£25,000	rzolobe	F25,000	£1,500	520,000	£80,090	£100,000		Viability
(a) Kei	- Sittle	Jize (Haj	Dittis			Timus	MULENS	SHIFT	Sec. Ala			Other	£0	£0	£0	£0	£0	£0	£0	£0	ΕO	viability
	1								1				£0	£0	£0	£0	£0	£0	£0	£0	£0	
					-			1	-	+			E0	£0	£0	£0	£0	£0	£0	£0	£0	
					-			-	1				£0	£0	£0	£0 £0	£0	£0	£0	£0	60	
-	-						-		-													
					1								E0	£0	£0	£0	£0	£0	£0	£0	60	
					-			-	-	-	-		£0	£0	£0	£0	£0	£0	£0	£0	E0	
_					-		-	-	+	-	-	-	£0	£0	£0	£0	60	£0	£0	£0	£0	
	-		-		-	-	-		-	+	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0	
				-	_	_	-	-	-	-	-		£0	£0	£0	£0	£0	£0	£0	£0	E0	
STATE OF THE PARTY	0.5		10 5 5 0 E	A ROLLINS			_	\vdash	_	-			£0	£0	£0	£0	£0	£0	£0	£0	£0	
Crawl	ey	0-5 Y	ear De	elivery												Ab	normal Co	osts				
2	A CALL																Set 105/Policy	Ground Stabilit	Utilities Upgrada	None Insulation		
Boroug	ghwide					Site	Const	raints	S				Architogy (Ha)	Flood (Ha)	Access (Ha)	Contam (Ha)	(onit)	(Fa)	(Ha)	(Ha)	Total Abnormal Costs	
				Land Value							Sewer											
Traj Ref	Site	Size (Ha)	Units	Benchmark	Archlagy	Hood	Access	Contam	Sec 108	Stability	Works	Other	E10,000	£25,000	£29,000	E25,000	£1,500	220,000	£80,000	E1/00/200		Viability
													£0	£0	£0	£0	£0	£0	£0	£0	£0	-
													£0	£0	£0	£0	£0	£0	£0	£0	60	
													£0	£0	£0	£0	£0	£0	£0	£0	60	
													£0	£0	£0	£0	£0	£0	£0	£0	£0	- 4
/													£0	£0	£0	£0	£0	£0	£0	£0	EO	
			1										E0	£0	£0	£0	£0	£0	£0	£0	£0	
1			/										EO	£0	£0	£0	£0	£0	£0	£0	£0	
<u> </u>			1 - 1										£0	£0	£0	£0	£0	£0	£0	£0	E0	1
_				15-16									£0	£0	£0	£0	£0	£0	£0	£0	£0	
				1									£0	£0	£0	£0	£0	£0	£0	£0	60	

2. 6-10 Year Delivery Sites

Vi	ab			bility Appra	isal
SITE REFERE		0-10 Ye	ar Delivery	Apartments	6
SITE LOCAT	12/07/4	Henty Close		2 bed houses	10
	ENT SCENARIO	Greenfield		3 Bed houses	5
	ENT DETAILS	1 5 W. (2 1 5 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Total Units	4 bed houses	2
Affordable P	ALL PLANTS OF THE PARTY OF THE		Affordable Units	5 bed house	1
Affordable N	Control of the Contro	24% Intermediate	20% Low Cost	56% Affordable Rent	
Developmen			Sqm Market Housing	841 Sqm Affordable	Housing
DEVELOPM		305 .	oqui market mousing	D41 3dill Million debic	Housing
Market Hous					
3	Apt	60 sam	4318 £ per sqm		£777,240
5	2 Bed	75 sgm	4064 £ per sqm		£1,463,040
2	3 Bed	88 sqm	4064 £ per sqm		£858,31
1	4 Bed	120 sqm	3937 £ per sqm		£566,92
1	5 Bed	150 sqm	3937 £ per sqm		£354,330
	5 Bed	130 sqm	3337 E per sqrii		1334,33
Intermediate	20166	70% Open Market Val			412022
1	Apt	60 sqm	3023 £ per sqm		£130,570
1	2 Bed	75 sqm	2845 £ per sqm		£307,23
1	3 Bed	88 sqm	2845 £ per sqm		£144,19
0	4 Bed	120 sqm	2755.9 £ per sqm		£47,623
Low Cost Uni	ts	85% Open Market Vall			
1	Apt	60 sqm	3670 £ persqm		£132,131
1	2 Bed	75 sqm	3454 £ per sqm		£310,890
0	3 Bed	88 sqm	3454 E per sqm		£145,91
0	4 Bed	120 sqm	3346.45 £ per sqm		£48,189
Intermediate	Units	60% Open Market Val	че		
2	Apt	60 sgm	2591 £ per sqm		£261,158
3	2 Bed	75 sgm	2438 £ per sgm		£614,47
1	3 Bed	88 sam	2438 £ per sqm		£288,394
0	4 Bed	120 sqm	2362.2 £ per sqm	24 Total Units	£95,244
Developme	nt Value				£6,545,886
DEVELOPM	ENT COSTS				
Land	Apt	3 Plots	23865 £ per plot		£71,596
	2 Bed	5 Plots	59664 £ per plot		£286,38
	3 Bed	2 Plots	68187 £ per plot		£163,649
	4 Bed	1 Plots	95462 E per plot		£114,554
	5 Bed	1 Plots	119327 £ per plot	Total Land £707,782	£71,596
Stamp Duty I	and Tax		4.0%		£28,31
Constructio		1000		THE PARK STREET	
6	Apt	60 sqm	1468 £ per sqm	1.15 Gross/Net	£607,89
11	2 Bed	75 sam	1309 £ per sqm	100000	£1,060,476
5	3 Bed	88 sqm	1309 £ per sqm		£553,019
2	4 Bed	120 sqm	1309 £ per sqm		£282,794
1	5 Bed	150 sqm	1309 £ per sqm		£117,83
24	5.50	1952 Total sqm	2005 Paper squi		
Abnormal Co	sts	35.000.000.000.000	42120		£42,120
Professional I	2 TAG		8.0% Construction	Cost	£209,76
Legal Fees	2.200		0.5% GDV		£32,729
Statutory Fee	S	-	1.1% Construction	Cost	£31,61
Sales/Market		-	2.0% Market Units		£80,39
Contingencie		-	5.0% Construction		£133,20
	ousing Land Cost		17899 per Affordable		£214,78
CIL	and anna basic		100 £ per sqm Ma		£98,520
Interest @	T-	5.0% 12 N	Ionth Construction	6 Mth Sales Void	£191,85
Arrangement	Fee	1.0% Cost	ionar construction	Union sales void	£37,54
Developme	AMERICA THE PARTY OF THE PARTY	20.0% o	FGDV Aff Hsg	20% of GDV	£1,309,17
		1			£5,739,820
Total Cost					

Vi	ab		Year Delivery	ability Appra	13al
SITE REFE	-		rear Delivery	Apartments	5
SITE LOCA	117000		ose/Itield Road, Rear Gard	The state of the s	7
	MENT SCENARIO	Greenfiel		3 Bed houses	4
COCCOCCIO COCO	MENT DETAILS	lo ceme	18 Total Units	4 bed houses	2
ERFEDITOR HISTORY	Proportion %	50%]	9 Affordable Units	3 bed house	1
Affordable	PATRICULAR AND ADDRESS OF THE PARTY OF THE P	24% Intermedia		56% Affordable Rent	_
15-12-6-200-346	ent Floorspace		39 Sqm Market Housing	631 Sqm Affordable	Housing
	MENT VALUE		35 3dill Market Housing	OJZ JUM ANDIGADIE	Housing
Market Ho					
2	Apt	60 sqm	4318 £ per sqm		£582,930
4	2 Bed	75 sqm	4064 £ per sqm		£1,097,280
2	3 Bed	88 sqm	4064 £ per sqm		£643,738
1	4 Bed	120 sqm	3937 £ per sqm		£425,196
0	5 Bed	150 sqm	3937 £ per sqm		£265,748
U	5 Bed	150 sqm	3937 E per sqm		£205,740
Intermedia	ate Units	70% Open Mark	et Value		
1	Apt	60 sqm	3023 € per sgm		£97,932
1	2 Bed	75 sqn	2845 € per sqni		£230,429
ō	3 Bed	88 sqm	2845 £ per sqm		£108,148
Ö	4 Bed	120 sqm	2755.9 £ per sqm		£35,710
Low Cost L		85% Open Mark			233/1/4
0	Apt	60 sqm	3670 € per sqm		£99,098
1	2 Bed	75 sqm	3454 £ per sqm		£233,172
0					
	3 Bed	88 sqm	3454 £ per sqm		£109,435
0	4 Bed	120 sqm	3346.45 £ per sqm		£36,142
Intermedia	27.953	60% Open Mark			
1	Apt	60 sqm	2591 E per sqm		£195,864
3	2 Bed	75 sqm	2438 E per sgm		£460,858
1	3 Bed	88 sqm	2438 £ per sqm	A CONTRACTOR OF THE PARTY OF TH	£216,296
0	4 Bed	120 sqm	2362.2 £ per sqm	18 Total Units	£71,433
Developn	nent Value				£4,909,415
DEVELOP	MENT COSTS				
Land	Apt	2 Plots	23865 £ per plot		£53,697
7115	2 Bed	4 Plots	59664 € per plot		£214,789
	3 Bed	2 Plots	68187 £ per plot		£122,73
	4 Bed	1 Plots	95462 £ per plot		£85,916
	5 Bed	O Plots	119327 € per plot	Total Land £530,836	£53,697
Ctama Dut		M FIOG		1014) La 10 2330,030	£21,233
Construct	y Land Tax		4.0%		121,25
5	Apt	60 sqni	1468 € per sqm	1.15 Gross/Net	E455,923
8	Z Bed	75 sqm	1309 € per sqm	9155	£795,35
4	3 Bed	88 sqm	1309 E per sqm		E414,764
1	4 Bed	120 sqm	1309 £ per sqm		£212,095
ô	5 Bed	150 sqm	1309 £ per sqm		£88.373
18	3 860	1464 Total sqin	1303 E bei signi		200,37
Abnormal	Costs	-1-1 (swind)	31590	-	£31,590
Profession			8.0% Constructio	n Cost	£157,32
Legal Fees			0,5% GDV	700	£24,54
Statutory F	ees		1.1% Constructio	n Cost	£23,71
54500001015425475374483	eting Costs		2.0% Market Unit		£60,29
Contingend	Charles of Control of Control		5.0% Constructio		€99,90
15,275,565,255,465,275,534	Housing Land Cost		17899 per Afforda		£161,09
CIL	The state of the s		100 £ per sgm N		£73,890
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£143,89
Arrangeme	ent Fee	1.0% Cost	Institut sonst usuon	O min sales void	£28,16
PRODUCTION AND ADDRESS OF	ent Profit		0% of GDV Aff Hsg	20% of GDV	£981,88
Total Cost		-		1	£4,304,870
10101 003	4.0				24,504,071

CIL	Justing Latitu Cost	5.0%	100 £ per sqm Market Housing	£189,000 Ath Sales Void £392,720
Contingencie Affordable H	s ousing Land Cost		5.0% Construction Cost 8588 per Affordable Plot	£330,997 £270,534
Sales/Market			2.0% Market Units Value	£163,220
Statutory Fee			1.1% Construction Cost	£78,43
egal Fees			0.5% GDV	£68,30
Professional	Fees @		8.0% Construction Cost	£510,63
Abnormal Co	sts		236925	£236,92
63		4347 Total sqm	2005 e per squi	
0	5 Bed	150 sqm	1309 £ per sqm	£
0	3 Bed 4 Bed	88 sqm 120 sqm	1309 £ per sqm 1309 £ per sqm	£
0	2 Bed	75 sqm	1309 £ per sqm	£
63	Apt	60 sqm		iross/Net £6,382,91
Constructio	200	50	14000	
Stamp Duty	200 2 20 20 20 20 20 20		4.0%	£36,07
	5 Bed	O Plots	143140 £ per plot Total Land	£901,781 f
	4 Bed	0 Plots	114512 £ per plot	f
	3 Bed	O Plots	81794 £ per plot	£
	2 Bed	O Plots	71570 £ per plot	f
Land	Apt	32 Plots	28628 £ per plot	£901,78
DEVELOPM	ENT COSTS			
- John Marine				
Developme		3 Juliu		£13,661,54
Ö	4 Bed	120 sqm		otal Units £
Ö	3 Bed	88 sqm	2438 £ per sqm	£
0	2 Bed	75 sam	2438 £ per sqm	£2,742,10
18	Apt	60 sgm	2591 £ per sqm	£2,742,10
ntermediate		60% Open Marke	The state of the s	
0	3 Bed 4 Bed	88 sqm 120 sqm	3454 £ per sqm 3346.45 £ per sqm	£
0	2 Bed	75 sqm	3454 £ per sqm	f
6	Apt	60 sqm	3670 £ per sqm	£1,387,37
ow Cost Un	***	85% Open Marke		C4 207 27
0	4 Bed	120 sqm	2755.9 £ per sqm	f
0	3 Bed	88 sqm	2845 £ per sqm	f
0	2 Bed	75 sqm	2845 £ per sqm	f
8	Apt	60 sqm	3023 £ per sqm	£1,371,05
ntermediate	Units	70% Open Marke	Value	25000000
0	5 Bed	150 sqm	3937 £ per sqm	£
Ō	4 Bed	120 sqm	3937 £ per sqm	£
0	3 Bed	88 sqm	4064 £ per sqm	£
0	2 Bed	75 sqm	4064 £ per sqm	10,101,02 f
viarket Hous 32	Apt	60 sqm	4318 £ per sqm	£8,161,02
DEVIELOPM Market Hous	ENT VALUE			
A RESIDENCE PROBLEM AND A STATE OF THE PARTY	t Floorspace	189	0 Sqm Market Housing 1,890 S	iqm Affordable Housing
Affordable N	lix	24% Intermediate	20% Low Cost 56% /	Affordable Rent
ffordable P	roportion %	50%	2 Affordable Units 5	bed house
DEVELOPM	ENT DETAILS		3 Total Units 4	bed houses
	ENT SCENARIO	Brownfiel		Bed houses
SITE LOCAT	ION			partments 63
ITE REFERI				

Construction 4 Apr	60 sqm	1468 £ per sgm	1.15 Gross/Net	£379,93
itamp Duty Land Tax	2 1.00	3.0%	1,510,5018 87,18,957,1	£13,27
4 Bed 5 Bed	1 Plots 0 Plots	95462 £ per plot 119327 £ per plot	Total Land E442,364	£71,59
3 Bed	2 Piots	68187 £ per plot		€102,28
2 Bed	3 Plots	59664 E per plot		£178,99
and Apt	2 Plots	23865 £ per plat		£44,74
DEVELOPMENT COSTS				
pevelopinent value				14,031,1
Development Value	120 sqm	2302,2 £ per sqm	15 Total Units	£4,091,17
0 4 Bed	120 sqm	2362.2 £ per sqm	15 Total Units	£59,53
2 2 Bed 1 3 Bed	75 sqm 88 sqm	2438 £ per sqm		£180,24
7	75 sqm	2438 Epersym		£384,04
ntermediate Units	60% Open Mark	et Value 2591 E per som		£163,22
0 4 Bed	120 sqm	3346.45 £ per sqm		£30,11
0 3 Bed	88 sqm	3454 £ per sqm		£91,19
1 2 Bed	75 sqm	3454 E per sqm		£194,31
O Apt	60 sqm	3670 Epersym		£82,58
ow Cost Units	85% Open Mark			702 5
O 4 Bed	120 sqm	2755.9 £ per sqm		£29,76
0 3 Bed	88 sqm	2845 £ per sqm		£90,13
1 2 Bed	75 sqm	2845 £ per sgm		£192,0
O Apt	60 sqm	3023 £ per sqm		£81,6
ntermediate Units	70% Open Mark			023.03
0 5 Bed	150 sqm	3937 £ per sqm		£221,45
1 4 Bed	120 sqni	3937 £ per sqm		£354,33
2 3 Bed	88 sqm	4064 E per sqm		£536,44
3 2 Bed	75 sqm	4064 E per sqm		£914,40
2 Apt	60 sqm	4318 £ per sqm		£485,77
DEVELOPMENT VALUE Market Houses				
Development Floorspace		16 Sqm Market Housing	526 Sqm Affordable	Housing
Affordable Mix	24% Intermedia	CONT. TO SECURITION OF THE PARTY OF THE PART	56% Affordable Rent	
Affordable Proportion %	50%	8 Affordable Units	5 bed house	1
DEVELOPMENT DETAILS		15 Total Units	4 bed nouses	2
DEVELOPMENT SCENARIO	Greenfie		3 Bed houses	3
SITE LOCATION			ens, West Green 2 and houses	6
		156	Apartments	4

Viab	6-10	Year Delivery		
SITE REFERENCE		195	Apartments	5
SITE LOCATION	2-12 Frist	on Walk, Ifield	2 bed houses	8
DEVELOPMENT SCENARIO	Table 2000000	Name and Address of the Owner o	3 Bed houses	4
DEVELOPMENT DETAILS		21 Total Units	4 ped houses	2
Affordable Proportion %		11 Affordable Units	5 bed house	1
Affordable Mix	24% Intermediat		56% Affordable Rent	
Development Floorspace	8	62 Sqm Market Housing	736 Sqm Affordable	Housing
DEVELOPMENT VALUE Market Houses				
3 Apt	60 sqm	4318 £ persqm		£680,085
4 2 Bed	75 sqm	4064 £ per sqm		£1,280,160
2 3 Bed	88 sqm	4064 € per sqm		£751,027
1 4 Bed	120 sgm	3937 E per sam		£496,062
1 5 Bed	150 sqm	3937 € per sqm		£310,039
Intermediate Units	70% Open Marke	M Value		
1 Apt	60 sqm	3023 £ per sqm		£114,254
1 2 Bed	75 sqm	2845 E per sqm		£268,834
1 3 Bed	88 sqm	2845 Epersom		£126,173
0 4 Bed	120 sqm	2755,9 E per sqm		£41,669
Low Cost Units	85% Open Marke	et Value		
1 Apt	60 sqm	3670 E per sqm		£115,614
1 2 Bed	75 sqm	3454 £ per sqm		£272,034
0 3 Bed	88 sqm	3454 Epersqm		£127,675
0 4 Bed	120 sqm	3346.45 £ per sqm		£42,165
Intermediate Units	60% Open Marke			£228,509
1 Apt 3 2 Bed	60 sqm 75 sqm	2591 £ per sqm 2438 £ per sqm		£537,667
1 3 Bed	88 sqm	2438 £ per sqm		£252,345
0 4 Bed	120 sqm	2362.2 £ per sqm	21 Total Units	£83,338
Development Value	1444.041	200212 2 100341	1000000	£5,727,650
DEVELOPMENT COSTS				
Land Apt	3 Piots	23865 £ per plot		£62,647
2 Bed	4 Plots	59664 £ per plot		£250,588
3 Bed	2 Plots	68187 E per plot		£143,193
4 Bed	1 Plots	95462 £ per plot		£100,235
5 Bed	1 Plots	119327 £ per plot	Total Land £619,309	£62,647
Stamp Duty Land Tax		4.0%		£24,772
Construction	77.00	Q	-	
5 Apt	60 sqm	1468 E per sqm	1.15 Gross/Net	£531,910
9 2 Bed	75 sqm	1309 E persqm	A	£927,917
4 3 Bed	88 sqm	1309 € per sqm		£483,891
2 4 Bed 1 5 Bed	120 sqm	1309 £ per sqm 1309 £ per sqm		£247,444
1 5 Bed 21	150 sqm 1708 Total sqm	1309 £ per sqm		£103,102
Abnormal Costs	2700 700 400	36855		£36,855
Professional Fees @		8.0% Constructio	n Cost	£183,541
Legal Fees		0.5% GDV		£28,638
Statutory Fees		1.1% Constructio	n Cost	£27,661
Sales/Marketing Costs		2.0% Market Unit	ts Value	£70,347
Contingencies		5.0% Constructio		£116,556
Affordable Housing Land Cos	t	17899 per Afforda		£187,941
CIL	F 68/1		Market Housing	£86,205
Interest @		12 Month Construction	6 Mth Sales Void	£167,874
Arrangement Fee Development Profit	1.0% Cost	of GDV Aff Hsg	20% of GDV	£32,854 £1,145,530
	20.0	or out An risg	207001 000	1000000
Total Cost				£5,022,348

		Year Delivery		43
SITE REFERENCE		91	Apartments	48
SITE LOCATION DEVELOPMENT SCENARIO	Brownfiel	uilding, East Park, Southga	ate 2 bed houses 3 Bed houses	
DEVELOPMENT DETAILS		48 Total Units	4 bed houses	
Affordable Proportion %	The second of th	24 Affordable Units	5 bed house	
Affordable Mix	24% Intermediate	e 20% Low Cost	56% Affordable Rent	
Development Floorspace	14	40 Sqm Market Housing	1,440 Sqm Affordable	∋ Housing
DEVELOPMENT VALUE				
/larket Houses	501	1040		05.047.0
24 Apt 0 2 Bed	60 sqm 75 sqm	4318 £ per sqm 4064 £ per sqm		£6,217,9
0 2 Bed 0 3 Bed	88 sqm	4064 £ per sqm		
0 4 Bed	120 sgm	3937 £ per sqm		
0 5 Bed	150 sqm	3937 £ per sqm		
	2.00			
ntermediate Units	70% Open Marke			100000
6 Apt	60 sqm	3023 £ per sqm		£1,044,6
0 2 Bed	75 sqm	2845 £ per sqm		
0 3 Bed 0 4 Bed	88 sqm 120 sqm	2845 £ per sqm 2755.9 £ per sqm		
ow Cost Units	85% Open Marke			
5 Apt	60 sqm	3670 £ persom		£1,057,0
0 2 Bed	75 sgm	3454 £ per sqm		21,007,0
0 3 Bed	88 sqm	3454 £ per sqm		
0 4 Bed	120 sqm	3346.45 £ per sqm		
ntermediate Units	60% Open Marke	t Value		
13 Apt	60 sqm	2591 £ per sqm		£2,089,2
0 2 Bed	75 sqm	2438 £ per sqm		
0 3 Bed	88 sqm	2438 £ per sqm	- Lander	
0 4 Bed Development Value	120 sqm	2362.2 £ per sqm	48 Total Units	£10,408,7
bevelopment value				110,400,7
DEVELOPMENT COSTS				
Land Apt	24 Plots	28628 £ per plot		£687,0
2 Bed	0 Plots	71570 £ per plot		
3 Bed	0 Plots	81794 £ per plot		
4 Bed	0 Plots	114512 £ per plot		
5 Bed	0 Plots	143140 £ per plot	Total Land £687,071	C27 /
Stamp Duty Land Tax Construction		4.0%		£27,4
48 Apt	60 sam	1468 £ per sgm	1.15 Gross/Net	£4,863,1
0 2 Bed	75 sgm	1309 £ per sqm	2123	2.1,000,1
0 3 Bed	88 sqm	1309 £ per sqm		
0 4 Bed	120 sqm	1309 £ per sqm		
0 5 Bed	150 sqm	1309 £ per sqm		
48	3312 Total sqm	0.73701		604.5
Abnormal Costs		84240	2.4	£84,2
Professional Fees @ Legal Fees		8.0% Construction 0.5% GDV	COST	£389,0 £52,0
Statutory Fees		1.1% Construction	Cost	£58,7
Sales/Marketing Costs		2.0% Market Unit		£124,3
Contingencies		5.0% Construction		£247,3
Affordable Housing Land Cost		8588 per Affordat	ole Plot	£206,1
il	To a large land	100 £ per sqm M	larket Housing	£144,0
nterest @		12 Month Construction	6 Mth Sales Void	£295,2
Arrangement Fee	1.0% Cost	00(1	200/1-500	£62,8
Development Profit	20.0	of GDV Aff Hsg	20% of GDV	£2,081,7
Total Cost				£9,323,4
otal cost				LJJZJ,
/IABILITY MARGIN				£1,085,3

3 2	Apt 2 Bed	60 sqm 75 sqm	4318 £ per sqm 4064 £ per sqm		£518,160 £975,360
	The same of the sa				
	3 Bed	88 sqm	4064 £ per sqm		£572,213
	Bed	120 sqm	3937 £ per sgm		£377,952
	Bed	150 sqm	3937 € per sgm		£236,220
Intermediate L	Inits	70% Open Mark	et Value		
1113 - 1111 - 1111 - 1111	Apt	60 sqm	3023 £ per sqm		£348,204
0 2	Bed .	75 sqm	2845 £ per sqm	10.00	£0
0 3	Bed	88 sqm	2845 £ per sqm		£0
	Bed	120 sqm	2755.9 £ per sqm		£0
Low Cost Units		85% Open Mark			
	Apt	60 sqm	3670 € per sqm		£352,349
	Bed .	75 sqm	3454 £ per sqm		£0
	Bed .	88 sqm	3454 € per sqm		£
	Bed	120 sqm	3346.45 £ per sqm		£0
Intermediate l	200000	60% Open Mark			5505 405
100	Apt	60 sqm	2591 £ per sqm		£696,407
	2 Bed	75 sqm	2438 £ per sqm		£0
	Bed	88 sqm	2438 £ per sqm	The same of the sa	£0
0 4 Development	l Bed	120 sqm	2362.2 £ per sqm	16 Total Units	£4,076,863
Developmen	CVOIDE				14,070,000
DEVELOPMEN					
	Apt	2 Plots	28628 £ per plot	_	£57,256
	! Bed	3 Plots	71570 £ per plot		£229,024
	Bed	2 Plots	81794 £ per plot		£130,871
	1 Bed	1 Plots	114512 £ per plot		£91,610
	Bed	O Plots	143140 £ per plot	Total Land £566,016	£57,256
Stamp Duty La Construction			4.0%		£22,641
Description of the last of the	\pt	60 sqm	1468 £ per sqm	1.15 Gross/Net	£1,013,162
	Bed	75 sqm	1309 £ per sqm	1.13 Gibss/Net	£314,215
	Bed Bed	88 sqm	1309 £ per sqm		£184,340
	Bed	120 sqm	1309 £ per sqm		£125,686
	Bed	150 sqm	1309 £ per sqm		£78,554
16		1227 Total sqm	4972 S PS 7411		MAINE
Abnormal Cost			28080	15-5	£28,080
Professional Fe	es @		8.0% Constructio	n Cost	£137,276
Legal Fees			0.5% GDV		£20,384
Statutory Fees	The state of the s		1.1% Construction	on Cost	£20,694
Sales/Marketin	ig Costs		2.0% Market Uni		£53,598
Contingencies			5.0% Constructio		£87,202
	ising Land Cost		21471 per Afforda	2710 3000	£171,768
CIL		2 2017	100 £ per sqm h		£65,680
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£135,147
Arrangement F	CASE PERCENT	1.0% Cost	007		£25,640
Development	Profit	20.	0% of GDV Aff Hsg	20% of GDV	£815,373
3 3 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5					

Total Cost					10,330,32
and the second second					£6,330,32
Developme	nt Profit	20.0	of GDV Aff Hsg	20% of GDV	£1,298,92
Arrangemen		1.0% Cost	TZ MONTH CONSTRUCTION	o livitii 29les Aold	£43,10
IL nterest @		5.0%	100 £ per sqm M 12 Month Construction	arket Housing 6 Mth Sales Void	£21,00 £190,33
	lousing Land Cost		8588 per Affordab		£274,83
Contingencie			5.0% Construction	Control of the Contro	£191,34
Sales/Marke			2.0% Market Units	100000000000000000000000000000000000000	£18,13
tatutory Fe	es		1.1% Construction	Cost	£45,26
egal Fees			0.5% gdv	NAME:	£32,47
rofessional			8.0% Construction	Cost	£287,73
Abnormal Co	osts	=	230256		£230,25
36	3. DCu	2450 Total sqm	TOOD IT het adill		
0	5 Bed	150 sqm	1309 £ per sqm		
0	4 Bed	120 sqm	1309 £ per sqm		
0	2 Bed 3 Bed	75 sqm 88 sqm	1309 £ per sqm		
36	Apt	60 sqm	1468 £ per sqm 1309 £ per sqm	1.15 Gross/Net	£3,596,7
Constructio		60	1/601	115 00000000	£2 E0E 7
tamp Duty			0.0%		
	5 Bed	O Plots	143140 £ per plot	Total Land £100,198	
	4 Bed	O Plots	114512 £ per plot	5000000	
	3 Bed	O Plots	81794 £ per plot		
	2 Bed	O Plots	71570 £ per plot		
and	Apt	4 Plots	28628 £ per plot		£100,1
EVELOPM	ENT COSTS				
evelopine	art value				10,474,0
Developme		120 sqm	2362.2 £ per sqm	36 Total Units	£6,494,6
0	3 Bed 4 Bed	88 sqm	2438 £ per sqm	26 Total Units	
0	2 Bed	75 sqm	2438 £ per sqm		
18	Apt	60 sqm	2591 £ per sqm		£2,785,6
ntermediat	200	60% Open Marke			C2 705 6
0	4 Bed	120 sqm	3346.45 £ per sqm		
0	3 Bed	88 sqm	3454 £ per sqm		
0	2 Bed	75 sqm	3454 £ per sqm		
6	Apt	60 sqm	3670 £ per sqm		£1,409,3
ow Cost Un		85% Open Marke			31 34 35
0	4 Bed	120 sqm	2755.9 £ per sqm		
0	3 Bed	88 sqm	2845 £ per sqm		
0	2 Bed	75 sqm	2845 £ per sqm		
8	Apt	60 sqm	3023 £ per sqm		£1,392,8
ntermediat		70% Open Marke			20 222 2
0	5 Bed	150 sqm	3937 £ per sqm		
0	4 Bed	120 sqm	3937 £ per sqm		
0	3 Bed	88 sqm	4064 £ per sqm		
0	2 Bed	75 sqm	4064 £ per sqm		
4	Apt	60 sqm	4318 £ per sgm		£906,7
Market Hou	ENT VALUE				
	nt Floorspace	Ζ.	10 Sqm Market Housing	1,920 Sqm Affordable	Housing
Affordable N		24% Intermediate		56% Affordable Rent	
	roportion %	77.7.1	32 Affordable Units	5 bed house	
	ENT DETAILS		64 Total Units	4 bed houses	
	ENT SCENARIO	Brownfiel		3 Bed houses	
ITE LOCAT			ondon Road, Northgate	2 bed houses	
ITE REFER	ENCE		189	Apartments	7
	-	0-TO	real Delivery		
N'A P	ab	6 10	Year Delivery		
				ability Appra	

Vi	ab			ability Appra	Isal
SITE REFE			Year Delivery	0 Apartments	18
SITE LOCA			carage Church Walk	2 bed houses	.10
	MENT SCENA			3 Bed houses	
	MENT DETAIL	Contract Con	8 Total Units	4 ped houses	
THE COURT OF STREET	Proportion %	The state of the s	9 Affordable Units	5 ped house	
Affordable		24% Intermediate	The state of the s	56% Affordable Rent	
CONTRACTOR MANAGEMENT	ent Floorspace		O Sqm Market Housing	540 Sgm Affordable	Housing
	MENT VALUE		o square ressure	Sid Squittinoisant	Troubing.
Vlarket Ho					
9	Apt	60 sqm	4318 £ persom		£2,331,72
0	2 Bed	75 sqm	4064 E per sqm		£
0	3 Bed	88 sqm	4064 £ per sam		E
0	4 Bed	120 sqm	3937 Epersom		E
0	5 Bed	150 sqm	3937 £ per sqn)		£
		The state of the same			
ntermedia 2	te Units Apt	70% Open Marke 60 sgm	t Value 3023 £ personi		£391.72
0	2 Bed	75 sqm	2845 £ per sqm		£391,72
0	3 Bed	25 sqm 88 sqm	2845 £ per sqm		£
0	3 Bed 4 Bed	28 sqm 120 sqm	2755.9 £ per sqm		£
Low Cost U	W. W. T. P. C.	85% Open Marke	200 2 7 150 E 6 21 20 W		T.
2		60 sqm	3670 £ per sqm		£396,39
0	Apt 2 Bed	75 sam	3454 £ per sqm		£390,39
0	3 Bed	88 sqm	3454 Eperson		É
0	4 Bed	120 sgm	3346.45 Eperson		£
ntermedia		60% Open Marke			
5	Apt	60 sqm	2591 Eperson		£783,45
o	2 Bed	75 sqm	2438 £ per sqni		£
o	3 Bed	88 sqm	2438 £ per sqm		E
0	4 Bed	120 sqm	2362.2 £ per sqm	18 Total Units	Ē
	ent Value	110 5411	ZJUZIZ E per sqrii	18 Total Units	E3,903,29
Developii	icite adine				13,303,23
	MENT COSTS		2000		
Land	Apt	9 Plots	28628 £ per plot		£257,65
	2 Bed	O Plots	71570 £ per plot		£
	3 Bed	O Plots	81794 £ per plot		E
	4 Bed	O Plots	114512 £ per plot	201000 000000	£
and the state of the state of	5 Bed	O Plots	143140 £ per plot	Total Land £257,652	£
Stamp Dut	At the second se		3.0%		£7,73
Construct	Log	×0.	14601	135	63,033,66
18	Apt	60 sqm	1468 £ per sqm	1.15 Gross/Net	£1,823,69
0	2 Bed	75 sqm	1309 £ per sqm		£
0	3 Bed	88 sqm	1309 £ per sqm		6
0	4 Bed	120 sqm	1309 £ per sqm 1309 £ per sqm		£
0	5 Bed	150 sqm	1309 £ per sqm		t
18 Abnormal (Corte	1242 Total sqm	31590]		£31,59
Professiona			8.0% Construction	Cost	£145,89
egal Fees	rees @		0.5% GDV	COSI	£19,51
Statutory F	nac		1.1% Construction	Carl	£22,01
Macoury P			2.0% Market Unit		£46,63
Salac/Mark	7. J. 10. J. P. H. M. M. M. L. M.		5.0% Construction		£92,76
P. L. L. S. L.		Cost	8588 per Affordat		£77,29
Contingend	Honzuik raug	COST	100 £ per sqm M		£54,00
Contingend Affordable			2 Month Construction	6 Mth Sales Void	£110,51
Contingend Affordable CIL		5 (00/)		O IMEN Sales Void	W. 7000000
Contingend Affordable CIL nterest @	nt Fan		World Constitution		£22 E4
Sales/Mark Contingend Affordable CIL nterest @ Arrangeme Developm	nt Fee ent Profit	1.0% Cost		20% of GDV	
Contingend Affordable CIL nterest @ Arrangeme	ent Profit	1.0% Cost	% of GDV Aff Hsg	20% of GDV	£23,54 £780,66

		F 45			isal
	ab		Year Delivery		
SITE REFE	14701 57		372	Apartments	24
SITE LOCA	De allege e e construir de la	Control of the Contro	m House, Orchard House	2 bed houses	
	MENT SCENARIO	Brownfie		3 Bed houses	
200000000000000000000000000000000000000	MENT DETAILS		24 Total Units	4 bed houses	
2002/2007/5/2004	Proportion %		12 Affordable Units	5 bed house	
Affordable	27.07	24% Intermediat		56% Affordable Rent	
Programme Committee	ent Floorspace	1	20 Sqm Market Housing	720 Sqm Affordable	Housing
	MENT VALUE				
Market Ho					
12	Apt	60 sqrn	4318 £ per sqm		£3,108,960
0	2 Bed	75 sqm	4064 £ per sqm		£C
0	3 Bed	88 sqm	4064 £ per sqm		£0
0	4 Bed	120 sqm	3937 £ per sqm		£C
0	5 Bed	150 sqm	3937 £ per sqm		£C
Intermedia	te Units	70% Open Marke	et Value		
3	Apt	60 sqm	3023 £ per sqm		£522,305
0	2 Bed	75 sqm	2845 £ per sqm		£C
0	3 Bed	88 sqm	2845 € per sqm		£C
0	4 Bed	120 sqm	2755.9 £ per sgm		£C
Low Cost L	12.00.0	85% Open Marke			
2	Apt	60 sqm	3670 £ per sam		£528,523
0	2 Bed	75 sqm	3454 Epersom		£C
0	3 Bed	88 sam	3454 Epersom		EC
0	4 Bed	120 sqm	3346.45 € per sqm		£C
Intermedia		60% Open Marke			-
7	Apt	60 sqm	2591 £ per sqm		£1,044,611
ó	2 Bed	75 sqm	2438 £ per sqm		£1,044,011
ő	3 Bed	88 sqm	2438 E per sqm		£C
0	4 Bed	120 sqm	2362.2 £ per sqm	24 Total Units	EC
-	ent Value	120 sqm	Z3DZ.Z E per sqrii	24 Total Units	£5,204,399
Developii	icite voiae				23,204,33.
	MENT COSTS				
Land	Apt	12 Plots	28628 E per plot		£343,536
	2 Bed	O Plots	71570 E per plot		£0
	3 Bed	O Plots	81794 £ per plot.		£
	4 Bed	O Plots	114512 E per plot	and the second second	£C
4	5 Bed	O Plots	143140 £ per plot	Total Land £343,536	£
Stamp Dut	y Land Tax		3.0%		£10,306
Construct	ion			2-03-0-	
24	Apt	60 sqm	1468 £ per sqm	1.15 Gross/Net	£2,431,588
0	2 Bed	75 sqm	1309 E per sqm		£C
0	3 Bed	88 sqm	1309 £ per sgm		£C
0	4 Bed	120 sqm	1309 € per sqm		EC
0	5 Bed	150 sqm	1309 E per sqm		£C
24	40	1656 Total sqm			0.000
Abnormal (Costs		42120	2000	£42,120
Profession	l Fees @		8.0% Construction	n Cost	£194,527
Legal Fees			0.5% GDV		£26,022
Statutory F			1.1% Construction	7.7.4	£29,351
Sales/Mark	eting Costs		2.0% Market Unit		£62,179
Contingend			5.0% Construction		£123,685
Affordable	Housing Land Cost		8588 per Afforda		£103,061
CIL			100 € per sqm N	Market Housing	£72,000
Interest @	Acres A	5.0%	12 Month Construction	6 Mth Sales Void	£147,358
interest in	nt Fee	1.0% Cost			£31,396
Arrangeme	The state of the s		of GDV Aff Hsg	20% of GDV	£1,040,880
	ent Profit	20.0	778 OF GOV ATT LISE	4010 01000	
Arrangeme Developm		20.0	770 O'GOV ATTOS		
Arrangeme		20.0	771Johan All 1955		£4,658,009

VI	ab			ability Appra	
			ear Delivery		
SITE REFE	00,50,00,70,00	371		Apartments	20
SITE LOCA		1-7 Pegler V	Vay	2 bed houses	
- 1 - No. of the August 1970	MENT SCENARIO	Brownfield	-	3 Bed houses	
area of the Market Land	MENT DETAILS		Total Units	4 bed houses	
1/4//08/86/06/06	Proportion %	50% 10	The state of the s	5 bed house	
Affordable		24% Intermediate	20% Low Cost	56% Affordable Ren	
T-0.00 (A. 7) (A. 7) (A. 7)	ent Floorspace	600	Sqm Market Housing	600 Sqm Affordabl	e Housing
	MENT VALUE				
Market Ho	10.0	COL	423016		C2 E00 900
0	Apt 2 Bed	60 sqm 75 sqm	4318 £ per sqm 4064 £ per sqm		£2,590,800
0	3 Bed	88 sqm	4064 £ per sqm		£
o	4 Bed	120 sqm	3937 £ per sqm		É
0		150 sqm	3937 £ per sqm		EC
0	5 Bed	130 sqm	3937 E per sqm		E
Industrial In	4.11-0-	700/10	64		
Intermedia 2	200.00000	70% Open Market 1	3023 £ per sqni		£362,712
4	Apt 2 Bed	75 sqm	2845 £ per sqm		
	3 Bed	88 sam	2845 £ per sqm		£0
	4 Bed	120 sqm	2755.9 £ per sqm		EC
Laur Care I		85% Open Market			E.S.
Low Cost L		24 MOVED D 10 LOVE BE	3670 £ per sqm		£440,436
2	Apt	60 sqm	3454 Epersom		
	2 Bed	75 sqm	3454 E per sqm		£0
	3 Bed	88 sqm			
marinera and	4 Bed	120 sqm	3346.45 E per sqni		E
Intermedia	The state of the s	60% Open Market			5000 500
6	Apt	60 sqm	2591 £ per sqm		£932,688
	2 Bed	75 sqm	2438 E personi		EC
	3 Bed	88 sqm	2438 £ per sqm	To the same	£0
Navatoria	4 Bed	120 sqm	2362.2 Eperson	20 Total Units	60
Developin	nent Value			1	£4,326,636
DEVEL OR	MENT COCTE				
Land	MENT COSTS	10 Plots	28628 £ per plot		£286,280
Land	Apt	O Plots	71570 £ per plot		£200,200
	2 Bed	7.7	81794 £ per plot		É
	3 Bed	O Plats	114512 £ per plot		EC
	4 Bed	O Plots		F-11-1 F200 200	EC
B.	5 Bed	O Plots	143140 £ per plot	Total Land £286,280	£8,588
	y Land Tax		3.0%		E0,300
Construct		co	13551-	- 13E	en enc 211
20	Apt	60 sqm	1468 £ per sqm	1.15 Gross/Net	£2,026,323
0	2 Bed	75 sqm	1309 £ per sqm		EC
0	3 Bed	88 sqm	1309 £ per sqm		£C
0	4 Bed	120 sqm	1309 £ per sqm		£
0	5 Bed	150 sqm	1309 € per sqm		E
20		1380 Tota sqm	1 10 17001		605 100
Abnormal			35100	CALLS.	£35,100
Profession	arrees @		8.0% Constructio	n Cost	£162,108
Legal Fees			0.5% GDV		£21,633
Statutory F			1.1% Constructio		£24,459
7786706770677	eting Costs		2.0% Market Unit		£51,816
Contingen			5.0% Constructio		£103,073
	Housing Land Cost		8588 per Afforda		£85,884
CIL		E 00/I	100 £ per sqm N		£60,000
Interest @			Month Construction	6 Mth Sales Vold	£122,797
Arrangeme	THE RESERVE AND THE PARTY OF TH	1.0% Cost	Trees Access	2007-1-0014	£26,163
0	ent Profit	20.0%	or GDV Aff Hsg	20% of GDV	£865,327
Developm					
Developm Total Cos					£3,879,547

	ab		ear Delivery		
SITE REFE	RENCE	311		Apartments	10
SITE LOCA	TION	Parkside Ca	r Park	2 bed houses	
	MENT SCENARIO	Brownfield		3 Bed houses	
	MENT DETAILS		Total Units	4 bed houses	
	Proportion %	50% 5	100000000000000000000000000000000000000	5 bed house	
Affordable	0.01.01.1	24% Intermediate	20% Low Cost	56% Affordable Rent	(Carreto a
	ent Floorspace MENT VALUE	300	Sqm Market Housing	300 Sqm Affordable	Housing
Vlarket Ho	A Samuel and Advanced to Advanced				
5	Apt	60 sqm	4318 £ per sqm		£1,295,40
ō	2 Bed	75 sgm	4064 £ per sqm		1
0	3 Bed	88 sqm	4064 £ per sqm		f
0	4 Bed	120 sqm	3937 £ per sqm		f
0	5 Bed	150 sqm	3937 £ per sqm		f
Intermedia	te Units	70% Open Market \	/alue	_	
1	Apt	60 sqm	3023 £ per sqm		£217,62
0	2 Bed	75 sqm	2845 £ per sqm		4
0	3 Bed	88 sqm	2845 £ per sqm		4
0	4 Bed	120 sqm	2755.9 £ per sqm		1
Low Cost U	nits	85% Open Market \			94.52.63
1	Apt	60 sqm	3670 £ per sqm		£220,21
0	2 Bed	75 sqm	3454 £ per sqm		4
0	3 Bed	88 sqm 120 sqm	3454 £ per sqm 3346.45 £ per sqm		f
U Intermedia	4 Bed	60% Open Market \			1
3	Apt	60 sqm	2591 £ per sqm		£435,25
0	2 Bed	75 sqm	2438 £ per sqm		1433,21 f
0	3 Bed	88 sgm	2438 £ persqm		í
0	4 Bed	120 sqm	2362.2 £ per sqm	10 Total Units	4
Developm	ent Value				£2,168,50
DEVELOP	MENT COSTS				
Land	Apt	5 Plots	28628 £ per plot		£143,14
	2 Bed	O Plots	71570 £ per plot		4
	3 Bed	O Plots	81794 £ per plot		í
	4 Bed	0 Plots	114512 £ per plot	The second second	f
	5 Bed	O Plots	143140 £ per plot	Total Land £143,140	f
Stamp Duty Constructi	CONTROL ACTIVITY OF THE		1.0%		£1,43
10	14/2	60 sqm	1468 £ per sqm	1.15 Gross/Net	£1,013,16
0	Apt 2 Bed	75 sgm	1309 £ per sqm	1.13 Gross/Net	11,015,10
ő	3 Bed	88 sqm	1309 £ per sqm		í
ō	4 Bed	120 sqm	1309 £ per sqm		1
0	5 Bed	150 sqm	1309 £ per sqm		1
10		690 Total sqm			
Abnormal C			17550	100	£17,55
Professiona	al Fees @		8.0% Construction	1 Cost	£81,09
egal Fees			0.5% GDV		£10,84
Statutory F			1.1% Construction		£12,22
Sales/Mark Contingenc	eting Costs		2.0% Market Unit 5.0% Construction		£25,90 £51,53
	ies Housing Land Cost		8588 per Affordat		£42,94
CIL	no doning conta cost		100 £ per sqm M		£30,00
nterest @		5.0% 12	Month Construction	6 Mth Sales Void	£61,13
Arrangeme	nt Fee	1.0% Cost			£13,0
Developm			of GDV Aff Hsg	20% of GDV	£433,70
					£1,937,7

	ab	0-T0	Year Delivery		
SITE REFE			341	Apartments	16
SITE LOCA		Breezehu	urst Drive Playing Fields , Bewb		26
DEVELOP	MENT SCENARIO	Greenfie		3 Bed houses	13
	MENT DETAILS		65 Total Units	4 bed houses	7
	Proportion %	50%	33 Affordable Units	5 bed house	3
Affordable		24% Intermedia		56% Affordable Rent	
	ent Floorspace MENT VALUE	26	568 Sqm Market Housing	2,278 Sqm Affordable	e Housing
Market Ho					
8	Apt	60 sqm	4318 £ per sqm		£2,105,029
13	2 Bed	75 sqm	4064 £ per sqm		£3,962,400
7	3 Bed	88 sqm	4064 £ per sqm		£2,324,60
3	4 Bed	120 sqm	3937 £ per sqm		£1,535,430
2	5 Bed	150 sqm	3937 £ per sqm		£959,64
Intermedi	ate Units	70% Open Mark	et Value		
2	Apt	60 sqm	3023 £ per sqm		£353,64
4	2 Bed	75 sqm	2845 £ per sqm		£832,10
2	3 Bed	88 sqm	2845 £ per sqm		£390,534
0	4 Bed	120 sqm	2755.9 £ per sqm		£128,97
Low Cost I	200.25	85% Open Mark			6257.05
2	Apt	60 sqm 75 sqm	3670 £ per sqm		£357,854
1	2 Bed 3 Bed	88 sqm	3454 £ per sqm 3454 £ per sqm		£842,010 £395,183
0	4 Bed	120 sqm	3346.45 £ per sqm		£130,51
Intermedi		60% Open Mark			1150,51
5	Apt	60 sqm	2591 £ per sqm		£707,288
9	2 Bed	75 sam	2438 £ per sgm		£1,664,208
4	3 Bed	88 sqm	2438 £ per sqm		£781,068
1	4 Bed	120 sqm	2362.2 £ per sqm	65 Total Units	£257,95
Develop	nent Value				£17,728,44
DEVELOP	MENT COSTS				
Land	Apt	8 Plots	23865 £ per plot		£193,90
	2 Bed	13 Plots	59664 £ per plot		£775,628
	3 Bed	7 Plots	68187 £ per plot		£443,21
	4 Bed	3 Plots	95462 £ per plot		£310,25
	5 Bed	2 Plots	119327 £ per plot	Total Land £1,916,909	£193,90
Stamp Dui Construc	ty Land Tax	_	5.0%		£95,84
16	Apt	60 sam	1468 £ per sqm	1.15 Gross/Net	£1,646,38
29	2 Bed	75 sqm	1309 £ per sqm	2123	£2,872,123
13	3 Bed	88 sqm	1309 £ per sgm		£1,497,759
5	4 Bed	120 sqm	1309 £ per sqm		£765,900
2	5 Bed	150 sqm	1309 £ per sqm		£319,12
65 Abnormal	Carte	5288 Total sqm	114075		£114,075
Profession			8.0% Construction Cost		£568,10
Legal Fees	a ccs @		0.5% GDV		£88,64
Statutory I	ees		1.1% Construction Cost		£85,61
	keting Costs		2.0% Market Units Valu		£217,74
Contingen	cies		5.0% Construction Cost		£360,76
	Housing Land Cost		17899 per Affordable Plo		£581,72
CIL			100 £ per sqm Market		£266,825
Interest @		5.0%	12 Month Construction	6 Mth Sales Void	£521,09
Arrangeme		1.0% Cost	OW Affiles	200/lat cov	£101,88
Developn	nent Profit	20.	0% of GDV Aff Hsg	20% of GDV	£3,545,688
Total Cos	t				£15,566,214

Viab			ability Appra	Isai
SITE REFERENCE		ar Delivery	Agartments	36
E/A 24E-10-2-ERA EE 20-ELAB EE EE E	Control Susse	Callana	The second second second	.30
SITE LOCATION	Central Susse	x College	2 bed houses	
DEVELOPMENT SCENARIO	Brownfield		3 Bed houses	
DEVELOPMENT DETAILS	7.7	Total Units	4 bed houses	
Affordable Proportion %	17.77	Affordable Units	5 bed house	
Affordable Mix	24% intermediate	20% Low Cost	56% Affordable Rent	7
Development Floorspace	1080	Sqm Market Housing	1,080 Sqm Affordable	Housing
DEVELOPMENT VALUE				
Market Houses	781 6			0.00
18 Apt	60 sqm	4318 £ persom		£4,663,440
0 2 Bed	75 sgm	4064 £ per sqm		E
0 3 8ed	88 sqm	4064 £ persom		£
0 4 Bed	120 sqm	3937 £ per sqm		£
0 5 Bed	150 sqm	3937 £ per sqm		E
0 3 860	120 sg/m	3337 Eperson		£,
ntermediate Units	70% Open Market Va	uie		
4 Apt	60 sqn	3023 £ per sqm		£725,42
2 Bed	75 sqm	2845 £ per sqm		£
3 Bed	88 sqm	2845 £ per sqm		£
	120 sqm	2755.9 Epersom		£
4 Bed				T.
ow Cost Units	85% Open Market Va			3462.00
3 Apt	60 sqm	3670 £ persqm		£660,65
2 Bed	75 sqm	3454 Epersom		£
3 Bed	88 sqm	3454 £ persqm		£
4 Bed	120 sqm	3346.45 £ persam		£
ntermediate Units	60% Open Market Va	ue		
11 Apt	60 sqm	2591 £ persqm		£1,709,928
2 Bed	75 sqm	2438 Eperson		EC
3 Bed	88 sqm	2438 Eperson		£
4 Bed	120 sgm	2362.2 £ per sqm	36 Total Units	£
Development Value				£7,759,446
DEVELOPMENT COSTS				
Land Apt	18 Plots	28628 E per plot		£515,304
2 8ed	O Plots	71570 Eperplot		£
3. Bed	O Plots	81794 £ per plot		£
4 Bed	O Plots	114512 € per plot		£
5. Bed	O Plots	143140 E per piot	Total Land £515,304	£
Stamp Duty Land Tax	2.1.00	4.0%	1750 6010	£20,61
Construction		4.078		220,01
36 Apt	60 sqm	1468 £ person	1.15 Gross/Net	€3,647,38
0 2 Bed	75 sqm	1309 £ per sqrii	dioss/Nec	
(2) E(12)		1200 c		£
0 3 Bed	88 sqm	1309 £ per sqm		£
0 4 Bed	120 sqm	1309 £ per sqm		£
D 5 Bed	150 sqm	1309 £ per sqm		£
36	2484 Total sqm			200.00
Abnormal Costs		63180		E63,180
Professional Fees @		8.0% Construction	Cost	E291,79
egal Fees		0.5% GDV		£38,79
Statutory Fees		1.1% Construction	Cost	£44,02
iales/Marketing Costs		2.0% Market Unit	s Value	£93,26
Contingencies		5.0% Construction		£185,52
Affordable Housing Land Cost		8588 per Affordat		£154,59
CIL		100 É persom M		£108,00
nterest @	5.0% 12	Month Construction	6 Mth Sales Void	£221,42
Arrangement Fee	1.0% Cost	nontri cuisti ucuan	Ulwin sales void	
Development Profit	20.0% cost	of GDV Aff Hsg	20% of GDV	£47,14
pevelopment right	20.0%	All risg	2070 01 000	£1,551,88
Total Cost				£6,982,94

	Viab			bility Appra	ilsai
Tit LOCATION EVELOPMENT SCRARIO EVELOPMENT DETAILS Brownfield Brownfield Seed houses S				Anartments	15
Brownfield		H. C. C. A. L. L. C. A.			13
A					
Section		The state of the s			
Transpage Mixer				The second secon	
Sym Market Housing	The same of the sa		The state of the s		
			CONTRACTOR OF THE PARTY OF THE		((audiou
		4.	50 Sqm Market Housing	1,320 Sqm Affordable	Housing
S					
O		CO1	4240		64 042 46
O					
D					£
Seed 150 Sam 3937 Eper sqm Eper sqm Eps7,5	5.777				£
Section			The state of the s		£
\$\frac{5}{2}	0 5 Bed	150 sqm	3937 £ per sqm		£
\$\frac{5}{2}	ntermediate Units	70% Open Marke	rt Value		
0 2 Bed 75 sqm 2845 € per sqm 0 3 Bed 88 sqm 2845 € per sqm 0 4 Bed 120 sqm 2755.9 € per sqm 2688,9 0 2 Bed 75 sqm 3454 € per sqm 0 3 Bed 88 sqm 3454 € per sqm 0 3 Bed 88 sqm 3454 € per sqm 0 3 Bed 120 sqm 3346.45 € per sqm 0 3 Bed 120 sqm 3346.45 € per sqm 0 3 Bed 120 sqm 2591 € per sqm 0 3 Bed 120 sqm 2591 € per sqm 0 3 Bed 88 sqm 2438 € per sqm 0 3 Bed 88 sqm 2438 € per sqm 0 3 Bed 120 sqm 2362.2 € per sqm 30 Total Units 2 Bed 120 sqm 2362.2 € per sqm 30 Total Units 2 Bed 0 Pots FALSE 6 per plot 5 Bed 0 Pots FALSE 6 per plot 5 Bed 0 Pots FALSE 6 per plot 5 Bed 0 Pots FALSE 6 per plot 7 Bed 10 Pots 1		The second secon			£957.56
0					£357,36
120 sqm	T 777		The state of the s		í
## Cost Units					í
## Apt 60 sqm 3670 & per sqm 4.98,9					-
0 2 Bed 75 sqm 3454 € per sqm 3454 € per sqm 0 3 Bed 88 sqm 3454 € per sqm 346.45 € per sqm 120 sqm 3346.45 € per sqm 120 sqm 3346.45 € per sqm 120 sqm 2591 € per sqm 120 2 Bed 75 sqm 2438 € per sqm 12438 € per sqm 130 Total Units 125,784,7 bevelopment Value 120 sqm 1262.2 € per sqm 130 Total Units 125,784,7 bevelopment Value 120 sqm 1262.2 € per sqm 130 Total Units 125,784,7 bevelopment Value 120 sqm 1263.2 € per plot 120 sqm 1263.2 € per sqm 1					5059 00
1 3 Bed					1,900,90 f
120 sqm 3346.45 € per sqm 11,915,1	77				1
Second S					
12					4
O 2 Bed 75 sqm 2438 € per sqm 2438 € per sqm 2438 € per sqm 2438 € per sqm 30 Total Units					45 434 35
O					
120 sqm					£
Sevelopment Value					£
Apt	. ,	120 sqm	2362.2 £ per sqm	30 Total Units	f
### Apt	Development Value	1000	2 73 10 90 0		£5,784,73
2 Bed 3 Bed 0 Plots FALSE £ per plot £ per sqm £ per plot £ per sqm £	DEVELOPMENT COSTS				
## Special Reserve Construction Cost False ## Special Reserve Construction False ## Special Reserve Construction False ## Special Reserve Construction Cost False ## Special Reserve Construction Cost False ## Special Reserve Construction	Land Apt	8 Plots			£170,58
A Bed D Plots FALSE E per plot E p	2 Bed	O Plots	FALSE £ per plot		f
S Bed	3 Bed	O Plots	FALSE £ per plot		f
Stamp Duty Land Tax 1.0% 1.1% 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15 1.15	4 Bed	O Plots	FALSE £ per plot		f
Sometruction Some	5 Bed	O Plots	FALSE £ per plot	Total Land £170,580	f
30 Apt 60 sqm 1468 € per sqm 1.15 Gross/Net £2,988,8 0 2 Bed 75 sqm 1309 € per sqm 0 3 Bed 88 sqm 1309 € per sqm 0 4 Bed 120 sqm 1309 € per sqm 0 5 Bed 150 sqm 1309 € per sqm 30 2036 Total sqm bnormal Costs rofessional Fees @ 8.0% Construction Cost £239,1 egal Fees	tamp Duty Land Tax		1.0%		£1,70
0 2 Bed 75 sqm 1309 € per sqm 0 3 Bed 88 sqm 1309 € per sqm 0 4 Bed 120 sqm 1309 € per sqm 0 5 Bed 150 sqm 1309 € per sqm 30 2036 Total sqm bnormal Costs	Construction			A TOWNSON OF THE PARTY OF THE P	
0 2 Bed 75 sqm 1309 € per sqm 0 3 Bed 88 sqm 1309 € per sqm 0 4 Bed 120 sqm 1309 € per sqm 0 5 Bed 150 sqm 1309 € per sqm 30 2036 Total sqm bnormal Costs		60 sqm	1468 £ per sqm	1.15 Gross/Net	£2,988,82
0 3 Bed 88 sqm 1309 € per sqm 0 4 Bed 120 sqm 1309 € per sqm 30 2036 Total sqm bnormal Costs		75 sam			1
0 4 Bed 120 sqm 1309 € per sqm 30 2036 Total sqm bnormal Costs rofessional Fees @ 8.0% cales/Marketing Costs					4
130					f
Second S					-
159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 159354 1			E housely		
Substitution Cost Fees			1593541		£159.39
legal Fees 0.5% GDV £28,9 tatutory Fees 1.1% Construction Cost £37,2 ales/Marketing Costs 2.0% Market Units Value £38,8 ontingencies 5.0% Construction Cost £157,4 ffordable Housing Land Cost 6823 per Affordable Plot £150,1 IL 100 £ per sqm Market Housing £45,0 interest @ 5.0% 12 Month Construction 6 Mth Sales Void £162,7 grrangement Fee 1.0% Cost £36,6 £36,6 £36,6 development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,156,9				ost	
tatutory Fees				310	
Ales/Marketing Costs Ales/Marketing Costs Ontingencies				ost	
ontingencies 5.0% Construction Cost 6823 per Affordable Plot 6825 pe					
ffordable Housing Land Cost 6823 per Affordable Plot £ per sqm Market Housing£ 150,1 £ per sqm Market Housingfterest @ 5.0% 12 Month Construction6 Mth Sales Void£162,7 	CONTRACTOR OF THE BUILDING CONTRACTOR		The second secon		
IL 100 ε per sqm Market Housing £45,0 nterest @ 5.0% 12 Month Construction 6 Mth Sales Void £162,7 grrangement Fee 1.0% Cost £36,6 development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,156,9		ct	2.73576.35 PR. 245 PR.		
nterest @ 5.0% 12 Month Construction 6 Mth Sales Void £162,7 rrangement Fee 1.0% Cost £36,6 evelopment Profit 20.0% of GDV Aff Hsg 20% of GDV £1,156,9					
rrangement Fee 1.0% Cost £36,6 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,156,9		E 00/1			
Development Profit 20.0% of GDV Aff Hsg 20% of GDV £1,156,9			12 North Construction	o Ivith Sales Void	
			OCT CONC. ASSIST	2007-4004	
otal Cost £5,373,5	pevelopment Profit	20.0	of GDV Aff Hsg	ZU% OF GDV	£1,156,94
	otal Cost				£5,373,5

Crawley		6-10 Y	ear D	elivery												Ab	normal Co	osts				
Boroughw	ride					Site	Const	raints					wichliggy (Har	# Insid (He)	Acces (Ha)	Senior (HH)	Rec Eps/Parilley (unit)	around Statistic (ha)	to Utilities Doernis (Ho)	Note insulation (Fix)	Total Abnormal Costs	
				Lang value					Sec 105 8	S. Ground	- Comment											
raj Ref Sit	e	5120 (Hul)	Upons.	Devolution	Armingo	Hinted	Arres	Souten			19:50kii	Other	£11,700	629,250	£23:400	£29,250	£1,755	£23,400	£93,600	\$117,000		Viability
370 He	nty Close	0.33	24	Greenfield					1				E0	£0	£0	£0	£42,120	£0	£0	£0	£42,120	£806,06
204 21,	. 25, 27 & 29 Tushmore Lane, Northgate	0.60	63	Brownfield			174		1		1	1	£0	£0	£0	£0	£110,565	£0	£56,160	£70,200	£236,925	£1,283,91
58 Cer	ntral Sussex College	0.04	36	Brownfield					1				£0	£0	£0	£0	£63,180	£0	£0	£0	£63,180	£7.76,50
291 Lor	ngley Building, East Park, Southgate	0.27	48	Brownfield					1				£0	EO	£0	£0	£84,240	£0	£0	£0	£84,240	£1,085,3
63 Am	nbulance Station Ifield	0.40	16	Brownfield					1				£0	£0	£0	£0	£28,080	£0	£0	£0	£28,080	£211,4
288 102	2-112 London Road & 2-4 Tushmore Lane, Northga	0.39	44	Brownfield					1		1	1	£0	£0	£0	£0	£77,220	£0	E36,504	£45,630	£159,354	E/111,2
289 116	5-136 London Road, Northgate	0.56	64	Brownfield			-		1		1	1	£0	£0	£0	£0	£112,320	£0	£52,416	£65,520	£230,256	£164,2
311 Par	kside Car Park	0.05	10	Brownfield					1				£0	£0	£0	£0	£17,550	£0	£0	£0	£17,550	£230,7
341 Bre	eezehurst Drive Playing Fields , Bewbush	4.80	65	Greenfield					1				£0	£0	£0	£0	£114,075	£0	£0	£0	£114,075	62,162,2
													£0	£0	£0	£0	£0	£0	£0	£0	£0	
rawley oroughw		6-10 Y	ear D	elivery		Site	Const	raints					Architogy (Ho)	Flood (He)	Access/Ha)		normal Co sec 206/Policy (unit)	Ground Stability		Motive bissulotion, (bid).	To al Almormal on the	
ai Net Sit	te	Sizir (Ha)	Minito	Constraine Constraint	Grahlagy	Hand	Zer Pro	catotem	Section		Sewer Manke	unher	111/700	229, 250	(73.69)	E29,250	£1,755	2140	£95,000	E-11.70(m)		Viability
-	ngle Close/If eld Road, Rear Gardens, West Green	0.70	18	Greenfield			-		1				ΕO	£0	£0	£0	£31,590	£0	£Ο	£0	£31,590	£604,5
	el Hatch/Ifield Road, Rear Gardens, West Green	0.50	15	Greenfield		7			1				£0	£0	£0	€0	£26,325	£0	£0	£0	£26,325	£508,5
-00 100	2 Friston Walk, Ifield	0.53	21	Greenfield					1				£0	£0	£0	£0	£36,855	£0	£0	£0	£36,855	£705,3
100	a respect yearly region	0.00		SHEATHICH.									£0	£0	£0	£0	£0	£0	£0	£0	£0	27,101,0
_	-												£0	£0	£0	£0	£0	£0	£0	£0	60	
	· · · · · · · · · · · · · · · · · · ·		-		_				_				EO	£0	£0	£0	£0	£0	£0	£0	£0	
310 The	e Old Vicarage Church Walk	0.08	18	Brownfield					1		1		£0	£0	£0	£0	£31,590	£0	£0	£0	£31,590	£409.7
	tingham House, Orchard House	0.13	24	Brownfield	-				1				EO	£0	£0	£0	£42,120	£0	£0	£0	£42,120	£546,3
	Pegler Way	0.12	20		-				1				£0	£0	£0	£0	£35,100	£0	£0	£0	£35,100	£447,0
3/1 1-/	regie way	0.12	20	Brownfield	_				1	_	1		£0	£0	£0	£0	£0	£0	£0	£0	£35,100 £0	D+47,0
rawley		6-10 Y	ear D	elivery									E0	EU	£0	_	normal Co		EU	E0	E0 .	
oroughw						Site	Const	raints					Arabbagy (Ha)	Theat (Hy):	Arrest (His)	Company (40s)	Sec. (05/Pmle) (uml)	Ground Schliff (Fig.)	ry: Usilinica Opyrodi (Ha)	Motor homizator (Elb)	Total Africannal Gray	
aj Ref Sit		Size (Ha)	Unite	Tanat Value Benelim ink	withings	Unior	haran	/norme		Greand	Sewin		(2)(700	229,050	(23,400	E24/250		(22(40)	191,000	2247,000		Viability
2100		2002 (139)	Sing			- Automated		- San Mark				- Distant	EO	£0	£0	£0	EO	£0	£0	£0	EO	This same y
						-							£0	£0	£0	£0	£0	£0	£0	£0	£0	
-	-												£0	£0	£0	£0	£0	£0	£0	£0	60	
																			1			
					_								£0	£0	£0	£0	£0	£0	£0	£0	E0	
-													£0	£0	£0	03	£0	£0	£0	£0	60	
-					-		-						£0	£0	£0	£0	£0	£0	£0	£0	£0	
					-								£0	£0	£0	03	£0	£0	£0	£0	03	1
										-			E0	£0	£0	£0	£0	£0	£0	£0	EO	
													£0	£0	£0	E0	£0	£0	£0	£0	£0	
		1000											£0	£0	£0	£0	£0	£0	£0	£0	£0	

3. 11-15 Year Delivery Sites

Viab			ability Appra	
VIGE	11-15	Year Delivery		
SITE REFERENCE		54	Apartments	48
SITE LOCATION	A CONTRACTOR OF THE PARTY OF TH	n, Ifield Road, West Gree	TTC-00000000000000000000000000000000000	
DEVELOPMENT SCENARIO			3 Bed houses	
DEVELOPMENT DETAILS		48 Total Units 24 Affordable Units	4 bed houses	
Affordable Proportion % Affordable Mix	50% Intermediate	E. C.	5 bed nouse 56% Affordable Rent	
Development Floorspace		40 Sqm Market Housing	1,440 Som Affordable	
DEVELOPMENT VALUE	144	+O Sqm Market Housing	1,440 Sqiii Arroidable	Housing
Market Houses				
24 Apt [60 sqm	4964 € persom		£7,148,160
0 2 Bed	75 sqm	4672 Epersom		£
0 3 Bed	88 sqm	4672 Eperson		£
0 4 Bed	120 sqm	4526 E persqm		E
0 5 Bed	150 sqm	4526 £ per sqm		E
The second second		Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, which i		
Intermediate Units	70% Open Marke			
6 Apt	60 sgm	3475 Epersym		£1,200,89
0 2 Bed	75 sqm	3270 £ per sqm		E
0 3 Bed	88 sqm	3270 E per sqm		£
0 4 Bed	120 sgm	3168.2 E per sgm		E
Low Cost Units	85% Open Marke			E001000
5 Apt	60 sgm	4219 € persom		£1,215,18
0 2 Bed	75 sgm	3971 E per sqm		E
0 3 Bed	88 sqm	3971 Eperson		E
0 4 Bed	120 sgm	3847.1 E per sqm		E
Intermediate Units	60% Open Marke			
13 Apt	60 sqm	2978 £ per sqm		£2,401,782
0 2 Bed	75 sgm	2803 E per sqm		E
0 3 Bed	88 sgm	2803 £ per sqm	The Country of the Co	EC
0 4 Bed	120 sqm	2715.6 E per sqm	48 Total Units	E(
Development Value				£11,966,020
DEVELOPMENT COSTS				
Land Apt	24 Plots	32911 E per plot		£789,86
2 Bed	O Plots	82277 £ per plot		£(
3 Bed	O Plots	94031 E per plot		£
4 Bed	O Plots	131644 £ per plot		E
5 Bed	O Plots	164555 £ per plot	Total Land £789.862	E
Stamp Duty Land Tax	V 1 003	4.0%	(oth calls 2) object	£31,59
Construction		11070		
48 Apt	60 sqm	1619 E per sqm	1.15 Gross/Net	£5,361,96
0 2 Bed	75 sqm	1444 E per sqm		£
0 3 Bed	88 sqm	1444 £ per sqm		E
0 4 Bed	120 sqm	1444 £ per sqm		£
0 5 Bed	150 sqm	1444 € per sqm		£
48	3312 Total sqm	Name and Address of the Owner, where the Parket of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, which	-	
Abnormal Costs		92880		£92,880
Professional Fees @		8.0% Construction	Cost	£428,95
Legal Fees		0.5% GDV		£59,830
Statutory Fees		1.1% Construction		E64,72
Sales/Marketing Costs		2.0% Market Unit		£142,96
Contingencies		5.0% Construction		£272,74
Affordable Housing Land Cos	t	9873 per Affordat	N. N. 15 1.0	£236,95
CIL		100 É per sgm M		£144,000
Interest @	and the same of th	12 Month Construction	6 Mtn Sales Void	£328,27
Arrangement Fee	1.0% Cost	271		£69,72
Development Profit	20.0	or GDV Aff Hsg	20% of GDV	£2,393,204
				£10,417,67
Total Cost				

Viab		dential Via Year Delivery	ability Appra	isal
SITE REFERENCE SITE LOCATION DEVELOPMENT SCENARIO	290		Apartments 2 bed houses 3 Bed houses	27
DEVELOPMENT DETAILS Affordable Proportion % Affordable Mix Development Floorspace	50% 14 24% Intermediate	Total Units Affordable Units 20% Low Cost Sqm Market Housing	4 bed houses 5 bed house 56% Affordable Rent 900 Sgm Affordable	
DEVELOPMENT VALUE	010	3qiii warkee ilousiiig	300 3qiii Airordabio	. Housing
Market Houses	200			and the same of the
14 Apt	60 sqm	4964 £ per sqm		£4,020,840
0 2 Bed	75 sqm	4672 £ per sqm		£0
0 3 Bed	88 sqm	4672 £ per sqm		£0
0 4 Bed	120 sqm	4526 £ per sqm		£0
0 5 Bed	150 sqm	4526 £ per sqm		£0
Intermediate Units	70% Open Market \	/alue		
4 Apt	60 sqm	3475 £ per sqm		£833,952
2 Bed	75 sqm	3270 £ per sqm		£0
3 Bed	88 sqm	3270 £ per sqm		£0
4 Bed	120 sqm	3168.2 £ per sqm		£0
Low Cost Units	85% Open Market \			
3 Apt	60 sqm	4219 £ per sqm		£759,492
2 Bed	75 sqm	3971 £ per sqm		£0
3 Bed	88 sqm	3971 £ per sqm		£0
4 Bed	120 sqm	3847.1 £ per sqm		£0
Intermediate Units	60% Open Market \			
8 Apt	60 sqm	2978 £ per sqm		£1,429,632
2 Bed	75 sqm	2803 £ per sqm		£0
3 Bed	88 sqm	2803 £ per sqm		£0
4 Bed	120 sqm	2715.6 £ per sqm	29 Total Units	£0
Development Value		100000		£7,043,916
DEVELOPMENT COSTS				
Land Apt	14 Plots	32911 £ per plot		£444,297
2 Bed	O Plots	82277 £ per plot		£0
3 Bed	O Plots	94031 £ per plot		£0
4 Bed	O Plots	131644 £ per plot		£0
5 Bed	O Plots	164555 £ per plot	Total Land £444,297	£0
Stamp Duty Land Tax		3.0%	100000000000000000000000000000000000000	£13,329
Construction				
29 Apt	60 sqm	1619 £ per sqm	1.15 Gross/Net	£3,183,665
0 2 Bed	75 sqm	1444 £ per sqm		£0
0 3 Bed	88 sqm	1444 £ per sqm		£0
0 4 Bed	120 sqm	1444 £ per sqm		£0
0 5 Bed 29	150 sqm	1444 £ per sqm		£0
Abnormal Costs	1967 Total sqm	52245		£52,245
Professional Fees @		8.0% Construction	Cost	£254,693
Legal Fees		0.5% GDV	i Guat	£35,220
Statutory Fees		1.1% Construction	n Cost	£38,397
Sales/Marketing Costs		2.0% Market Unit		£80,417
Contingencies		5.0% Construction		£161,796
Affordable Housing Land Cost		24683 per Affordat		£333,223
CIL		100 £ per sqm M		£81,000
Interest @	5.0% 12	Month Construction	б Mth Sales Void	£199,572
	1.0% Cost			£41,023
Arrangement Fee	21070 2030		2007 - 5 0007	
Arrangement Fee Development Profit	ALCOHOLD BUILDING	of GDV Aff Hsg	20% of GDV	£1,408,783
	ALCOHOLD BUILDING	of GDV Aff Hsg	20% of GDV	£1,408,783 £6,327,658

Affordable Mix Development Floorspace DEVELOP/MENT VAIUE Market Houses 9	Vic	ah	Resi	dentiai via	bility Appra	aisai
MES Residual Land (North), Pound Hill	VI.C	10	11-15	Year Delivery		
DEVELOPMENT SCENARIO Greenfield \$ \$ \$ \$ \$ \$ \$ \$ \$	SITE REFEREN	NCE	52	2	Apartments	19
DEVELOPMENT DETAILS 75 Total Units 5 bed house 8			NES Residu	al Land (North), Pound H		30
## Affordable Proportion % 24% Intermediate	DEVELOPME	NT SCENARIO	Greenfield		3 Bed houses	15
## Affordable Mix Development Floorspace DEVELOPMENT VALUE **Market Houses** 9	DEVELOPME	NT DETAILS	75	Total Units	4 bed houses	8
Development Floorspace 3079 Sqm Market Housing 2,629 Sqm Affordable Housing DeVELOPMENT VALUE		A Service Officer Co. Vol.				
DEVELOPMENT VALUE Market Houses 9						
Market Houses			3079	9 Sqm Market Housing	2,629 Sqm Affordable	e Housing
Second S						
15				1054		** *** **
8 3 8 6 8 8 6 4572 6 6 7 6 6 7 6 6 7 6 6						
4						
Intermediate Units		4.5.5	1.01			
Intermediate Units				4526 £ per sqm		
2 Apt	2 5	5 Bed	150 sqm	4526 £ per sqm		£1,272,93
\$ 2 2 3 3 6 3 3 3 2 6 6 6 5 5 8 6 1 10 3 6 6 6 6 1 10 3 6 6 6 6 1 10 3 6 6 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 1 10 6 1 10 6 1 10 6 1 10 6 1 10 6 1 10 10	Intermediate l	Units	70% Open Market	Value		
\$ 2 2 3 3 6 3 3 3 2 6 6 6 5 5 8 6 1 10 3 6 6 6 6 1 10 3 6 6 6 6 1 10 3 6 6 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 6 1 10 6 1 10 6 1 10 6 1 10 6 1 10 6 1 10 6 1 10 10	2 /	Apt	60 sqm	3475 £ per sqm		£469,09
0 4 Bed 120 sqm 3168.2 € per sqm €171,0 Low Cost Units 85% Open Market Value 2 Apt 60 sqm 4219 € per sqm £474,6 4 2 Bed 75 sqm 3971 € per sqm £1,116,9 2 3 Bed 88 sqm 3971 € per sqm £524,1 0 4 Bed 120 sqm 3847.1 € per sqm £173,1 Intermediate Units 60% Open Market Value 5 Apt 60 sqm 2978 € per sqm £173,1 11 2 Bed 75 sqm 2803 € per sqm £2,207,5 4 3 Bed 88 sqm 2803 € per sqm £2,207,5 4 3 Bed 88 sqm 2803 € per sqm £1,036,0 1 4 Bed 120 sqm 2715.6 € per sqm ₹342,1 Development Value DEVELOPMENT COSTS Land Apt 9 Plots 27421 € per plot £23,516,2 DEVELOPMENT COSTS Land Apt 9 Plots 68553 € per plot £257,0 3 Bed 8 Plots 78347 € per plot £257,0 5 Bed 15 Plots 68553 € per plot £257,0 5 Bed 17 Plots 137107 € per plot Total Land £2,541,367 £257,0 5 Stamp Duty Land Tax 7.0% € per plot Total Land £2,541,367 £257,0 5 Stamp Duty Land Tax 7.0% € per plot Total Land £2,541,367 £257,0 3 Bed 88 sqm 1444 € per sqm £3,653,8 15 3 Bed 88 sqm 1444 € per sqm £3,653,8 15 3 Bed 88 sqm 1444 € per sqm £3,653,8 15 3 Bed 88 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	5 2	2 Bed	75 sqm	3270 £ per sqm		£1,103,76
0 4 Bed 120 sqm 3168.2 € per sqm €171,0 Low Cost Units 85% Open Market Value 2 Apt 60 sqm 4219 € per sqm £474,6 4 2 Bed 75 sqm 3971 € per sqm £1,116,9 2 3 Bed 88 sqm 3971 € per sqm £524,1 0 4 Bed 120 sqm 3847.1 € per sqm £173,1 Intermediate Units 60% Open Market Value 5 Apt 60 sqm 2978 € per sqm £173,1 11 2 Bed 75 sqm 2803 € per sqm £2,207,5 4 3 Bed 88 sqm 2803 € per sqm £2,207,5 4 3 Bed 88 sqm 2803 € per sqm £1,036,0 1 4 Bed 120 sqm 2715.6 € per sqm ₹342,1 Development Value DEVELOPMENT COSTS Land Apt 9 Plots 27421 € per plot £23,516,2 DEVELOPMENT COSTS Land Apt 9 Plots 68553 € per plot £257,0 3 Bed 8 Plots 78347 € per plot £257,0 5 Bed 15 Plots 68553 € per plot £257,0 5 Bed 17 Plots 137107 € per plot Total Land £2,541,367 £257,0 5 Stamp Duty Land Tax 7.0% € per plot Total Land £2,541,367 £257,0 5 Stamp Duty Land Tax 7.0% € per plot Total Land £2,541,367 £257,0 3 Bed 88 sqm 1444 € per sqm £3,653,8 15 3 Bed 88 sqm 1444 € per sqm £3,653,8 15 3 Bed 88 sqm 1444 € per sqm £3,653,8 15 3 Bed 88 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 150 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £9,43,4 2 5 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 3 Bed 50 sqm 1444 € per sqm £3,653,8 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	2	3 Bed				£518,03
2 Apt	0 4	4 Bed				£171,08
A 2 Bed 75 Sqm 3971 E per sqm £1,116,9 2 3 Bed 88 sqm 3971 E per sqm £5,24,1 0 4 Bed 120 Sqm 3847.1 E per sqm £1,73,1 Intermediate Units 50% Open Market Value 5 Apt 60 Sqm 2978 E per sqm £938,1 11 2 Bed 75 Sqm 2803 E per sqm £1,036,0 4 3 Bed 88 Sqm 2803 E per sqm £1,036,0 1 4 Bed 120 Sqm 2715,6 E per sqm 75 Total Units £342,1 Development Value £23,516,2 DEVELOPMENT COSTS Land Apt 9 Plots 68553 E per plot £23,516,2 DEVELOPMENT COSTS 2 E per plot £257,0 2 Bed 15 Plots 68553 E per plot £257,0 4 Bed 4 Plots 109685 E per plot £257,0 4 Bed 4 Plots 109685 E per plot £257,0 5 Bed 2 Plots 137,107 E per plot Total Land £2,541,367 £257,0 5 Stamp Duty Land Tax 7.0% £177,8 Construction 19 Apt 60 Sqm 1619 E per sqm £1,15 Gross/Net £2,094,5 3 4 2 Bed 75 Sqm 1444 E per sqm £3,653,8 15 3 Bed 88 Sqm 1444 E per sqm £974,3 2 5 Bed 120 Sqm 1444 E per sqm £974,3 2 5 Bed 150 Sqm 1444 E per sqm £974,3 2 5 Bed 150 Sqm 1444 E per sqm £974,3 2 5 5 5 5 5 5 5 5 5	Low Cost Units	s	85% Open Market	Value		
2 3 Bed 120 sqm 3847.1 £ per sqm £524,1 Intermediate Units 60% Open Market Value 5 Apt 60 sqm 2978 £ per sqm £938,1 11 2 Bed 75 sqm 2803 £ per sqm £1,035,0 1 4 Bed 120 sqm 2715.6 £ per sqm £1,035,0 1 4 Bed 120 sqm 2715.6 £ per sqm 75 Total Units £342,1 Development Value 2	2 /	Apt		4219 £ per sqm		£474,683
10	-	2 Bed				£1,116,90
Statutory Fees Stat	2	3 Bed	88 sqm	3971 £ per sqm		£524,19
Stamp Duty Land Tax Construction Figs	1 To					£173,12
11	Intermediate l	Units	60% Open Market '	Value		
4 3 8ed 88 sqm 2803 € per sqm 75 Total Units €342,1 Development Value DEVELOPMENT COSTS Land Apt 9 Plots 68553 € per plot €257,0 2 8ed 15 Plots 68553 € per plot €587,5 4 8ed 4 Plots 109685 € per plot €411,3 5 8ed 2 Plots 137107 € per plot 7.0% Construction 19 Apt 60 sqm 1619 € per sqm 1.15 Gross/Net €2,094,5 34 2 8ed 75 sqm 1444 € per sqm €1,096,3 15 3 8ed 88 sqm 1444 € per sqm €1,096,3 6 4 8ed 120 sqm 1444 € per sqm €1,096,3 6 6 4 8ed 120 sqm 1444 € per sqm €10,905,4 6 6 4 8ed 120 sqm 1444 € per sqm €10,905,4 6 6 4 8ed 120 sqm 1444 € per sqm €10,905,4 6 6 4 8ed 120 sqm 1444 € per sqm €10,905,4 6 6 4 8ed 120 sqm 1444 € per sqm €10,905,4 6 6 4 8ed 120 sqm 1444 € per sqm €10,905,4 6 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 € per sqm €10,905,4 6 6 8 8 8 sqm 1444 €10,905,4 6 8 8 8 sqm 144	-	Apt				£938,19
1 4 Bed 120 sqm 2715.6 ∉ per sqm 75 Total Units €342,1 €23,516,2 DEVELOPMENT COSTS Land Apt 9 Plots 27421 € per plot €257,0 2 Bed 15 Plots 68553 € per plot €1,028,2 3 Bed 8 Plots 109685 € per plot €257,0 4 Bed 4 Plots 109685 € per plot €257,0 5 Bed 2 Plots 137107 € per plot 5 Bed 2 Plots 137107 € per plot 60 sqm 1619 € per sqm 1.15 Gross/Net €2,094,5 34 2 Bed 75 sqm 1444 € per sqm €3,653,8 15 3 Bed 88 sqm 1444 € per sqm €1,905,4 6 4 Bed 120 sqm 1444 € per sqm €1,905,4 6 4 Bed 120 sqm 1444 € per sqm €405,9 75 6101 Total sqm Abnormal Costs		2 Bed				£2,207,52
Development Value		3 Bed				£1,036,06
DEVELOPMENT COSTS Land			120 sqm	2715.6 £ per sqm	75 Total Units	£342,16
Apt	Developmen	t Value	21.70	99000000		£23,516,22
2 Bed	DEVELOPME	NT COSTS				
## Special Results Special	Land A	Apt				£257,07
4 Bed 4 Plots 5 Bed 2 Plots 137107 € per plot Total Land £2,541,367 £257,0 € 5 Bed 2 Plots 7.0% € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per plot Total Land £2,541,367 £257,0 € £177,8 € per sqm	2	2 Bed	15 Plots			£1,028,29
Stamp Duty Land Tax	2	3 Bed				£587,59
Stamp Duty Land Tax 7.0% 6.0 sqm 1619 6.0 sqm 1.15 6.0 sqm 1.10 6.0 sqm				109685 £ per plot	5	£411,32
Construction 19 Apt 60 sqm 1619 € per sqm 1.15 Gross/Net £2,094,5 34 2 Bed 75 sqm 1444 € per sqm £3,653,8 15 3 Bed 88 sqm 1444 € per sqm £1,905,4 6 4 Bed 120 sqm 1444 € per sqm £974,3 2 5 Bed 150 sqm 1444 € per sqm £405,9 75 6101 Total sqm Abnormal Costs 1408293 Construction Cost £1,408,2 Professional Fees @ 8.0% Construction Cost £117,5 Statutory Fees Sales/Marketing Costs Construction Cost £122,8 Sales/Marketing Costs Contingencies 5.0% Market Units Value £288,8 Contingencies 5.0% E200 construction Cost £22,1 Affordable Housing Land Cost 8226 per Affordable Plot £20,1 Coll 100 £ per sqm Market Housing £20,0% £20,0% £20			2 Plots		Total Land £2,541,367	
19 Apt 60 sqm 1619 € per sqm 1.15 Gross/Net £2,094,5 34 2 Bed 75 sqm 1444 € per sqm €3,653,8 15 3 Bed 88 sqm 1444 € per sqm £1,905,4 6 4 Bed 120 sqm 1444 € per sqm £974,3 2 5 Bed 150 sqm 1444 € per sqm £405,9 75 6101 Total sqm	The state of the s			7.0%		£1/7,89
34	THE REAL PROPERTY AND ADDRESS OF		CO.	4000	115 10 10	62 004 54
15 3 Bed 88 sqm 1444 f per sqm f 17905,4 6 4 Bed 120 sqm 1444 f per sqm f per sqm f 1974,3 2 5 Bed 150 sqm 1444 f per sqm f per sqm f 1405,9 75 6101 Total sqm Abnormal Costs Professional Fees @ 8.0% Construction Cost f 122,7 Legal Fees 5.05% GDV f 117,5 Statutory Fees 5.1.1% Construction Cost f 122,8 Sales/Marketing Costs 2.0% Market Units Value f 288,8 Contingencies 5.0% Construction Cost f 522,1 Affordable Housing Land Cost 8226 per Affordable Plot f 308,4 CIL 100 f per sqm Market Housing f 307,8 Arrangement Fee 1.0% Cost f 120,0% of GDV Aff Hsg 20% of GDV f 4,703,2	2.7				1.15 Gross/Net	
6 4 Bed 120 sqm 1444 € per sqm €974,3 2 5 Bed 150 sqm 1444 € per sqm €976,9 75 6101 Total sqm Abnormal Costs 1408293 €1,408,2 8.0% Construction Cost €722,7 6DV €117,5 Statutory Fees 5.0% GDV €117,5 Statutory Fees 5.0% Construction Cost €122,8 Sales/Marketing Costs 2.0% Market Units Value €288,8 Contingencies 5.0% Construction Cost €522,1 per Affordable Housing Land Cost 8226 per Affordable Plot € per sqm Market Housing €307,8 Statutory € per sqm Market Housing €307,8 Statutory Fee 5.0% Construction € Mth Sales Void €709,9 Arrangement Fee 1.0% Cost 5.0% of GDV Aff Hsg 20% of GDV €4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV €4,703,2 Statutory Fees 5.0% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV £4,703,2 Statutory Fees 5.0% of GDV Aff Hsg 20% of GDV £4,703,2 Statutory Fees 5.0% of GDV £4,703,2 Statutory F						
2 5 Bed 150 sqm 1444 f per sqm £405,9 75 6101 Total sqm 4408293 £1,408,2 Professional Fees @ 8.0% Construction Cost £1,408,2 Professional Fees @ 8.0% GDV £117,5 Statutory Fees 5.0% GDV £117,5 Statutory Fees 5.0% Market Units Value £288,8 Contingencies 5.0% Construction Cost £522,1 Affordable Housing Land Cost 8226 per Affordable Plot £308,4 CIL 100 £ per sqm Market Housing £307,8 Arrangement Fee 1.0% Cost Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost £4,703,2	12					
75 6101 Total sqm Abnormal Costs 1408293 £1,408,2 Professional Fees @ 8.0% Construction Cost £122,7 Legal Fees 0.5% GDV £117,5 Statutory Fees 1.1% Construction Cost £122,8 Sales/Marketing Costs 2.0% Market Units Value £288,8 Contingencies 5.0% Construction Cost £522,1 Affordable Housing Land Cost 8226 per Affordable Plot £308,4 CIL 100 £ per sqm Market Housing £307,8 Interest @ 5.0% Cost Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost Aff Hsg 20% of GDV £4,703,2			E-12-12-12-12-12-12-12-12-12-12-12-12-12-			
Abnormal Costs Professional Fees @ 8.0% Construction Cost £722,7 Legal Fees 0.5% GDV £117,5 Statutory Fees 1.1% Construction Cost £122,8 Sales/Marketing Costs 2.0% Market Units Value £288,8 Contingencies 5.0% Construction Cost £522,1 Affordable Housing Land Cost 8226 per Affordable Plot £308,4 CIL £ per sqm Market Housing £307,8 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost £4,703,2		э веа		1444 £ per sqm		1403,36
Residence Resi	77	ts		1408293		£1,408,29
Legal Fees 0.5% GDV £117,5 Statutory Fees 1.1% Construction Cost £122,8 Sales/Marketing Costs 2.0% Market Units Value £288,8 Contingencies 5.0% Construction Cost £522,1 Affordable Housing Land Cost 8226 per Affordable Plot £308,4 CIL 100 £ per sqm Market Housing £307,8 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost £144,1 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £4,703,2					Cost	£722,73
Statutory Fees 1.1% Construction Cost £122,8 Sales/Marketing Costs 2.0% Market Units Value £288,8 Contingencies 5.0% Construction Cost £522,1 Affordable Housing Land Cost 8226 per Affordable Plot £308,4 CIL £ per sqm Market Housing £307,8 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost £144,1 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £4,703,2						£117,58
Sales/Marketing Costs 2.0% Market Units Value £288,8 Contingencies 5.0% Construction Cost £522,1 Affordable Housing Land Cost 8226 per Affordable Plot £308,4 CIL 100 £ per sqm Market Housing £307,8 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost £144,1 £144,1 E144,1 E144,1 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £4,703,2				1.1% Construction	Cost	£122,81
Contingencies Affordable Housing Land Cost CIL Interest @ 5.0% 12 Month Construction 5 Month Construction 6 Mth Sales Void 6 F09,9 Arrangement Fee 1.0% Cost 5 Cost Co	Sales/Marketin	ng Costs		2.0% Market Units	Value	£288,82
CIL 100 £ per sqm Market Housing £307,8 Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost £144,1 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £4,703,2	The state of the s			5.0% Construction	Cost	£522,12
Interest @ 5.0% 12 Month Construction 6 Mth Sales Void £709,9 Arrangement Fee 1.0% Cost £144,1 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £4,703,2		using Land Cost		The second secon		£308,49
Arrangement Fee 1.0% Cost £144,1 Development Profit 20.0% of GDV Aff Hsg 20% of GDV £4,703,2	CIL		Fig. 1. or	100 £ per sqm Ma	arket Housing	£307,87
Development Profit 20.0% of GDV Aff Hsg 20% of GDV £4,703,2	nterest @			Month Construction	6 Mth Sales Void	£709,99
			The state of the s			£144,13
Total Cost	Development	t Profit	20.0%	of GDV Aff Hsg	20% of GDV	£4,703,24
Total Cost	Total Cost					£21,109,57

Viab			ability Appra	lisai
	11-1	5 Year Deliver		40
SITE REFERENCE	NIE D	373	Apartments	19
SITE LOCATION		idual Land to the Southeas		30
DEVELOPMENT SCENARIO	Greenfie		3 Bed houses	15
DEVELOPMENT DETAILS	F08/1	75 Total Units	4 bed houses	8
Affordable Proportion %	50%	38 Affordable Units	5 bed house	4
Affordable Mix	24% Intermedia		56% Affordable Rent	
Development Floorspace	3	079 Sqm Market Housing	2,629 Sqm Affordable	e Housing
DEVELOPMENT VALUE				
Market Houses	201	4004		C2 703 250
9 Apt	60 sqm	4964 £ per sqm		£2,792,250
15 2 Bed	75 sqm	4672 € per sqm		£5,256,000
8 3 Bed	88 sqm	4672 € per sqm		£3,083,520
4 4 Bed	120 sqm	4526 Epersom		£2,036,700
2 5 Bed	150 sqm	4526 € per sqm		€1,272,938
Intermediate Units	70% Open Mar	cet Value		
2 Apt	60 sgm	3475 £ per sqni		£469.098
5 2 Bed	75 sam	3270 Eper sqm		£1,103,760
2 3 Bed	88 sam	3270 Eperson		£518,03:
0 4 Bed	120 sqm	3168.2 £ per sqm		£171,083
Low Cost Units	85% Open Mar			11/1,00
2 Apt	60 sqm	4219 £ per sqm		£474,683
4 2 Bed	75 sqm	3971 £ per sqm		£1,116,900
2 3 Bed	88 sam	3971 Eperson		£524,198
	120 sqm	3847.1 £ persqm		£173,120
Intermediate Units	60% Open Mari			5000 100
5 Apt	60 sqm	2978 £ per sqm		£938,196
11 2 Bed	75 sqm	2803 E per sqni		£2,207,520
4 3 Bed	88 sqm	2803 £ per sqm		£1,036,063
1 4 Bed	120 sqm	2715.6 £ per sqm	75 Total Units	£342,166
Development Value				£23,516,224
DEVELOPMENT COSTS				
Land Apt	9 Plots	27421 £ per plot		£257,075
2 Bed	15 Plots	68553 £ per plot		£1,028,299
3 Bed	8 Plots	78347 E per plot		£587,599
4 Bed	4 Plots	109685 £ per plot		£411,320
5 Bed	2 Plots	137107 £ per plot	Total Land £2,541,367	£257,075
Stamp Duty Land Tax	0.000	7.0%		£177,896
Construction		3333		(88)(788)
19 Apt	60 sgm	1619 £ per sqm	1.15 Gross/Net	£2,094,517
34 2 Bed	75 sqm	1444 E per sqm		£3,653,885
15 3 Bed	88 sqm	1444 £ per sqm		£1,905,433
6 4 Bed	120 sqm	1444 £ per sqm		£974,369
2 5 8ed	150 sqm	1444 £ per sqm		£405,987
75	6101 Total sqm	1944 E per squi		1405,56
Abnormal Costs	Ozoz rom adm	1143585		£1,143,585
Professional Fees @		8.0% Constructio	n Cost	£722,735
Legal Fees		0.5% GDV	11 94001	£117,583
Statutory Fees		1.1% Constructio	n Cost	£119,90
Sales/Marketing Costs		2.0% Market Unit		£288,828
Contingencies		5.0% Constructio		£508,889
Affordable Housing Land Cost		20566 per Afforda		£771,224
CIL		100 £ per sqm N		£307,875
Interest @	5.0%		6 Mth Sales Void	£717,06
NAME OF PERSONS ASSESSED.	1.0% Cost	12 Month Construction	O Min Sales void	2001100000000
Arrangement Fee	the second second second second	Old at control	209/1 ₀ f CDV	£141,46
Development Profit		.0% of GDV Aff Hsg	20% of GDV	£4,703,245
Total Cost				£21,295,845

Crawle	ey	11-15	Year [Deliver	у											Ab	normal C	osts				-
Boroug	shwide					Site (Const	raints					Archlogy (Ha)	Flood (Hs)	Access (Ha)	Contam (Ha)	Sec 105/Palicy (unit)	Ground Stability (Ha)	y Utilities Upgrada (Ha)	e Noise insulation (Ha)	Total Athormal Costs	
									Sec 105 5													
Traj Ref	Site	Size (Ha)	Units	Land Value Berichmark	Archilogy	Flood	Access	Contem		Ground Stability	Sewer Works	Officer	£12,900	£32,250	£25,800	£32,250	£1,935	£25,800	£103,200	£129,000		Viability
290	138-144 London Road Northgate	0.27	27	Brownfield					1				EO	£0	£0	ΕO	£52,245	£0	£0	£0	£52,245	£716,258
54	Fire Station, Ifield Road, West Green	0.35	48	Brownfield					1				EO	£0	£0	£0	£92,880	£0	£0.	£0	£92,880	£1,548,346
													£0	£0	£0	£0	£0	£0	£0	£0	€0	£0
													£0	£Ο	£0	£0	£0	EO	£0	£0	£0	£0
			-		-						2		EO	£0	£0	£0	£0	£0	£0	£0	60	£0
													£0	£0	£0	EO	EO	£0	£0	£0	£0	£0
													€0	£0	£0	£0	£0	£0	£0	£0	£0	£0
.52	NES Residual Land (North), Pound Hill	5.44	75.	Greenfield					1		1	1	£0	£0	£0	£0	£145,125	£0	£561,408	£701,760	£1,408,293	£2,406,650
373	NES Residual Land to the Southeast Heathy Farm, Pound Hill	4.30	75	Greenfield					1		1	1	EO	£0	£0	£0	£145,125	£0	£443,760	£554,700	£1,143,585	£2,220,380
													EO	£0	£0	£0	£0	£0	£0	£0	£0	£0
Crawlo Boroug		11-15	Year [Deliver		Site (Const	raints	5				Architogy (US)	Hoed (Ha)	Access (Ha)	Ab Contain (Ha)	ser 205/Policy (unit)		y Utilities Upgrads (Ha)	Noke insulation (Ha)	Local Abnormal Costs	
Traj Ref	Site	Size (Ha)	Units	Land Value Benchmark	Archlogy:	Flood	Access	Contem	Sec 106		Sewer Works	Other	E12,900	£82,250	£25,800	£32,250	£1,935	\$25,800	£103,200	£129,000		Viability
	15										PIT		£0	£0	£0	60	£0	£0	£0	£0	£0	
						-) <u></u>	£0	£0	£0	ĚΟ	£0	£0	£0	£0	£0	£0
									-				£0	£0	£0	£0	E0	£0	£0	£0	£0	£0
1												1	£0	£0	£0	£0	£0	£0	£0	£0	£0.	£0
													EO	£0	£0	£0	EO	£0	£0	£0	03	£0
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
								1 3					EO	£0	£0	£0	£0	£0	£0	£0	60	£0
								1.0			121		£0	£0	£0	60	£0	£0	£0	£0	£0	£0
													£0	£0	£0	60	£0	£0	£0	£0	£0	£D
													£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Boroug		11-15	Year [Deliver		Site (Const	raints			Sower		Archlogy (Ha)	Flood (Ha)	Access (Ha)		Sec 105/Policy (unit)	Ground Stability	v Utilities Upgrade (Ha)	 Noise insulation (ha); 	Total Abnormal Costs	
Traj Ref	Site	Size (Ha)	Units	Benchmark	Architogy	Flood	Acress	Contem	Sec 1.08			Other	612,900	£32,250	£25,800	632,250	£1,935	£25,800	£108,200	£129,000		Viability
								1 0					EO	£0	£0	£0	£0	£0	£0	£0	£0	£0
										-			£0	£0	£0	£0	£0	£0	£0	£0	£0	£Ö
													£0	£0	£0	E0	£0	£0	£0	£0	£0	£0
				. — .									£0	£0	£0	60	£0	£0	£0	£0	£0	£0
				14		1							£0	£0	£0	£0	£0	£0	£0	£0	E0	£0
		11		H	1	7-				1			EÖ	£0	£0	£0.	£0	£0	£0	£0	£0	£0
		11			l Tri								£0	£0	£0	£0.	£0	£0	£0	£0	£0	£0
E										E			£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
													£0	£0	£0	£0	£0	£0	£0	£0	60	£0
													EO	EO	£0	£0	EO	£0	£0	£0	£0	£0

Viability Assessment of Proposed Employment Sites Plan Period 2015 – 2030

- 1. Employment Sites Zone 1
- 2. Employment Sites Zone 2

1. Employment Sites Zone 1

			Commerci			
SITE REFERENCE						
BASE LAND VAL			Brownfield			
DEVELOPMENT					House, Betts Wa	y (marketed as
DEVELOPMENT	DETAILS		11,362	Sqm Total F	loorspace	
Development	John					
Development Industrial	81b 81c 82 88	11362 sqr	1000	E per som		£11,362,000
Office	Bla Blc BZ B8	0 sqn		£ per sqm		£11,302,000
Food Retail	A1	0 sqn	0			£C
Other Retail	A 1 AZ AS A4 A5	0 sqn		£ per sqm		EC
Residential Inst	(2	O sqn	0	1 10 30 30 30 3		£0
Hotels	CS	0 sqn	0	F1,7626.3 6,737.1		£C
Community	Di	0 sqn	0	£ per sqm		£0
Leisure	D2	0 sqn		£ per sqm		£0
Agricultural		O sqn		£ per sqm		£C
Sui Generis	Car Shorwoom	0 sqn		£ per sqm		£C
Sui Generis	Car Repairs	0 sqn	0	E per sqm	_	£0
Development \	value	- 60				£11,362,000
Development (Costs					
Land	Plot Ratio		Value			-
Industrial	50%	2,7 на		£ per sqm		£2,079,000
Office	50%	Ha	0	A STATE OF THE PARTY OF THE PAR		£C
Food Retail	30%	На	0	£ per sqm		£0
Other Retail	.75%	На	0	£ per sqm		£0
Residential Inst	75%	Ha	0	- Park 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 19		£C
Hotels	50%	Ha		£ per sqm		£C
Community	75%	Hа		E per sqm		£C
Leisure	30%	Ha	- 0	3.74(M) (8.74(S)		£C
Agricultural	50%	Ha	0	35,100,000,000,000		£C
Car Shorwoom Car Repairs	50%	Ha	- 0	E per sqm	£2,079,000	£0
car nepairs	50%	Ha		£ per sgm	12,075,000	IC
Construction			Stamp Duty		4.0%	£83,160
	Gross/Net		a salve a and		CIL Rate	-
Industrial	1.0	11362 sqn	555	E per sqm	0	£6,305,910
Office	1.2	O squ	0	E per sqm	0	£C
Food Retail	1.0	0 sqn	.0	- 100-1-100-11 V/V	80	£0
Other Retail	1.0	0 sqn	0	E per sqm	80	£C
Residential Inst	1.2	0 sqn		E per sqm	0	£C
Hotels	1.2	0 sqn		£ per sgm	0	£0
Community	1.0	0 sqn		E per sqm	0	£0
Leisure Agricultural	1.0	0 sqn		£ per sqm £ per sqm	- 0	£0
Car Shorwoom	1.0	0 sqn		E per sqm	0	£C
Car Repairs	1.0	O sqn		E per sqm	Ö	EC
cai incpairo	1.0	o jagi	-	r be adm	الأسا	2.0
Abnormal Costs			1 0	E sqm		£81,000
Professional Fee	s @			Bulld Cost		£504,473
Legal Fees			0.5%			£56,810
Statutory Fees	2.00		The Control of the Co	Build Cost		£37,835
Sales/Marketing	Costs		2.0%	AP 31		E227,240
Contingencies	ione			Build Cost		£315,296
Planning Obligat CIL	ions		0	E		£0
Interest @		5.0%	12 Month Build		Mith Sale Void	£302,835
Arrangement Fe		1.0% Cos		- 3	with sale void	£96,907
min dugernern re		1.0/0 005	10.0% of GDV			£1,136,200
	CHILL					
Development Pro Total Cost	DITE		10.078 01 000			£11,226,666

SITE REFERENCE			7			
BASE LAND VAL			Brownfield			
DEVELOPMENT	LOCATION		Premiere Ho			
DEVELOPMENT	DETAILS		9,558	Sqm Total I	loorspace	
Development '	Value					
Industrial	81b 81c 82 88	9558 sqm	1000	£ per sqm		£9,558,000
Office	819	0 sqm		£ per sqm		£0
Food Retail	Al	0 sqm		£ per sqm		£0
Other Retail Residential Inst	A 1 A 2 A 3 A 4 A 5	0 sqm 0 sqm		£ per sqm £ per sqm		£C
Hotels	G	O sqm		£ per sqm		£0
Community	01	0 sqm		£ per sqm		£0
Leisure	02	0 sqm		£ per sqm		£C
Agricultural		0 sqm	0	£ per sqm		£0
Sui Generis	Car Shorwoom	0 sqm		£ per sqm		£C
Sui Generis Development	Car Repairs	O sqm	0	€ per sqm		£0.559.000
Development	value					£9,558,000
Development						
Land Industrial	Plot Ratio	A 700	Value			2527 500
Office	50%	0.75 Ha		£ per sqm £ per sqm		£577,500
Food Retail	30%	Ha		£ per sqm		£0
Other Retail	75%	Ha		£ per sqm		£C
Residential Inst	75%	Ha		£ per sqm		£C
Hotels	50%	Ha		£ per sqm		£C
Community	75%	На		£ per sqm		£0
Leisure	30%	Ha		£ per sqm		£0
Agricultural Car Shorwoom	50%	Ha Ha		£ per sqm £ per sqm		£0
Car Repairs	50%	Ha		£ per sqm	£577,500	£0
Annual Control			The same of			
Construction	Constant		Stamp Duty		4.0%	£23,100
Industrial	Gross/Net	9558 sqm	555	£ per sqm	CIL Rate	£5,304,690
Office	1.2	0 sqm		£ per sqm	ŏ	£0
Food Retail	1.0	0 sqm		£ per sqm	80	£C
Other Retail	1.0	0 sqm	0	£ per sqm	80	£C
Residential Inst	1.2	0 sqm		£ per sqm	0	£C
Hotels	1.2	0 sqm		£ per sqm	0	£C
Community Leisure	1.0	0 sqm 0 sqm		£ per sqm £ per sqm	0	£0
Agricultural	1.0	O sqm		£ per sqm	0	£C
Car Shorwoom	1.0	O sqm		£ per sqm	Ö	£0
Car Repairs	1.0	0 sqm		£ per sqm	0	£0
	-				-	
Abnormal Costs				£ sqm Build Cost		£22,500 £424,375
Professional Fee Legal Fees	s w		0.5%			£47,790
Statutory Fees				Build Cost		£31,828
Sales/Marketing	Costs		2.0%	1133425-25-5-5-5-5-5-		£191,160
Contingencies			5.0%	Build Cost		£265,235
Planning Obligat	ions		0	£		£C
CIL		E COLL	401		7	f0
Interest @		5.0%	12 Month Build		Mth Sale Void	£215,256
Arrangement Fe Development Pr		1.0% Cost	0.0% of GDV			£68,882 £955,800
Development Pr	Oile	1	0.070 01 000			1333,000

SITE REFERENCE	A STATE OF THE STA		3			
BASE LAND VAL			Brownfield			
DEVELOPMENT DEVELOPMENT			Former Coul	nty Oak Busine Sqm Total Flo	ess Centre, Betts W	'ay*
			Ü	Sqiii Totai 110	orspace.	
Development '			1000			
Industrial Office	B1b B1c B2 B8	0 sqm 0 sam		£ per sqm		£(
Food Retail	B1a A1	0 sqm 0 sqm	0	£ per sqm £ per sqm		£
Other Retail	A 1 A 2 A 3 A 4 A 5	0 sqm		£ per sqm		£
Residential Inst	C2	0 sqm		£ per sqm		£
Hotels	C3	0 sqm	0	£ per sqm		£0
Community	D1	0 sqm		£ per sqm		£0
Leisure	D2	0 sqm	144	£ per sqm		£
Agricultural Sui Generis	Car Shorwoom	0 sqm 0 sqm	0	£ per sqm £ per sqm		£0
Sui Generis	Car Repairs	O sqm	0	CAR STORY		£C
Development	Carlot Ca	S SAM		- her solut	_	£C
Development	Costs					
Land	Plot Ratio		Value			
Industrial	50%	ОНа	770000	£ per sqm		£0
Office	50%	Ha		£ per sqm		£0
Food Retail	30%	На		£ per sqm		£0
Other Retail Residential Inst	75% 75%	Ha		£ per sqm £ per sqm		£0
Hotels	50%	Ha Ha				£
Community	75%	Ha		£ per sqm		£
Leisure	30%	На	0	£ per sqm		£0
Agricultural	50%	На	0	£ per sqm		£0
Car Shorwoom	50%	Ha		£ per sqm	22	£0
Car Repairs	50%	Ha	0	£ per sqm	£0	£0
Construction			Stamp Duty	1	1.0%	£0
1-14-15-14-1	Gross/Net		-		CIL Rate	
Industrial Office	1.0	0 sqm 0 sqm		£ per sqm	0	£0
Food Retail	1.2	0 sqm		£ per sqm £ per sqm	80	£C
Other Retail	1.0	0 sqm		£ per sqm	80	£
Residential Inst	1.2	0 sqm	0	£ per sqm	0	£0
Hotels	1.2	0 sqm	0	£ per sqm	0	£0
Community	1.0	0 sqm		£ per sqm	0	£0
Leisure	1.0	0 sqm		£ per sqm	0	£0
Agricultural Car Shorwoom	1.0	0 sqm 0 sqm		£ per sqm £ per sqm	0	£0
Car Repairs	1.0	0 sqm		£ per sqm	0	£
		100				
Abnormal Costs				£ sqm		£0
Professional Fee Legal Fees	s w		0.5%	Build Cost		£(
Statutory Fees				Build Cost		£
Sales/Marketing	Costs		2.0%			£
Contingencies				Build Cost		£
Planning Obligat	ions		0	£		£
CIL		E 0021	401		TATION IN	£
Interest @		5.0%	12 Month Build	3 N	1th Sale Void	£(
Arrangement Fe		1.0% Cost	.0% of GDV			£(
Development Pr	otit					

SITE REFERENCE			4			
BASE LAND VAL			Greenfield			
DEVELOPMENT					ty Area, Welland	Medical Site*
DEVELOPMENT	DETAILS		8,782	Sqm Total I	loorspace	
Development !	Value					
Industrial	B1b B1c 82 88	8782 sqm	1000	E per sqm	_	£8,782,000
Office	61a	0 sqm	0	E to solve the solve to the sol		E
Food Retail Other Retail	AL AZ AS AS AS	0 sqm 0 sqm		£ per sqm		E
Residential Inst	CZ AZASAS AS	0 sqm		£ per sqm £ per sqm		E
Hotels	13	0 sqm		E per som		E
Community	91	0 sqm	0	£ per sqm		EC
Leisure	102	0 sqm		£ per sqm		£0
Agricultural Sui Generis	Terreton and	0 sqm 0 sqm		£ per sqm £ per sqm		£0
Sui Generis	Car Shorwoom Car Repairs	0 sqm		E per sqm		£
Development '	The second secon	9]2(11		E ber strii		£8,782,000
Development (Plot Ratio		Value			
Industrial	50%	1.81на		£ per sqm	_	£711,000
Office	50%	На		£ per sqm		EC
Food Retail	30%	Ha	0	E per sqm		EC
Other Retail	75%	Ha		£ per sqm		EC
Residential Inst Hotels	75% 50%	Ha		£ per sqm £ per sqm		£0
Community	75%	Ha		£ per sqm £ per sqm		EC
Leisure	30%	На		£ per sqm		EC
Agricultural	50%	Ha	20000	É per sgm		EC
Car Shorwoom	50%	Ha		£ per sqm	C744 000	EC
Car Repairs	50%	Ha	0	£ per sqm	£711,000	EC
Construction			Stamp Duty		4.0%	£28,440
	Gross/Net				CIL Rate	1110000000
Industrial Office	1.0	8782 sqm		É per sqm	0	£4,874,010
Food Retail	1.0	0 sqm 0 sqm		£ per sqm £ per sqm	80	£0
Other Retail	1.0	0 sqm	0		80	EC
Residential Inst	1.2	0 sqm	0	E per sqm	0	£0
Hotels	1.2	0 sqm		£ per sqm	0	EC
Community Leisure	1.0	0 sqm		£ per sqm	0	EC
Agricultural	1,0	O sqm O sqm		£ per sqm £ per sqm	0	£C
Car Shorwoom	1.0	0 sqm		£ per sam	Ö	EC
Car Repairs	1.0	0 sqm	0	E per sgm	0	EC
Alaman and Canta		-				eca one
Abnormal Costs Professional Fee	s @			£ sqm Build Cost		£54,000
Legal Fees			0.5%			£43,910
Statutory Fees				Build Cost		£29,244
Sales/Marketing	Costs		2.0%			£175,640
Contingencies	7			Build Cost		£243,70
Planning Obligat CIL	ions			£		E(
Interest @		5.0%	12 Month Build		Mth Sale Void	£204,683
Arrangement Fe	e	1.0% Cost	***************************************	-		£65,499
Development Pr		1	0.0% of GDV			£878,200
Total Cost		0.00				£7,698,247

		CO	mmercial	Viak	mity Ap	Ji aisai
SITE REFERENCE			5			
BASE LAND VAL DEVELOPMENT			Brownfield	te Phace	One (CR/2013/0	255/FHT*
DEVELOPMENT					-loorspace	233/102/
~						
Development Industrial	Value B1b B1c B2 B8	25317 sqm	1000 £	ner sam		£25,317,000
Office	B1a	0 sqm		per sqm		£0
Food Retail	A1	0 sqm		per sqm		£0
Other Retail	A 1 A2 A3 A4 A5	0 sqm		per sqm		£0
Residential Inst Hotels	C2	0 sqm 0 sam		per sqm		£0 £0
Community	C3 D1	0 sqm 0 sqm	3.99	per sqm per sqm		£0
Leisure	D2	0 sqm		per sqm		£0
Agricultural		0 sqm		per sqm		£0
Sui Generis	Car Shorwoom	0 sqm		per sqm		£0
Sui Generis Development	Car Repairs	0 sqm	0 £	per sqm		£0 £25,317,000
Development	value					123,317,000
Development						
Land Industrial	Plot Ratio	6.591на	Value 770000 €			£5,074,300
Office	50% 50%	0.39 Ha На		per sqm per sqm		£5,074,300 £0
Food Retail	30%	Ha		per sqm		£0
Other Retail	75%	Ha		per sqm		£0
Residential Inst	75%	Ha		per sqm		£0
Hotels Community	50% 75%	Ha Ha		per sqm per sqm		£0 £0
Leisure	30%	Ha		per sqm per sqm		£0
Agricultural	50%	На		per sqm		£0
Car Shorwoom	50%	Ha		per sqm		£0
Car Repairs	50%	Ha	0 £	per sqm	£5,074,300	£0
Construction			Stamp Duty		4.0%	£202,972
	Gross/Net				CIL Rate	
Industrial	1.0	25317 sqm		per sqm	0	£14,050,935
Office Food Retail	1.2	0 sqm 0 sqm	100	per sqm per sqm	80	£0 £0
Other Retail	1.0	0 sqm 0 sqm		per sqm per sqm	80	£0
Residential Inst	1.2	0 sqm	0 £	per sqm	0	£0
Hotels	1.2	0 sqm	0 £	per sqm	0	£0
Community	1.0	0 sqm		per sqm	0	£0
Leisure Agricultural	1.0	0 sqm 0 sqm		per sqm per sqm	0	£0 £0
Car Shorwoom	1.0	0 sqm		per sqm	0	£0
Car Repairs	1.0	0 sqm		per sqm	0	£0
Abnormal Costs		100	0 €			C107 700
Professional Fee	s @		8.0% Bu			£197,700 £1,124,075
Legal Fees	- C		0.5% G			£126,585
Statutory Fees			0.6% в			£84,306
Sales/Marketing	Costs		2.0% GI			£506,340
Contingencies	ions		5.0% Bu	ild Cost		£702,547
Planning Obligat CIL	10/15		O_£			£0
Interest @		5.0%	12 Month Build		Mth Sale Void	£689,680
Arrangement Fe		1.0% Cost				£220,698
Development Pr Total Cost	ofit	10	0.0% of GDV			£2,531,700
						£25,511,837

Hotels	SITE REFERENCE			6			
Development Value	BASE LAND VAL	UE SCENARIO				or tribanimoto	N. C.
Development Value							415/ARM)*
Industrial Alb Inc. 22 88 35776 Sym 2000 E per sym E35,776,00	DEVELOPIVIENT	DETAILS		53,776	Sqiii Total	Liootsbace	
Office			-0.00	1 20			
Food Retail A1 AZ ALM AS Disprise Di		CONTRACTOR OF STREET	10.00		JA 74 CARRELL REPORT AND A RESIDENCE		The second second
Other Retail Alaxata Alas Other Retail Community Communi	21.16.5.2.1	100			E-E-E-E-E-E-E-E-E-E-E-E-E-E-E-E-E-E-E-		
Residential Inst Cr	1 (1) (2) (2) (3) (4) (2) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	The second secon	-		And the second second		
Hotels		A CONTRACTOR OF THE PARTY OF TH	-		1900 1000 1000		É
Leisure	Hotels	G		0	E per sqm		£
Agricultural Suil Generis Car Sherwoom O sum O 6 per sum E 5,929,000	TATO CONTRACTOR OF THE PARTY OF	01	10.00	. 0	E per sqm		£(
Sui Generis Car Shannvoorm O Sym O E per sym E	E 2MC C M C	02			AUTO-CONC. AND		£0
Squi					T. H. W. W. W. C.		
Development Value		See 3-19-14 (19-2-13)			100000000000000000000000000000000000000		
Development Costs Land		A STATE OF THE PARTY OF THE PAR	Olsdu		E bei sdin		
Land							
Industrial				19-12-			
Office 50% Ha O E per sqm E Food Retail Other Retail 75% Ha O E per sqm E Si Residential Inst 75% Ha O E per sqm E Si Hotels 50% Ha O E per sqm E Si Leisure 30% Ha O E per sqm E Si Agricultural 50% Ha O E per sqm E Si Car Shorwoom 50% Ha O E per sqm E Si Car Shorwoom 50% Ha O E per sqm E Si Car Repairs 50% Ha O E per sqm E Si Car Shorwoom 50% Ha O E per sqm E Si Car Repairs 50% Ha O E per sqm E Si Car Repairs 50% Ha O E per sqm E Si Construction Stamp Duty 4.0% £237,16 Construction Stamp Duty 4.0% £237,16 Construction Stamp Duty 4.0% £19,855,68	Married World Street,		7.710=		Dan - bet -		65 920 000
Food Retail 30% Ha			100				
Description Community Co	K-MYY X P L P L P L P L P L P L P L P L P L P		100		A.P. Teachtron, 2003		£C
Residential Inst	Other Retail		1,01		15 ECO 100001		£0
Community	Residential Inst	75%	Ha		A CONTRACTOR OF THE PARTY OF TH		£C
Leisure	Hotels	50%	Ha	0	E per sqm		£0
Agricultural S0%	ACCOUNT THE SECOND		7000				
Car Shorwoom 50% Ha 0 E per sqm £5,929,000 £6 Car Repairs 50% Ha 0 E per sqm £5,929,000 £6 Construction Stamp Duty 4.0% £237,160 £237,160 £237,160 Construction Industrial 1.0 35776 sqm 555 E per sqm 0 £18,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680 £19,855,680					Automotive Street		
Car Repairs 50% Ha 0 € per sqm £5,929,000 € Construction Stamp Duty 4.0% £237,16 Construction Stamp Duty 4.0% £237,16 Cll Rate Industrial 1.0 35776 sqm 0.555 € per sqm 0 £19,855,68 Office 1.2 0 sqm 0.6 per sqm 0 £19,855,68 €10 Food Retail 1.0 0 sqm 0.6 per sqm 0 £1 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10 £10	C. Service Control of the Control of		235		Car and the second second		
Construction Gross/Net Gross/Net Gll Rate	ALSO MANDALINE AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TO PERSON		-		T.C. COMPANY	£5.929.000	EC
CIL Rate Industrial 1.0 35776 sqm 555 £ per sqm 0 £ 19,855,68		- 10	125	1000000	E ME MINO		
Industrial	Construction			Stamp Duty			£237,160
Office 1.2 0 sqm 0 £ per sqm<	teritor Galleria	THE RESERVE OF THE PARTY OF THE	509921	-			240 000 000
Food Retail	NO-DESCRIPTION AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE						
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Residential Inst							
Hotels				0	E per sam		£C
Leisure 1.0 0 sqm 0 £ per sqm 0 £ deper sqm £ deper sqm 0 0	Hotels	1.2				0	£C
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Car Shorwoom 1.0 0 sqm 0 € per sqm 0 € p	STATE OF THE STATE		100				
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Abnormal Costs			Olsam				
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Professional Fees @	Abnormal Costs			1 0	£sqm		£231,000
Statutory Fees 0.6% Build Cost £119,130 Sales/Marketing Costs 2.0% GDV £715,520 Contingencies 5.0% Build Cost £992,780 Planning Obligations 0 £ £ CIL		5@					£1,588,454
Sales/Marketing Costs 2.0% GDV £715,52 Contingencies 5.0% Build Cost £992,78 Elanning Obligations 0 € £0				and the second section of the second section of	147.55.00		
Contingencies 5.0% Build Cost £992,78 Planning Obligations 0 € £0 CIL £0 £0 Interest @ 5.0% 12 Month Build 3 Mth Sale Void £932,73 Arrangement Fee 1.0% Cost £298,47 Development Profit 10.0% of GDV £3,577,60		Chete					
Planning Obligations O E £ CIL £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £932,73 Arrangement Fee 1.0% Cost £298,47 Development Profit 10.0% of GDV £3,577,60		COSIS					
CIL £0 Interest @ 5.0% 12 Month Build 3 Mth Sale Void £932,73i Arrangement Fee 1.0% Cost £298,47i Development Profit 10.0% of GDV £3,577,60i		ions					£392,764
Interest @ 5.0% 12 Month Build 3 Mth Sale Void £932,736 Arrangement Fee 1.0% Cost £298,476 Development Profit 10.0% of GDV £3,577,600		- Target					EC
Arrangement Fee 1.0% Cost £298,479 Development Profit 10.0% of GDV £3,577,600			5.0%	12 Month Build		3 Mth Sale Void	£932,738
Development Profit 10.0% of GDV £3,577,600		e	1.0% Cost				£298,476
Total Cost £34,656,42				109/ arenv			

Brownfield SECAMB, Faraday Road, Manor Royal*	DEVELOPMENT LO DEVELOPMENT D Development V Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	CCATION ETAILS alue B1b B1c B2 B8 B1a A1 A1 A2 A3 A4 A5 C2 C3 D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	0 sqm	Brownfield SECAMB, Fa 2,300 1000 0 0 0 0 0 0 0 0 0	£ per sqm £ per sqm		£2,300,000 £0 £0 £0 £0 £0
Development Value	Development V Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	B1b B1c B2 B8 B1a A1 A1 A2 A3 A4 A5 C2 C3 D1 D2 Car Shorwoom Car Repairs alue	0 sqm	2,300 1000 0 0 0 0 0 0 0	£ per sqm £ per sqm		£0 £0 £0 £0 £0 £0
Development Value	Development V Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	alue Bib Bic B2 B8 Bia A1 A1 A2 A3 A4 A5 C2 C3 D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	0 sqm	1000 0 0 0 0 0 0	£ per sqm £ per sqm	loorspace	£0 £0 £0 £0 £0 £0
Industrial SIB SIE 12-98 2300 Sqm 1000 E per sqm £2,300,00	Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	B1b B1c B2 B8 B1a A1 A1 A2 A3 A4 A5 C2 C3 D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	0 sqm	0 0 0 0 0	£ per sqm		£0 £0 £0 £0 £0 £0
Industrial SIB SIE 12-98 2300 Sqm 1000 E per sqm £2,300,00	Industrial Office Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	B1b B1c B2 B8 B1a A1 A1 A2 A3 A4 A5 C2 C3 D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	0 sqm	0 0 0 0 0	£ per sqm		£0 £0 £0 £0 £0 £0
Food Retail A1 A2 A3 A4 A5	Food Retail Other Retail Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Land Industrial	A1 A1 A2 A3 A4 A5 C2 C3 D1 D2 Car Shorwoom Car Repairs alue	0 sqm	0 0 0 0 0	£ per sqm £ per sqm		£0 £0 £0 £0
Other Retail A 12 A 3 A 4 A 5 (2) O sqm O E per sqm £ p	Other Retail Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	A 1 A2 A3 A4 A5 C2 C3 D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	0 sqm	0 0 0 0 0	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£(£(£(
Residential Inst C2	Residential Inst Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	C2 C3 D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	0 sqm 0 sqm 0 sqm 0 sqm 0 sqm 0 sqm	0 0 0 0	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£(£(£(
Hotels	Hotels Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	C3 D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	O sqm O sqm O sqm O sqm O sqm O sqm	0 0 0	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm		£(£(
Community Discription Discription Community Discription Community Discription Community Discription Community Discription Community Discription	Community Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	D1 D2 Car Shorwoom Car Repairs alue OSts Plot Ratio	0 sqm 0 sqm 0 sqm 0 sqm	0 0 0	£ per sqm £ per sqm £ per sqm £ per sqm		£0
Leisure D2	Leisure Agricultural Sui Generis Sui Generis Development V Development C Land Industrial	Car Shorwoom Car Repairs alue Osts Plot Ratio	O sqm O sqm O sqm	0	£ per sqm £ per sqm £ per sqm		£0
Agricultural Suii Generis Car Shorwoom O sum O £ per sum £ Sui Generis Car Repairs O sum O £ per sum £ £ 2,300,00	Sui Generis Sui Generis Development V Development C Land Industrial	Car Repairs alue osts Plot Ratio	0 sqm 0 sqm	0	£ per sqm	- 1	60
Sui Generis	Sui Generis Development V Development C Land Industrial	Car Repairs alue osts Plot Ratio	4 10 10		The second second	- 1	±(
Development Value	Development V Development C Land Industrial	osts Plot Ratio	0 sqm	0	£ per sqm		£0
Development Costs Land	Development Co Land Industrial	osts Plot Ratio					£0
Construction	Land Industrial	Plot Ratio					£2,300,000
Construction	Land Industrial	Plot Ratio					
Office 50% Ha O £ per sqm £ E per sqm <td></td> <td>50%</td> <td>2000</td> <td>Value</td> <td></td> <td>_</td> <td>127173</td>		50%	2000	Value		_	127173
Office 50% Ha O £ per sqm £ E per sqm <td></td> <td>0.07455</td> <td>0.46 на</td> <td>770000</td> <td>£ per sqm</td> <td></td> <td>£354,200</td>		0.07455	0.46 на	770000	£ per sqm		£354,200
Other Retail 75% Ha Ø € per sqm € E Residential Inst 75% Ha Ø € per sqm € E Hottels 50% Ha Ø € per sqm € E Community 75% Ha Ø € per sqm € E Leisure 30% Ha Ø € per sqm € E Agricultural 50% Ha Ø € per sqm € E Car Shorwoom 50% Ha Ø € per sqm € E Car Repairs 50% Ha Ø € per sqm € E Car Repairs 50% Ha Ø € per sqm € E Car Repairs 50% Ha Ø € per sqm € E Construction Stamp Duty 3.0% € 10,62 Construction<	Office	50%	Ha				£0
Residential Inst	Food Retail	100 000	Ha				£0
Ha			91.0				
Community		0.000	160				
Leisure			100		100000000000000000000000000000000000000		
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Car Shorwoom Car Repairs 50% Ha 0 £ per sqm £ per sqm £ per sqm £ 10,62 Construction Stamp Duty 3.0% £ 10,62 £ 10,62 Construction Stamp Duty 3.0% £ 10,62 £ 10,62 Construction Stamp Duty 3.0% £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 £ 10,62 <th< td=""><td></td><td>2.00.200</td><td>3,000</td><td></td><td>A TOTAL CONTROL OF THE</td><td></td><td>£C</td></th<>		2.00.200	3,000		A TOTAL CONTROL OF THE		£C
Car Repairs 50%	Car Shorwoom				200		£C
CIL Rate	Car Repairs		1000		F. St. 200	£354,200	£C
CIL Rate				-			0.00
Industrial	Construction	6 41		Stamp Duty	2	2/3/4/154	£10,626
Office 1.2 0 sqm 0 £ per sqm 0 Food Retail 1.0 0 sqm 0 £ per sqm 80 Other Retail 1.0 0 sqm 0 £ per sqm 80 Residential Inst 1.2 0 sqm 0 £ per sqm 0 Hotels 1.2 0 sqm 0 £ per sqm 0 Community 1.0 0 sqm 0 £ per sqm 0 Community 1.0 0 sqm 0 £ per sqm 0 Leisure 1.0 0 sqm 0 £ per sqm 0 Agricultural 1.0 0 sqm 0 £ per sqm 0 Car Shorwoom 1.0 0 sqm 0 £ per sqm 0 Car Repairs 1.0 0 sqm 0 £ per sqm 0 Car Repairs 1.0 0 sqm 0 £ per sqm 0 Eggal Fees 8.0% 8uild Cost £13,80 Statutory Fees 8.0% 8uild Cost £11,50 Sales/Marketing Costs 2.0% 6DV £46,00	Industrial [The same of the sa	2200]	555	1,		C1 276 500
Food Retail	Evil Distriction of C		2017 (31. 2)		100000000000000000000000000000000000000		£1,276,500
Other Retail 1.0 0 sqm 0 £ per sqm 80 £ le sqm 6 £ per sqm 0 £ per sqm	Food Retail	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			T. W. Co. Co. Co. Co. Co. Co. Co. Co. Co. Co		£C
Residential Inst		1000			The second secon		£C
Hotels	Residential Inst	577	0 sgm				£0
Leisure 1.0 0 sqm 0 € per sqm €	Hotels	1.2				0	£0
Agricultural 1.0 0 sqm 0 £ per sqm £ per sqm £ per sqm £ per sqm £ £ 13,80 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 11,50 £ £ 102,12 £ £ 11,50 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12 £ £ 102,12	Community	1.0					£0
Car Shorwoom Car Shorwoom Car Repairs 1.0 0 sqm 0 € per sqm 0 € per sqm 0 € per sqm 0 € per sqm € sqm Sqm Sqm Sqm Sqm <t< td=""><td>Leisure</td><td></td><td></td><td></td><td>The same and the s</td><td></td><td>£0</td></t<>	Leisure				The same and the s		£0
Car Repairs 1.0 0 sqm 0 € per sqm € Abnormal Costs 0 € sqm € 13,80 Professional Fees @ 8.0% Build Cost £102,12 Legal Fees 0.5% GDV £11,50 Statutory Fees 0.6% Build Cost £7,65 Sales/Marketing Costs 2.0% GDV £46,00 Contingencies 5.0% Build Cost £63,82 Planning Obligations 0 € £63,82 CIL £ £ £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £58,94 Arrangement Fee 1.0% Cost £230,00 £230,00							£0
Abnormal Costs Professional Fees @							
Professional Fees @	Agricultural Car Shorwoom Car Repairs	1.0 1.0	0 sqm 0 sqm	0	£ per sqm £ per sqm	0	
Professional Fees @ 8.0% Build Cost £102,12 Legal Fees 0.5% GDV £11,50 Statutory Fees 0.6% Build Cost £7,65 Sales/Marketing Costs 2.0% GDV £46,00 Contingencies 5.0% Build Cost £63,82 Planning Obligations 0 € £63,82 Interest @ 5.0% 12 Month Build 3 Mth Sale Void £58,94 Arrangement Fee 1.0% Cost £18,86 Development Profit 10.0% of GDV £230,000	Abnormal Costs			1 0	£ sqm		
Statutory Fees 0.6% Build Cost £7,65 Sales/Marketing Costs 2.0% GDV £46,00 Contingencies 5.0% Build Cost £63,82 Planning Obligations £ £ £ CIL £ £ £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £58,94 Arrangement Fee 1.0% Cost £18,86 Development Profit 10.0% of GDV £230,00		@					
Sales/Marketing Costs 2.0% GDV £46,00 Contingencies 5.0% Build Cost £63,82 Planning Obligations 0 £ £ CIL £ £ £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £58,94 Arrangement Fee 1.0% Cost £18,86 Development Profit 10.0% of GDV £230,000							
Contingencies 5.0% Build Cost £63,82 Planning Obligations 0 £ £ CIL £ £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £58,94 Arrangement Fee 1.0% Cost £18,86 Development Profit 10.0% of GDV £230,000					Long transfer and transfer and the second se		
Planning Obligations O E £ CIL £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £58,94 Arrangement Fee 1.0% Cost £18,86 Development Profit 10.0% of GDV £230,00		Costs					
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Interest @ 5.0% 12 Month Build 3 Mth Sale Void £58,94 Arrangement Fee 1.0% Cost £18,86 Development Profit 10.0% of GDV £230,00		ons]±		
Arrangement Fee 1.0% Cost £18,86. Development Profit 10.0% of GDV £230,00			5.0%	12 12 12 12 13 14 15 14		Danie Cale Mai	
Development Profit 10.0% of GDV £230,00				12 Wonth Build		INITH Sale Void	
PERSONAL PROPERTY OF THE PERSON NAMED AND ADDRESS OF THE PERSO			The state of the s	10% of GDV			
		iii.	1(7.070 of GDV			

CITE DECEMBER							
SITE REFERENCE BASE LAND VAL				Brownfield			
DEVELOPMENT					Edwards s	ite, Manor Royal	
DEVELOPMENT	DETAILS					Floorspace	
Development \	Value						
Industrial	81b 81c 32 88	13100	sqm	1000	£ per sqm		£13,100,000
Office	Bia	0	sqm	0	E per sqm		EC
Food Retail	Al	0	2.27.22	0	£ per sqm		EC
Other Retail	A LAZ AS AS AS	0	1.77		£ per sqm		EC
Residential Inst Hotels	0	0			£ per sqm		£0
Community	01		sqm sqm		£ per sqm £ per sqm		£0
Leisure	02		sqm		£ per sqm		£C
Agricultural		0			£ per sqm		£C
Sul Generis	Car Shorwoom		70.75		£ per sqm		EC
Sui Generis	Car Repairs	0	sqm	0	E per sqm		£0
Development \	Value						£13,100,000
Development (Costs						
Land	Plot Ratio	- 200		Value	2/12/20		2000
Industrial	50%	2.62			E per sqm		£2,017,400
Office Food Retail	30%		Ha		£ per sqm £ per sqm		£0
Other Retail	75%		Ha Ha		£ per sqm £ per sqm		EC
Residential Inst	75%		На		£ per sqm		EO
Hotels	50%		Ha		£ per sqm		EO
Community	75%		Ha	0	€ per sqm		EO
Leisure	30%		Ha	0	£ per sqm		EO
Agricultural	50%		Ha		E per sam		EO
Car Shorwoom Car Repairs	50%		Ha Ha		£ per sqm £ per sqm	£2,017,400	E0 E0
car nepairs	30.76		na	-	z per sgm	12,017,400	10
Construction				Stamp Duty		4.0%	£80,696
Indicatedal	Gross/Net	13100	less.	CCC	le de la como	CIL Rate	67 370 500
Industrial Office	1.0		sqm sqm		£ per sam £ per sam	0	£7,270,500 £0
Food Retail	1.0	0			£ per sqm	80	£0
Other Retail	1.0		sqm		£ per sqm	80	EO
Residential Inst	1,2	0	sgm		£ per sqm	0	£0
Hotels	1.2	.0	sqm	- 0	£ per sqm	0	EO
Community	1.0		sqm		£ per sqm	. 0	EO
Leisure	1,0	0	sqm		£ per sqm	0	EO
Agricultural	1.0	0	sqm		E per sqm	0	EO
Car Shorwoom Car Repairs	1.0		sqm sqm		£ per sqm £ per sqm	0	£0
SOLUTION TO STATE OF		7	100	- 10	CODE		
Abnormal Costs	181				£sqm		£78,600
Professional Fee	s @			98.4047.03	Build Cost		£581,640
Legal Fees				0.5%			£65,500
Statutory Fees Sales/Marketing	Costs			2.0%	Build Cost		£43,623 £262,000
Contingencies	CUSIS				Build Cost		£363,525
Planning Obligat	ions			0	7 Server 2 Control of		EO
CIL	1,00				9		EC
Interest @		5.0%		12 Month Build		3 Mth Sale Vold	£336,359
Arrangement Fe		1.0%	Cost				£107,635
Development Pro	ofit	- 8.5	10.0	0% of GDV			£1,310,000
Total Cost							£12,517,478
A POLYTICAL STATES							

SITE REFERENCE			9			
BASE LAND VAL			Brownfield			
DEVELOPMENT DEVELOPMENT				Edwards sit	te (Residual Land):
			0,000	oqiii rotari	Toorspace	
Development '		60001	1000			CC 000 000
Industrial Office	B1b B1c B2 B8 B1a	6000 sqm 0 sqm	1000	£ per sqm £ per sqm		£6,000,000 £
Food Retail	A1	0 sqm	0	40.40/0.000.000.000		£
Other Retail	A 1 A2 A3 A4 A5	0 sqm		£ per sqm		£
Residential Inst	C2	0 sqm	0	ACRES OF THE PROPERTY OF THE P		£
Hotels	C3	0 sqm		£ per sqm		£
Community	D1	0 sqm		£ per sqm		£
Leisure Agricultural	D2	0 sqm 0 sqm	0			£
Agriculturai Sui Generis	Car Shorwoom	O sqm O sqm		£ per sqm £ per sqm		£
Sui Generis	Car Repairs	0 sqm	0			£
Development		o sqiii	-	z per squi	-	£6,000,000
Davidonment	Cooks					
Development Land	Plot Ratio		Value			
Industrial	50%	1.2 На	770000	£ per sqm		£924,000
Office	50%	Ha		£ per sqm		£
Food Retail	30%	Ha		£ per sqm		£
Other Retail	75%	Ha		£ per sqm		£
Residential Inst	75%	Ha		£ per sqm		£
Hotels Community	50% 75%	Ha Ha		£ per sqm £ per sqm		£(
Leisure	30%	Ha		£ per sqm £ per sqm		£
Agricultural	50%	Ha		£ per sqm		£
Car Shorwoom	50%	Ha		£ per sqm		£
Car Repairs	50%	На	0	Property and the second second	£924,000	£
Construction			Stamp Duty		4.0%	£36,960
Construction	Gross/Net		Starrip Duty		CIL Rate	130,300
Industrial	1.0	6000 sqm	555	£ per sqm	0	£3,330,000
Office	1.2	0 sqm	. 0	£ per sqm	0	£
Food Retail	1.0	0 sqm		£ per sqm	80	£
Other Retail	1.0	O sqm		£ per sqm	80	£
Residential Inst Hotels	1.2	0 sqm 0 sqm		£ per sqm £ per sqm	0	£
Community	1.0	0 sqm 0 sqm		£ per sqm	0	£
Leisure	1.0	0 sqm		£ per sqm	0	£
Agricultural	1.0	0 sqm		£ per sqm	0	£
Car Shorwoom	1.0	0 sqm		£ per sqm	0	£
Car Repairs	1.0	0 sqm	0	£ per sqm	0	£
Abnormal Costs			1 0	£ sqm		£36,000
Professional Fee	s @			Build Cost		£266,40
Legal Fees			0.5%	GDV		£30,000
Statutory Fees				Build Cost		£19,980
Sales/Marketing	Costs		2.0%			£120,000
Contingencies	****		The state of the s	Build Cost		£166,500
Planning Obligat	ions			£		£
CIL Interest @	-	5.0%	12]		Thank care was t	£154,05
interest @ Arrangement Fe	-	1.0% Cost	12 Month Build		Mth Sale Void	£154,056
	C .	T.U/OILOST				143,23
Development Pr			0.0% of GDV			£600,000

SITE REFERENCE				10			
BASE LAND VAL				Brownfield			
DEVELOPMENT	CT (TO COLOR DE LO POCONADO DE LO COLOR DE LO POCO DE L			Thales, Gatw	rick Road	war are an	
DEVELOPMENT	DETAILS			17,016	Sqm Total	Floorspace	
Development	Value						
Industrial	01b 81c 82 0h	17016	sqm	1000	£ per sqm	_	£17,016,000
Office	Bla	0	sqm	0	£ per sqm		£C
Food Retail	Al	0	sqm	0	£ per sqm		EC
Other Retail	A LAZAZAZAZAS	0	sqm	0	£ per sqm		EC
Residential Inst		0	sqm	0	£ per som		6.0
Hotels Community	oi.	0		0	E per sqm E per sqm		£0
Leisure	07.	0		0	€ per sqm		EC
Agricultural	-	ŏ	C.A.M.	0	£ per sqm		EC
Sui Generis	Car Shorwoom	0	Control of the contro	0	£ per sqm		EC
Sui Generis	Car Repairs	0	sqm	0	£ per som		£O
Development	Value			7			E17,016,000
Development	Costs						
Land	Plot Ratio	-75		Value		-	- To To 10
Industrial	50%	4.1	Ни	770000	£ per sqm		£3,157,000
Office	50%		Ha		£ pur sqm		EO
Food Retail	30%		Ha		€ per sqm		£0
Other Retail Residential Inst	75%		Ha	0	£ per sqm		£0
Hotels	75%	_	На На	47.	£ per sqrn £ per sqm		EO
Community	75%	_	Ha		E per sqm		£0
Leisure	30%	T	Ha	0	E per sym		EO
Agricultural	50%		Ha	0	£ per sqm		EO
Car Shorwoom	50%		Ha	.0	£ per sqm	4171700	£0
Car Repairs	50%		На	0	£ per sqiri	£3,157,000	EO
Construction				Stamp Duty		4.0%	£126,280
Edition action	Gross/Net			Stamp Date		CIL Rate	2100,000
Industrial	1.0	17016	sqm	555	£ per sqm	0	£9,443,880
Office	1.2	0	sqm	- 0	£ per sqm	0	£0
Food Retail	1.0	0	sqm	0	£ per sqm	80	EO
Other Retail	1.0	0	sqm		£ per sqm	80	EO
Residential Inst Hotels	1.2		sqm sqm		£ per sqm	0	£0
Community	1.0	0	sqm	0	E per sqm E per sqm	0	EO
Leisure	1.0	0	sqm		£ per sqm	0	EO
Agricultural	1.0	0	sqm		£ per sqm	0	EO
Car Shorwoom	1.0	0	sqm	. 0	E per sqm	- 0	ÉO
Car Repairs	1.0	0	sqm		£ per sqm	0	EO
Abnormal Costs				1 0	£ sqm		£123,000
Professional Fee					Build Cost		E755,510
Legal Fees	.s @			0.5%			£85,080
Statutory Fees					Build Cost		£56,663
Sales/Marketing	Costs			2.0%			E340,320
Contingencies					Build Coxt		E472,194
Planning Obligat	ions			0	£		EO
CIL							EO
Interest @	2	5.0%		12 Month Build	1, T.	3 Mth Salo Void	£454,998
Arrangement Fe		1.0%		0021			£145,599
Development Pr	orit		10.	0% of GDV			£1,701,600 £16,862,125
Total Cost							

SITE REFERENCE				11			
BASE LAND VALU	JE SCENARIO			Brownfield			
DEVELOPMENT I				Segro West,			
DEVELOPMENT I	DETAILS			16,173	Sqm Total	Floorspace	
Development \		- 3343		100			- ARTHUR
Industrial	B1b B1c B2 B8	16173	110000000000000000000000000000000000000	A COLUMN TO A COLU	£ per sqm		£16,173,000
Office Food Retail	B1a A1	0	123.00	0	£ per sqm £ per sqm		£0
Other Retail	A 1 A2 A3 A4 A5	0	The second		£ per sqm £ per sqm		£C
Residential Inst	C2	0	1000		£ per sqm		£C
Hotels	C3	0	ALTONO DE LA CONTRACTOR		F 4 47 1 0 46 7 1 1 1 1		£C
Community	D1	0	sqm	0	£ per sqm		£C
Leisure	D2	0	1000000000	0	£ per sqm		£C
Agricultural		0	196000000000000000000000000000000000000		£ per sqm		£0
Sui Generis Sui Generis	Car Shorwoom	0	10.00		£ per sqm £ per sqm		£0
Development \	Car Repairs /alue	0	sqm		£ per sqm		£16,173,000
Development (Land	Plot Ratio			Value			
Industrial	Flot Ratio	2.1	На		£ per sqm		£1,617,000
Office	50%		Ha				£0
Food Retail	30%		На		£ per sqm		£C
Other Retail	75%		Ha		£ per sqm		£C
Residential Inst	75%		На	0	£ per sqm		£C
Hotels	50%		Hā		£ per sqm		£0
Community	75%		Ha				£C
Leisure Agricultural	30% 50%		На На		£ per sqm £ per sqm		£0
Car Shorwoom	50%		Ha	100	£ per sqm		£C
Car Repairs	50%		На	0	A STATE OF THE PARTY OF THE PAR	£1,617,000	£C
				6		1 4 00/1	254 505
Construction	Gross/Net			Stamp Duty		4.0% CIL Rate	£64,680
Industrial	1.0	16173	Isam	555	£ per sqm	O O	£8,976,015
Office	1.2	0	ALC: ALC: ALC: ALC: ALC: ALC: ALC: ALC:		the first territories and the	0	£C
Food Retail	1.0	0	sqm	0	£ per sqm	80	£C
Other Retail	1.0		sqm		£ per sqm	80	£C
Residential Inst	1.2	0			£ per sqm	0	£C
Hotels Community	1.2		sqm sqm		£ per sqm £ per sqm	0	£0
Leisure	1.0		sqm		£ per sqm	0	£C
Agricultural	1.0		sqm		£ per sqm	0	£C
Car Shorwoom	1.0		sqm		£ per sqm	0	£C
Car Repairs	1.0	.0	sqm		£ per sqm	0	£C
Abnormal Costs				1 0	£ sqm		£63,000
Professional Fees	s @				Build Cost		£718,081
Legal Fees				0.5%			£80,865
Statutory Fees					Build Cost		£53,856
Sales/Marketing	Costs			2.0%	20000000		£323,460
Contingencies	10000			1	Build Cost		£448,801
Planning Obligati	ions			0	£		£C
CIL	100	E 00/	-	121		21	£0
Interest @ Arrangement Fee	_	5.0% 1.0%	100	12 Month Build	1.6	3 Mth Sale Void	£385,805 £123,458
Arrangement rec	nfit	1.070		0.0% of GDV			£1,617,300
Development Pro							
Development Pro	JIIC			1070 01 00 1			£14,472,321

SITE REFERENCE			12			
BASE LAND VAL			Brownfield			
DEVELOPMENT	NOW THE PARTY CO.		E2 Crawley E		iarter* Floorspace	
			11,523	oqiii iotai	1 loci space	
Development		44545	1000			F24 F3F 00
Industrial Office	816 81c 82 88 61a	11525 sqm 0 sqm		E per sqm E per sqm		£11,525,00
Food Retail	A1	O sqm		£ per sqm		£
Other Retail	A LAZ AS AG AS	O sqm		£ per sqm		E
Residential Inst	0	0 sqm		£ per sqm		É
Hotels	C3	0 sqm		£ per sqm		£
Community	01	0 sqm		£ per sqm		£
Leisure	02	0 sqm		£ per sqm		£
Agricultural	1	0 sqm		E per sqm		£
Sui Generis Sui Generis	Car Shorwoom	O sqm		£ per sqm		Đ
Development	Car Repairs	0 sqm		E per som	_	£11,525,00
Development	· diac					222,525,50
Development			14.			
Land Industrial	Plot Ratio	1.45%	Value	fr and a second		£4 404 40
Office	50%	1.43 Ha		E per som E per som		£1,101,100
Food Retail	30%	Ha		£ per sqm		E
Other Retail	75%	На		£ per sqm		£
Residential Inst	75%	На		£ per som		£
Hotels	50%	Ha	0	£ per sqm		£
Community	75%	Ha		E per som		E
Leisure	30%	Ha		E per sqm		£
Agricultural	50%	Ha		E per sgm		£
Car Shorwoom Car Repairs	50%	Ha Ha		£ per sqm £ per sqm	£1,101,100	£)
car repairs	30%	(iii	The same of the sa	r per squi	21,101,100	-
Construction	6		Stamp Duty		4.0%	£44,04
Industrial	Gross/Net	11525 sqm	555	£ per sqm	CIL Rate	£6,396,375
Office	1.0	0 sqm	333	£ per sqm	0	£0,330,37
Food Retail	1.0	Osqm	1.77	£ per sqm	80	£
Other Retail	1.0	O squi		E per sqm	80	E
Residential Inst	1.2	0 sqm	0	E per som	0	£
Hotels	1.2	0 sqm	0	E per sqm	0	£
Community	1.0	0 sqm		€ per sqm	0	E
Leisure	1,0	0 sqm		£ per sqm	- 0	E
Agricultural	1.0	O sqm		£ per sqm	0	£
Car Shorwoom Car Repairs	1.0	O sqm O sqm		E per som E per som	0	E)
cai nepairs	1.0	Opdin		e ne. adm		
Abnormal Costs			0	£sqm		£42,900
Professional Fee	s @			Build Cost		£511,71
Legal Fees			0.5%			£57,62
Statutory Fees	4-11			Build Cost		£38,37
Sales/Marketing	Costs		2.0%	GDV Build Cost		E230,50
Contingencies	inar			Build Cost		E319,819
Planning Obligat CIL	IOUS		0			£
Interest @		5.0%	12 Month Sulld		3 Mth Sale Void	£273,20
Arrangement Fe	e	1.0% Cost	TE NOTO SUM		- Indiane you	£87,42
Development Pr			0.0% of GDV			£1,152,500
A STATE OF THE RESIDENCE OF THE PARTY OF THE			A STATE OF THE PARTY OF THE PAR			£10,255,57

	-			
SITE REFERENCE		0	13	
BASE LAND VAL DEVELOPMENT		O	Brownfield Former Pasta Reale Site, Flem	ing May
DEVELOPMENT			6,000 Sqm Total Floors	
	F-201-10-0		-,	
Development				
	B1c B2 B8	6000 sqm	1000 £ per sqm	£6,000,000
Office B1a Food Retail A1		0 sqm 0 sam	0 £ per sqm	£0 £0
Other Retail A1	12 42 44 45	0 sqm 0 sqm	0 £ per sqm 0 £ per sqm	£0
Residential I c2	Z A3 A4 A3	0 sqm	0 £ per sqm	£0
Hotels c3		0 sqm	0 £ per sqm	£0
Community D1		0 sqm	0 £ per sqm	£C
Leisure D2		0 sqm	0 £ per sqm	£0
Agricultural		0 sqm	0 £ per sqm	£0
	ihorwoom	0 sqm	0 £ per sqm	£0
Sui Generis Car F		0 sqm	0 £ per sqm	£0
Development	value	-		£6,000,000
Development	Costs			
Land P	lot Ratio		Value	12 TATE
Industrial	50%	1.2 На	770000 £ per sqm	£924,000
Office	50%	Ha	0 £ per sqm	£0
Food Retail	30%	Ha	0 £ per sqm	£0
Other Retail	75%	Ha	0 £ per sqm	£0
Residential I	75%	Ha	0 £ per sqm	£0 £0
Hotels Community	50% 75%	Ha Ha	0 £ per sqm 0 £ per sqm	£C
Leisure	30%	Ha	0 £ per sqm	£0
Agricultural	50%	Ha	0 £ per sqm	£C
Car Shorwoo	50%	Ha	0 £ per sqm	£C
Car Repairs	50%	На	O € per sqm €	924,000 £0
				100/1 005 055
Construction	ross/Net		Stamp Duty	4.0% £36,960 L Rate
Industrial	1.0	6000 sqm	555 £ per sqm	0 £3,330,000
Office	1.2	0 sqm	0 £ per sqm	0 £0,550,660
Food Retail	1.0	0 sqm	0 £ per sgm	80 £0
Other Retail	1.0	0 sqm	0 £ per sqm	80 £0
Residential I	1.2	0 sqm	0 £ per sqm	0 £0
Hotels	1.2	0 sqm	0 £ per sqm	0 £0
Community	1.0	0 sqm	0 £ per sqm	0 £0
Leisure	1.0	0 sqm	0 £ per sqm	0 £0
Agricultural Car Shorwoo	1.0	0 sqm 0 sqm	0 £ per sqm 0 £ per sqm	0 £0
Car Repairs	1.0	0 sqm	0 £ per sqm	0 £0
cai repairs	1.0	o jaqiii	o E per squi	
Abnormal Costs			0 £ sqm	£36,000
Professional Fee	es @		8.0% Build Cost	£266,400
Legal Fees			0.5% GDV	£30,000
Statutory Fees			0.6% Build Cost	£19,980
Sales/Marketing	Costs		2.0% GDV	£120,000
Contingencies	tions		5.0% Build Cost	£166,500
Planning Obligat CIL	HOHS		0]£	£0 £0
Interest @		5.0%	12 Month Build 3 Mth S	
Arrangement Fe	e	1.0% Cost	J. Vicinal Colla	£49,298
Development Pr			0.0% of GDV	£600,000
	W-6.0.5			
Total Cost				£5,733,196

BASE LAND VALUE SCENARIO DEVELOPMENT DIGATION	SITE REFERENCE			14			
DEVELOPMENT DETAILS	R-8100000 R8-2-W-11-022-2-7-022						
Development Value	THUCH PURISH SHESSON ASSESSED AN	AUR INSAM TO ACTUAL ACTUAL			cedes Site, Cou	inty Oak Way*	
Industrial Alb Base2 8	DEVELOPMENT	DETAILS					
Industrial Alba Lis 22 8		Destroy.					
Office Bits O sym O core sign E core sign Other Retail A1 A2 AS AA AS O sym O core sign E core sign Hotels CS O sym O core sign E core sign E core sign Leisure D2 O sym O core sign E core sign			Oleman	1000	C many domain		50
Food Retail A.1 A.2 A.M. A.5	000 TO 200 CO (CO)	CONTRACTOR OF STREET	100 100				EC
Other Retail A LA JAS AM AS O sign O E per sign E Residential Inst Hotels C3 O sign O E per sign E Hotels Community 01 O sign O E per sign E Hotels Leisure 02 O sign O E per sign E Agricultural Sui Generis Cur Repairs O sign O E per sign E Des sign Sui Generis Cur Repairs O sign O E per sign E Des sign Sui Generis Cur Repairs O sign O E per sign E Des sign Development Costs Land Value E Des sign E Des sign Industrial 50% O Ha 770000 E per sign E Des sign Food Retail 30% Ha O E per sign E Des sign	T11117T	200	100				£C
Hotels	Other Retail	A CONTRACTOR OF THE PARTY OF TH	9.0				£0
Community Dispersion Disp	WASHINGTON TO THE REAL PROPERTY OF THE PERTY	(2)					£0
Leisure 92	707.3545574	CO.	7.5				£C
Agricultural O sqm O E per sqm E	PACKET CONTRACTOR OF THE PACKET OF THE PACKE		1,000				£C
Sui Generis Car Albantwoord O Sum O E per sqm E	Section Control of the Control of th	92					20.0
Sui Generis		Car Shopyoom					£C
Development Value		Contract Con					£C
Industrial 50% 0 Ha 770000 E per sqm 0 E per sqm 0 E per sqm E per s	Development !			4			EC
Industrial 50% 0 Ha 770000 E per sqm 0 E per sqm 0 E per sqm E per s		2.00					
Industrial 50% O Ha 770000 E per sign. E				Value			
Office 50% Ha O € per sqm E Food Retail 30% Ha O € per sqm € Cher Retail 75% Ha O € per sqm € Residential Inst 75% Ha O € per sqm € Community 75% Ha O € per sqm € Leisure 30% Ha O € per sqm € Agricultural 50% Ha O € per sqm € Car Shorwoom 50% Ha O € per sqm € Car Repairs 50% Ha O € per sqm € Construction Stamp Duty 1.0% € <td>Married World Street, Street,</td> <td></td> <td>Oles</td> <td></td> <td>E ner krim</td> <td>_</td> <td>£C</td>	Married World Street,		Oles		E ner krim	_	£C
Food Retail 30%	And the second s		2000				EC
Other Retail 75% Ha Ø £ per sqm £ Residential Inst 75% Ha Ø £ per sqm £ Hotels 50% Ha Ø £ per sqm £ Community 75% Ha Ø £ per sqm £ Leisure 30% Ha Ø £ per sqm £ Agricultural 50% Ha Ø £ per sqm £ Car Shorwoom 50% Ha Ø £ per sqm £ Car Repairs 50% Ha Ø £ per sqm £ Car Repairs 50% Ha Ø £ per sqm £ Car Repairs 50% Ha Ø £ per sqm £ Car Repairs 50% Ha Ø £ per sqm £ Construction Stamp Duty 1.0% £ Construction Stamp Duty 1.0% £ Car Repairs 1.0 9qm 555 £ per sqm £ Car Repairs 1.0 9qm Ø £ per sqm Ø Chod	Food Retail	30%	-	0	€ per sqm		£C
Hotels	Other Retail	75%	Ha	0	£ per sqm		£0
Community		75%	Ha	. 0	E per sqm		£C
Leisure			770				£0
Agricultural	ACCOUNT OF THE PARTY OF THE PAR		222				£C
Car Shorwoom Car Repairs 50% Ha 0 E per sgm £ 0 Can Repairs 50% Ha 0 E per sgm £ 0 Construction Stamp Dety 1.0% £ CIL Rate Industrial 1.0 0 sqm 555 £ per sqm 0 £ Office 1.2 0 sqm 0 £ per sqm 0 £ £ Per sqm 0 £ £ Per sqm 0 £ £ Per sqm 0 £ £ Per sqm 0 £ £ Per sqm 0 £ E Per sqm 0 £ Per sqm 0 £ Per sqm 0 £ Per sqm 0 £ Per sqm 0	The state of the s		100				
Car Repairs Sos			233		Call Mr. Addison Add St.		EC
Construction	A CHARLES TOWN WHEN					£0	£C
Industrial		-	1200	100000		1000	
Industrial	Construction			Stamp Duty			£C
Office 1.2 0 sqm 0 € per sqm 0 Food Retail 1.0 0 sqm 0 € per sqm 80 Other Retail 1.0 0 sqm 0 € per sqm 80 Residential Inst 1.2 0 sqm 0 € per sqm 0 Hotels 1.2 0 sqm 0 € per sqm 0 Community 1.0 0 sqm 0 € per sqm 0 Leisure 1.0 0 sqm 0 € per sqm 0 Agricultural 1.0 0 sqm 0 € per sqm 0 Gar Shorwoom 1.0 0 sqm 0 € per sqm 0 Car Repairs 1.0 0 sqm 0 € per sqm 0 Car Repairs 1.0 0 sqm 0 € per sqm 0 Abnormal Costs 0 € per sqm 0 0 Professional Fees @ 8.0% Build Cost € Legal Fees 0.5% GpV € Sales/Marketing Costs 2.0% GpV € Contingencies 5.0% Build Cost € <td>to describe</td> <td></td> <td>01</td> <td></td> <td>le</td> <td></td> <td>br</td>	to describe		01		le		br
Food Retail	2017 R- E-2017 V V V V V				CAUSE MADE TO SELECT		
Other Retail 1.0 0 sqm 0 £ per sqm 80 £ Residential Inst 1.2 0 sqm 0 £ per sqm 0 £ Hotels 1.2 0 sqm 0 £ per sqm 0 £ Community 1.0 0 sqm 0 £ per sqm 0 £ Leisure 1.0 0 sqm 0 £ per sqm 0 £ Agricultural 1.0 0 sqm 0 £ per sqm 0 £ der	E/1/35		1000000				£C
Residential Inst				0	E per sam		£C
Hotels				0	E per sqm		£C
Leisure	001000000	1.2		0	£ per sqm		£C
Agricultural 1.0 0 sqm 0 £ per sqm		1.0					EC
Car Shorwoom 1.0 0 sqm 0 £ per sqm £ pe	SECURITY OF THE PROPERTY OF TH				The contract of the contract o		£0
Car Repairs 1.0 0 sqm 0 E per sqm 0 Abnormal Costs 0 E sqm E Professional Fees @ 8.0% Build Cost E Legal Fees 0.5% GpV E Statutory Fees 0.6% Build Cost E Sales/Marketing Costs 2.0% GpV E Contingencies 5.0% Build Cost E Planning Obligations 0 E E CIL E Interest @ 5.0% 12 Month Build 3 Mith Sale Void E Arrangement Fee 1.0% Cost E Development Profit 10.0% of GDV E					1 SC 19 COLOR COLO		
Abnormal Costs Professional Fees @ 8.0% Build Cost E E E E E E E E E E E E E E E E E E E	PALTON AND STOCK MAKE THE		O sam				£C
Professional Fees @ 8.0% Build Cost E	cui ricpuiis	2.0	9 34/11	_	e her setu	-	-
Legal Fees 0.5% GDV E							£C
Statutory Fees 0.6% Build Cost E		5@					£C
Sales/Marketing Costs 2.0% GDV E							£C
Contingencies 5.0% Build Cost £ Planning Obligations 0 € £ CIL £ £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £ £ Arrangement Fee 1.0% Cost £ £ Development Profit 10.0% of GDV £		Coetr		0.6%	Build Cost		
Planning Obligations		Custs					
CIL E Interest @ 5.0% 12 Month Build 3 Mth Sale Void £ Arrangement Fee 1.0% Cost £ Development Profit 10.0% of GDV £		ions			- C - C - C - C - C - C - C - C - C - C		EC
Interest @ 5.0% 12 Month Build 3 Mth Sale Void £ Arrangement Fee 1.0% Cost £ Development Profit 10.0% of GDV £		ione.					EC
Arrangement Fee 1.0% Cost E Development Profit 10.0% or GDV £				12 Month Build	3 M	th Sale Void	£
	Arrangement Fe		1.0% Cost				£0
	Development Pro Total Cost	ofit	10	0.0% of GDV			E
	DADAN GIGES						

SITE REFERENCE BASE LAND VAL				Brownfield			
DEVELOPMENT					guar and La	ind Rover, Crawle	-γ _ν
DEVELOPMENT					Sqm Total F		-1
Development Industrial	81b 81c 82 88	2400	sam	1000	£ per sqm		£2,400,000
Office	B1a		sqm		£ per sqm		£0
Food Retail	A1		sqm		£ per sqm		£0
Other Retail	A 1 A2 A3 A4 A5		sqm	0	£ per sqm		£0
Residential Inst	C2		sqm		£ per sqm		£0
Hotels	C3		sqm		£ per sqm		£0
Community Leisure	D1 D2		sqm		£ per sqm		£0
Agricultural	DZ .		sqm sqm		£ per sqm £ per sqm		£C
Sui Generis	Car Shorwoom		sqm	The same of the sa	£ per sqm		£C
Sui Generis	Car Repairs		sqm		£ per sqm		£0
Development '	Value			-	-		£2,400,000
Development	Costs						
Land	Plot Ratio			Value			The second
Industrial	50%	0.48	На		£ per sqm		£369,600
Office	50%	1	На		£ per sqm		£C
Food Retail	30%		На	400	£ per sqm		£C
Other Retail Residential Inst	75%	- 1	На		£ per sqm		£0
Hotels	75% 50%		На На		£ per sqm £ per sqm		£C
Community	75%		на На		£ per sqm		£C
Leisure	30%		Ha		£ per sqm		£C
Agricultural	50%	1	На		£ per sqm		£C
Car Shorwoom	50%	I	На		£ per sqm	August Land	£C
Car Repairs	50%		На	0	£ per sqm	£369,600	£C
Construction				Stamp Duty		3.0%	£11,088
	Gross/Net					CIL Rate	
Industrial	1.0	2400		20.001.0	£ per sqm	0	£1,332,000
Office	1.2		sqm		£ per sqm	0	£C
Food Retail Other Retail	1.0		sqm sqm		£ per sqm £ per sqm	80	£0
Residential Inst	1.2	0	sqm sqm	0	£ per sqm	0	£C
Hotels	1.2		sqm		£ per sqm	0	£C
Community	1.0		sqm		£ per sqm	0	£C
Leisure	1.0	0	sqm		£ per sqm	0	£C
Agricultural	1.0	0 5	sqm		£ per sqm	0	£C
Car Shorwoom	1.0	0	sqm		£ per sqm	0	£0
Car Repairs	1.0	U	sqm	0	£ per sqm	0	£0
Abnormal Costs					£ sqm	- 0	£14,400
Professional Fee	s @				Build Cost		£106,560
Legal Fees				0.5%			£12,000
Statutory Fees	Carte				Build Cost		£7,992
Sales/Marketing Contingencies	COSIS			2.0%	GDV Build Cost		£48,000 £66,600
Planning Obligat	ions			0.076			£00,000
CIL				- 0			£C
Interest @		5.0%		12 Month Build	3	Mth Sale Void	£61,508
Arrangement Fe		1.0%	Cost				£19,682
Development Pr	ofit		10.	0% of GDV			£240,000
Total Cost							£2,289,430

SITE REFERENCE			16			
BASE LAND VAL			Brownfield			
DEVELOPMENT	ACC 200 ACC 20		Southways (
DEVELOPMENT	DETAILS		3,241	Sqm (otal	Floorspace	
Development '	Value					
Industrial	81b 81c 82 68	3241 sqm	1000	E per sqm		£3,241,000
Office	Bla	0 sqm	0	£ per sqm		£0
Food Retail	Al	0 sqm		£ per sqm		EC
Other Retail	2A 4A EA SA 1 A	0 sqm		£ per sqm	- 1	£0
Residential Inst	02.	0 sqm		E per sqm		EC
Hotels Community	01	0 sqm 0 sqm		£ per sqm £ per sqm	_	£0
Leisure	92	O sqm		£ per sqm		£0
Agricultural	102	0 sqm		£ per sqm		EO
Sui Generis	Car Shorwoom	0 sqm		£ per sqm		EC
Sui Generis	Car Repairs	0 sqm		E per sqm		EC
Development			-			£3,241,000
Development (Plot Ratio		Value			
Industrial	50%	2.83 на		£ per sqm		£2,179,100
Office	50%	Ha		E per sqm		E0
Food Retail	30%	Ha		E per sqm		EO
Other Retail	75%	Ha		£ per sqm		EC
Residential Inst	75%	Ha	0	£ per sam		EC
Hotels	50%	Ha		E per sqm		€0
Community	75%	Ha	0	£ per sqm		EC
Leisure	30%	Ha		£ per sqm		EO
Agricultural	50%	Ha		£ per sqm		£0
Car Shorwoom	50%	Ha		£ per sqm £ per sqm	£2,179,100	£0 £0
Car Repairs	50%	Ha	- 0	E per sqm	12,179,100	EU
Construction			Stamp Duty		4.0%	£87,164
	Gross/Net				CIL Rate	
Industrial	1.0	3241 sqm		£ per sqm	0	£1,798,755
Office	1,2	0 sqm	0	£ per sqm	0	£0
Food Retail	1.0	O sqm	0	£ per sqm	80	60
Other Retail Residential Inst	1.0	0 sqm		E per sqm	80	E0 E0
Hotels	1.2	O sqm O sqm		E per sqm E per sqm	0	£0
Community	1.0	0 sqm		£ per sqm	0	£0
Leisure	1.0	0 sqm		£ per som	Ö	£0
Agricultural	1.0	0 sgm		£ per sam	0	£0
Car Shorwoom	1.0	0 sqm		£ per sqm	0	£0
Car Repairs	1.0	0 sqm	0	£ per sqm	0	EO
41	-					564.000
Abnormal Costs Professional Fee	- A		97102	£ sqm Bulld Cost		£84,900 £143,900
Legal Fees	2 (%)		0.5%			£16,205
Statutory Fees				Build Cost		£10,793
Sales/Marketing	Costs		2.0%			£64,820
Contingencies				Build Cost		£89,938
Planning Obligat	ions		0	£		£0
CIL			- 37		Sec	EC
Interest @		5.0%	12 Month Build		3 With Sale Void	£139,862
Arrangement Fe		1.0% Cost				£44,756
Development Pr	ofit	10	0.0% of GDV			£324,100
Total Cost		197				£4,984,292

SITE REFERENCE			17			_
BASE LAND VAL			Brownfield			
DEVELOPMENT	TOP: 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 10:00 1				entre Vacant Plo	its
DEVELOPMENT	DETAILS		4,630	Sqm Total I	loorspace	
Development '	Value					
Industrial	816 81c 82 88	4630 sqm	1000	£ per sqm	- 10	£4,630,000
Office	61a	0 sqm		Later Advanced Later And Later Control		£
Food Retail	AL	0 sqm	0	£ per sqm		£
Other Retail	A LAZ AB AG AS	0 sqm		£ per sqm		£
Residential Inst	(2)	0 sqm		£ per sgm		£
Hotels	G	0 sqm		£ per sqm		£
Community	91	0 sqm 0 sqm		£ per sqm		£
Leisure Agricultural	02	-		Editories (C.)		£
Sui Generis	Car Shorwoom	0 sqm 0 sqm				£
Sui Generis	Car Repairs	0 sqm	0	£ per sqm		£
Development '	The second of th	O adm		e ber salm		£4,630,00
Development (Plot Ratio		Value			
Industrial	50%	0.9]Ha		£ per sqm		£693,000
Office	50%	На		744,4624,7146		£
Food Retail	30%	Ha	.0	£ per sqm		£
Other Retail	75%	Ha	0	£ per sqm		£
Residential Inst	75%	Ha		£ per sqm		£
Hotels	50%	Ha		£ per sqm		£
Community	75%	Ha		PARTY AND A STATE OF THE PARTY AND ADDRESS OF		E
Leisure Agricultural	30%	Ha		£ per sqm		£
Car Shorwoom	50%	Ha Ha		£ per sqm £ per sqm		£
Car Repairs	50%	Ha		£ per sqm	£693,000	£
		- 311	1000			2000
Construction	Gross/Net		Stamp Duty	_	4.0% Cit Rate	£27,720
Industrial	1.0	4630 sqm	555	£ per sqm	OIL NACE	£2,569,650
Office	1.2	0 sqm		£ per sqm	O	£
Food Retail	1.0	0 sqm		£ per sqm	80	£
Other Retail	1.0	0 sqm	0	£ per sgm	80	£
Residential Inst	1.2	0 sqm	0	£ per sqm	0	£
Hotels	1.2	0 sqm		E per sqm	. 0	£
Community	1.0	0 sqm		£ per sqm	0	£
Leisure	1.0	0 sqm		£ per sqm	0	£
Agricultural	1.0	0 sqm		£ per sqm	0	£t
Car Shorwoom Car Repairs	1.0	0 sqm 0 sqm		£ per sgm £ per sgm	0	£(
car nepairs	1.0	Osqn	- 0	r ber squi		
Abnormal Costs				£ sqm		E27,000
Professional Fee	5 @			Build Cost		£205,57
Legal Fees			0.5%	1-45mm/- 2-1		£23,15
Statutory Fees	Contr			Build Cost		£15,41
Sales/Marketing Contingencies	COSIS		2.0%	GDV Build Cost		£92,60 £128,48
Planning Obligat	ione		3.0%	E. COST.		£120,40
CIL.	iona.		- 0			£
Interest @		5.0%	12 Month Build		Mth Sale Vold	£118,20
Arrangement Fe	e	1.0% Cost	The state of the s			£37,82
Development Pr		_15.5	10.0% of GDV			£463,00
CONTRACTOR OF STREET,	1000					£4,401,62

SITE REFERENCE			18			
BASE LAND VAL			Greenfield			
DEVELOPMENT			Wingspan C	ub Residual	Land	
DEVELOPMENT	DETAILS		3,200	Sqm Total I	loorspace	
Development '	Value					
Industrial	B1b B1c 82 88	3200 sqm	1000	É per sqm	- 7	£3,200,000
Office	81a	0 sqm		£ per sqm		£0
Food Retail	Al	0 sqm	0	£ per sqm		EC
Other Retail	CA PA EA SA I A	0 sqm		E per sam		EC
Residential Inst	(2.	0 sqm		E per sqm		EC
Hotels	C3	0 sqm		É per sqm		EC
Community Leisure	DI	0 sqm 0 sqm		E per sqm		£0
Agricultural	02	0 sqm		£ per sqm £ per sqm		EC
Sui Generis	Car Shorweom	0 sqm		£ per sqm		EC
Sui Generis	Car Repairs	0 sqm	0	TO A CONTRACT OF THE PARTY OF T		EC
Development		- Cladin		E ire squi		£3,200,000
Development Land	Plot Ratio		Value			
Industrial	50%	0.64]на		£ per sqm	- 10	£252,800
Office	50%	Ha		£ per sqm		EC
Food Retail	30%	Ha		£ per sqm		EO
Other Retail	75%	Ha		£ per sqm		EC
Residential Inst	75%	Ha		E per sam		EC
Hotels	50%	Ha		E per sqm		EC
Community	75%	Ha		£ per sqm		EC
Leisure	30%	Ha		E per sgm		EC
Agricultural	50%	Ha		£ per sqm		EO
Car Shorwoom Car Repairs	50%	Ha Ha	0	£ per sqm £ per sqm	£252,800	£0
ear nepara	30%	7/10		L per sqra	1232,000	2.0
Construction	200		Stamp Duty		3.0%	£7,584
Industrial	Gross/Net	3200 sqm		Commence of the Commence of th	CIL Rate	E1 77E 000
Office	1.0	0 sqm		£ per sqm £ per sqm	0	£1,776,000 £0
Food Retail	1.0	0 sqm		£ per sqm	80	EC
Other Retail	1.0	0 sqm		£ per sqm	80	EC
Residential Inst	1.2	0 sqm		E per sqm	0	EC
Hotels	1.2	0 sqm		É per som	0	EC
Community	1.0	0 sqm		£ per sqm	0	£0
Leisure	1.0	0 sqm		£ per sqm	0	£C
Agricultural	1.0	0 sgm		£ per sqm	0	£0
Car Shorwoom	1.0	0 sqm		E per sqm	0	EC
Car Repairs	1.0	0 sqm	0	€ per sqm	0	EC
Abnormal Costs			1 0	£ sqm		£19,200
Professional Fee	s @			Bulld Cost		£142,080
Legal Fees	-		0.5%			£16,000
Statutory Fees			0.6%	Build Cost		£10,656
Sales/Marketing	Costs		2.0%	4.54 %		£64,000
Contingencies	7.5			Build Cost		£88,800
Planning Obligat	ions		0	£		£0
CIL		E 807	431	-	7	£0
Interest @		5.0%	12 Month Build	18	Mith Sale Void	£74,285
Arrangement Fe	e	1.0% Cost	E-sell and			£23,771
	- fie	47	1.00/ Family			£220 000
Development Pr Total Cost	ofit	10	0.0% of GDV			£320,000 £2,795,176

Hotels	SITE REFERENCE			19			
Development Value	BASE LAND VAL	UE SCENARIO		Greenfield			
Development Value							nent Land
Industrial 81b bit 22 88 5000 sqm 1000 c per sqm 5,000,00 C per sqm 5,000	DEVELOPIVIENT	DETAILS		3,000	Sqm Total r	Tourspace	
Office 614 O sqm G E per sqm E per sqm E f Cood Retail A1A2A3AAA5 O sqm O E per sqm E f Coordination E per sqm E f Coordination E per sqm E f Coordination E per sqm E per sqm E f Coordination E per sqm E per sqm E f Coordination E f Coordinatio			4.00				25 222 22
Food Retail			100000000000000000000000000000000000000				
Other Retail A L2 AS AM AS O sqm O £ per sqm	0.11.20	1000	4000				
Residential Inst C2							
Hotels							£
Community 0 0 sqm		200	2.7				£
Leisure D2		100		The second secon	THE RESERVE OF THE PARTY OF THE		£
Agricultural Car Shorwoom O sqm O £ per sqm £ £ £ £ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		D2					£
Sui Generis Car Shorwoom O Sqm O E per sqm E	Agricultural				120-60-00-00-00-00-00-00-00-00-00-00-00-00		£
Development Value		Car Shorwoom		0	£ per sqm		£
Development Costs Cost C	Sui Generis	Car Repairs	0 sqm	.0	£ per sqm		£
Stamp Duty Sta	Development \	Value	7.7	7	-		£5,000,000
Stamp Duty Sta	Development (Costs					
Defice	and		4.2.4				7. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10
Stamp Duty Sta		100000	3.93 на				£1,552,350
Description Continue	211122		1000				£
Residential Inst		0900000		The second secon	The state of the s		£
Hotels		20000					£
Community		3/7/7/7	100				£
Leisure		0.000	0.00		Control of the Control		
Agricultural 50% Ha 20000 £ per sqm £ £ 275,00 £ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			100				
Car Shorwoom S0% Ha		-1.00000	1000				£
Construction		100000	1,27	F 1-1 (-14-1) (-14-1)	14-14-15-15-15-15-15-15-15-15-15-15-15-15-15-		£
CIL Rate		25,025			The second secon	£1,552,350	£
CIL Rate		-		<i>c</i>		1 4 00/1	cc2.00
Solution	Lonstruction	Gross/Net		Stamp Duty		The second secon	162,094
Diffice	ndustrial		5000 sam	555	£ per sam		£2,775,000
Food Retail							£
Residential Inst		1.0	0 sqm			80	£
Residential Inst		1.0	0 sqm			80	£
Community	Residential Inst	1.2	0 sqm			100	£
Leisure 1.0 0 sqm 0 € per sqm 0 € Agricultural 1.0 0 sqm 0 € per sqm 0 € Car Shorwoom 1.0 0 sqm 0 € per sqm 0 € Car Repairs 1.0 0 sqm 0 € per sqm 0 € Abnormal Costs 0 € per sqm 0 € per sqm 0 € Professional Fees @ 8.0% Build Cost £ sqm £ 117,90 £ 222,00 £ 222,00 £ 222,00 £ 222,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00 £ 250,00		1.2		0	£ per sqm		£
Agricultural 1.0 0 sqm 0 £ per sqm 0 £ pe	COLUMN TO SECURITARIO COLUMN SEC	2.7	0 sqm				£
Car Shorwoom 1.0 0 sqm € per sqm 0 € per sqm € E22,00 0 € per sqm € E22,00 € E25,00 €							£
Car Repairs 1.0 0 sqm € per sqm 0 € per sqm € 117,90 € 122,00 Build Cost € 222,00 € 25,00 € 25,00 € 25,00 € 25,00 € 25,00 € 25,00 € 25,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 € 20,00 <th< td=""><td></td><td></td><td></td><td></td><td>Table Committee Committee</td><td></td><td>£</td></th<>					Table Committee		£
Abnormal Costs Professional Fees @ 8.0% Build Cost £222,00 Build Cost £25,00 Build Cost £25,00 Build Cost £16,65 Build Cost £100,00 Build Cost £138,75 Build Cost £1					The state of the s		£
Abnormal Costs Professional Fees @ 8.0% Build Cost £222 Legal Fees	Hotels Community Leisure Agricultural Car Shorwoom	1.2 1.0 1.0 1.0 1.0	O sqm O sqm O sqm O sqm O sqm O sqm	0 0 0 0	£ per sqm £ per sqm £ per sqm £ per sqm £ per sqm	0 0 0 0	
Professional Fees @ 8.0% Build Cost £222,00 gdv £25,00 gdv £25,00 gdv £25,00 gdv £25,00 gdv £25,00 gdv £100,00 gdv £100,00 gdv £100,00 gdv £138,75 gd		-	7 2000	-		-	
Degal Fees 0.5% GDV 625,00		20					
Statutory Fees 0.6% Build Cost 0.6% Build C		s @					
Sales/Marketing Costs 2.0% GDV £100,00 Contingencies 5.0% Build Cost £138,75 Planning Obligations 0 £ £100,00 Figure 0 £100,00 Figure 0 £138,75 Figure 0							
Contingencies 5.0% Build Cost £138,75 Planning Obligations 0 £ £138,75 Figure 1.0% Cost 0 £ £138,75 Figure 1.0% Cost 0 £ £138,75 Figure 1.0% Cost 0 £ £50,09 Figure 1.0% Cost 0 £500,00 Figure 1.0% of GDV		Costs		100 United to 10			
Planning Obligations		COSIS					
EIL £ Interest @ 5.0% 12 Month Build 3 Mth Sale Void £156,55 Arrangement Fee 1.0% Cost £50,09 Development Profit 10.0% of GDV £500,00		ions		5.0%			
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		IUNS		0			
Arrangement Fee 1.0% Cost £50,09 Development Profit 10.0% of GDV £500,00		-	E 00/1	121			
Development Profit 10.0% of GDV £500,00			10.0010.00	12 Month Build		Mth Sale Void	
		_					+5000
	Arrangement Fe		1.0% Cost	10.007			

SITE REFERENCE		_	20			
BASE LAND VAL DEVELOPMENT	A CONTRACTOR OF STREET		Brownfield Sutherland F	Intra		-
DEVELOPMENT	5-5-62-500.00° B				Floorspace	
			0,200	oq ii yota	1100134000	
Development		-	3			
Industrial	816 81c 82 88	8200 sqm		E per sqm		£8,200,000
Office Food Retail	Bia Al	0 sqm 0 sqm		ASSESSMENT OF THE PARTY OF THE		£
Other Retail	A 1 A 2 A 3 A 4 A 5	0 sqm		A		É
Residential Inst	(2	O sqm		the state of the same		£
Hotels	(3	O sqm		E per sqm		Ē
Community	01	0 sam	0	£ per sqm		£
Leisure	02	0 sqm	0	E per sqm		£
Agricultural		0 sgm	0	E per sqm		£
Sui Generis	Car Shorwoom	0 sqm		E per sqrn		£
Sui Generis	Car Repairs	Osqm	- 0	£ per sqm		£(
Development	value					£8,200,000
Development						
Land	Plot Ratio	4.23	Value	· ·		ca nen ne
Industrial Office	50%	1.64 Ha		E per sqm		£1,262,800 £6
Food Retail	30%	Ha	0	E per sqm		E
Other Retail	75%	Ha Ha		£ per sqm £ per sqm		£
Residential Inst	75%	Ha		do 10 to 0 to 0		£
Hotels	50%	Ha	0	E per sqm		E
Community	75%	Ha	17	£ per sqm		EC
Leisure	30%	На		E per sqm		£
Agricultural	50%	Ha	0	E per sqm		£
Car Shorwoom	50%	Ha		£ per sqm	PARAMETER	£
Car Repairs	50%	Hā	0	E per sam	£1,262,800	£
Construction			Stamp Duty		4.0%	£50,512
220000000000000000000000000000000000000	Gross/Net		- Commercial		CIL Rate	
Industrial	1.0	8200 sqm	555	£ per sqm	0	£4,551,000
Office	1.2	0 sqm		E per sqm	0	£
Food Retail	1.0	0 sgm		E per sam	80	£
Other Retail	1.0	O sqm		E per sqm	80	£(
Residential Inst Hotels	1.2	O sqm		E per sqm E per sqm	. 0	£(
Community	1.0	O sqm		E per sqm E per sqm	0	£
Leisure	1.0	O sqm	0	E per sqm	0	£
Agricultural	1.0	0 sqm		E per sqm	0	E
Car Shorwoom	1.0	0 sqm		E per sqm	0	£
Car Repairs	1.0	0 sqm		E per sqm	0	£
Abnormal Costs			1 0	£ sqm		£49,200
Professional Fee				Build Cost		£364,08
Legal Fees	- 62		0.5%			£41,000
Statutory Fees				Build Cost		£27,30
Sales/Marketing	Costs		2.0%			£164,000
Contingencies			5.0%	Build Cost		£227,550
Planning Obligat	ions		0	E		£
CIL					- total	£
Interest @	_	5.0%	12 Month Build.		3 With Sale Void	£210,54
Arrangement Fe		1.0% Cost	-			£67,37
Development Pr	orit	-1	.0.0% of GDV			£820,000 £7,835,368

SITE REFERENCE				21			
BASE LAND VAL				Brownfield			
DEVELOPMENT				Land at Russell Way 4,500 Sgm Total Floorspace			
DEVELOPMENT	DETAILS			4,500	Sqm Total I	loorspace	
Development 1	Value						
Industrial	81b B1c 82 88	4500	sqm	1000	E per sqm		£4,500,000
Office	Bla		sqm		£ per sqm		£
Food Retail	Δ1	0	7.43		É per sqm		£
Other Retail	A 1 A 2 A 3 A 4 A 5		3377		E per sqm		£
Residential Inst Hotels	C2	0	1000	0	£ per sqm		£
Community	C3				£ per sam £ per sam		£
Leisure	02		A CONTRACTOR OF THE PARTY OF TH		£ per sqm		£
Agricultural			sqm		£ per sqm		£
Sui Generis	Car Shorwoom	0	sqm	0	£ per sqm		£
Sui Generis	Car Repairs	0	sqm	0	E per sqm		£
Development \	Value			2 /	W 76		£4,500,000
Development (Costs						
Land	Plot Ratio			Value			7. 1
Industrial	50%	0.9	На		£ per sqm		£693,000
Office	50%		На		É per sqm		£
Food Retail	30%		Ha	0	£ per sqm		£
Other Retail	75%		Ha		£ per sqm		E
Residential Inst	75%		Ha		E per sqm		£(
Hotels	50%		Ha		£ per sqm		E(
Community Leisure	75% 30%		Ha Ha		£ per sqm £ per sqm		£
Agricultural	50%	_	Ha		£ per sqm		£
Car Shorwoom	50%		На		E per som		£
Car Repairs	50%		Ha		É per sqm	£693,000	£
Part of the last		-		Sammaka.			
Construction	-			Stamp Duty		4.0%	£27,720
(a.d. careral	Gross/Net	4500		200		CIL Rate	CD 403 FO
Industrial Office	1.0	4500	sqm		£ per sqm £ per sqm	0	£2,497.500 £0
Food Retail	1.0		sqm		£ per sqm	80	£
Other Retail	1.0		sqm		£ per sqm	80	£
Residential Inst	1,2	0	sqm	0	E per som	0	£
Hotels	1.2	0	sqm	0	£ per sqm	0	£
Community	1.0	.0	sqm		£ per sqm	0	£
Leisure	1.0		sqm		£ per sqm	0	£
Agricultural Car Shorwoom	1.0	0	sqm sqm		£ per sqm	0	£(
Car Repairs	1.0	0	sqm sqm		£ per sqm £ per sqm	0	£
car nepairs	1,0	-	Pator		r wer sign		
Abnormal Costs				1 0	£ sqm		£27,000
Professional Fee	s @				Bulld Cost		£199,800
Legal Fees				0.5%			£22,500
Statutory Fees	A				Build Cost		£14,985
Sales/Marketing	Costs			2.0%	GDV Build Cost		E90,000
Contingencies Planning Obligat	ions			3.0%	The second second second		£124,875
CIL	Ulia						£
Interest @		5.0%		12 Month Build	- 3	Mth Sale Void	£115,543
Arrangement Fe	e	1.0%		and the same			£36,974
Development Pro		171		0.0% of GDV			£450,000
Total Cost							£4,299,897
SERVICE SERVICE							THE RESERVE OF THE PARTY OF THE

2. Employment Sites Zone 2

SITE REFERENCE	E		22			
	LUE SCENARIO		Greenfield			
DEVELOPMENT DEVELOPMENT			Land at Jersey	Farm (Site A) Sgm Total Flo		
DEVELOPMEN	DETAILS		3,300	odu toral Fig	oorspace	
Development						63.070.000
Industrial Office	816 B1c 82 88 81a	3500 sqm 0 sqm		£ per sqm £ per sqm		£4,375,000 £0
Food Retail	Al	0 sqm		E ger sqm		£C
Other Retail	A 1 A2 A3 A4 A5	0 sqm		E per sqm		EC
Residential Inst	. 02	0 sqm		E per sqm		£0
Hotels	G	0 sqm		E ger sqm		£0
Community	DI	0 sqm		£ per sqm		EC
Leisure Agricultural	02	0 sqm 0 sqm		E per sqm E per sqm		£0
Sui Generis	Car Shorwoom	0 sqm		£ per sqm		EC
Sui Generis	Car Repairs	0 sqm		E per sqm		£C
Development			-			£4,375,000
Development	Costs					
Land	Plot Ratio	24.	Value			200.0
Industrial	50%	0.7 на		£ per sqrn	_	£630,350
Office	50%	Ha		E per sqm	_	£C
Food Retail Other Retail	30%	Ha		£ per sqm		EC EC
Residential Inst	75% 75%	Ha Ha		E per sqm E per sqm		£C
Hotels	50%	Ha		E per sqrn		£C
Community	75%	Ha		£ per sqm		£C
Leisure	30%	Ha	0	£ per sqm		£C
Agricultural	50%	Ha		£ per sqm		£C
Car Shorwoom Car Repairs	50% 50%	Ha Ha	0	E per sqm	£630,350	£0
car nepairs	50%	на	U	£ per sqm	1030,330	L
Construction			Stamp Duty		4.0%	£25,214
Industrial	Gross/Net	3500 sqm			CIL Rate	64 DAD 506
Office	1.0	0 sqm		E per sqm E per sqm	0	£1,942,500 £0
Food Retail	1.0	Osqm		£ per sqm	80	EC
Other Retail	1.0	0 sqm		£ per sqm	80	£C
Residential Inst	1.2	0 sqm		E per sqm	0	£C
Hotels	1.2	.0 sgm		£ per sqm	0	EC
Community Leisure	1.0	O sqm O sqm	0	E per sqm E per sqm	0	£0
Agricultural	1:0	0 sgm		£ per sqm	0	ÉC
Car Shorwoom		0 sqm		£ per sqm	0	£C
Car Repairs	1.0	0 sqm		E per sqm	. 0	£C
Abnormal Cost			1 0	E sqm		£14,000
Professional Fe			The second secon	Build Cost		£155,400
Legal Fees	7.7		0.5%			£21,879
Statutory Fees				Build Cost		£11,659
Sales/Marketin	g Costs		2.0%			£87,500
Contingencies	elana			Build Cost		£97,129
Planning Obliga CIL	itions		0	E	·	£70,000
Interest @	11	5.0%	12 Month Build		Mith Sale Void	£95,488
Arrangement F	ee	1.0% Cost	AL HORIO SAND		T. III Sam void	£30,556
			0.0% of GDV			£437,500
Development F						

SITE REFERENCE				23								
BASE LAND VAL				Greenfield Land at Jersey Farm (Site B)								
DEVELOPMENT	LOCATION											
DEVELOPMENT	DETAILS			10,900	Sqm Tota	Floorspace						
Development '	Value											
Industrial	B1b B1c B2 B8	10900	sqm	1250	£ per sqm		£13,625,000					
Office	B1a		sqm		£ per sqm		£0					
Food Retail	A1		sqm	0	The state of the s		£0					
Other Retail Residential Inst	A 1 A2 A3 A4 A5		sqm		£ per sqm		£0					
Hotels	C2 C3		sqm sqm	0	£ per sqm £ per sqm		£C					
Community	D1		sqm	0	The state of the s		£C					
Leisure	D2		sqm	0	£ per sqm		£C					
Agricultural		0	sqm	0	£ per sqm		£C					
Sui Generis	Car Shorwoom		sqm		and beautiful and and		£C					
Sui Generis	Car Repairs	0	sqm	0	£ per sqm		£0					
Development '	value						£13,625,000					
Development												
Land Industrial	Plot Ratio	2.461	14	Value			C1 0C2 0C2					
Office	50% 50%	2.18	На На		£ per sqm £ per sqm		£1,963,090 £0					
Food Retail	30%		па На		£ per sqm £ per sqm		£0					
Other Retail	75%		На		£ per sqm		£C					
Residential Inst	75%		На		£ per sqm		£C					
Hotels	50%		Ha	0	The state of the s		£0					
Community	75%		Ha				£C					
Leisure Agricultural	30% 50%		Ha Ha		£ per sqm £ per sqm		£0					
Car Shorwoom	50%		на На		£ per sqm		£C					
Car Repairs	50%		На	0	£ per sqm	£1,963,090	£0					
Construction		-		Stamp Duty		4.0%	£78,524					
Constituction	Gross/Net			Stamp Duty	_	CIL Rate	170,324					
Industrial	1.0	10900	sqm	555	£ per sqm	20	£6,049,500					
Office	1.2	0	sqm	0	£ per sqm	0	£C					
Food Retail	1.0	0	sqm		£ per sqm	80	£C					
Other Retail	1.0	0	sqm	0	£ per sqm	80	£C					
Residential Inst Hotels	1.2		sqm sqm	0	£ per sqm £ per sqm	0	£0					
Community	1.0		sqm		£ per sqm	0	£C					
Leisure	1.0		sqm		£ per sqm	0	£C					
Agricultural	1.0		sqm		£ per sqm	0	£C					
Car Shorwoom	1.0		sqm		£ per sqm	0	£C					
Car Repairs	1.0	0	sqm	0	£ per sqm	0	£C					
Abnormal Costs	100		_	0	£ sqm		£43,600					
Professional Fee	s @			8.0%	Build Cost		£483,960					
Legal Fees				0.5%			£68,125					
Statutory Fees	Costs				Build Cost		£36,297					
Sales/Marketing Contingencies	CUSIS			2.0%	GDV Build Cost		£272,500 £302,475					
Planning Obligat	ions			3.0%	STATE STATE OF THE PARTY OF THE		£302,472					
CIL	2255						£218,000					
Interest @		5.0%		12 Month Build		3 Mth Sale Void	£297,377					
Arrangement Fe		1.0%	W. C.				£95,161					
Development Pr Total Cost	otit		10.	.0% of GDV			£1,362,500					
							£11,271,109					

SITE REFERENC	F			24								
BASE LAND VA	TOTAL SERVICE SERVICE			Greenfield								
DEVELOPMENT	LOCATION			Land at Little Dell Farm (Not Safeguarded)								
DEVELOPMENT	DETAILS			1,050	Sqm Total F	loorspace						
Development	Value											
Industrial	81b 81c 82 88	1050	qm	1250	E per sym	_	£1,312,500					
Office	Bla .	0 5	qm	0	E per sgm		EC					
Food Retail	AI	-	qm	0	E-8-CH-2007		£					
Other Retail Residential Inst	A 1 AZ AS A# AS	-	qm	0	Par Santa		£0					
Hotels	G	0 5	qm am	0	E. W. College Street, Street		EC					
Community	01		qm	0	E per som		£C					
Leisure	02		qm	0	E per sqm		£C					
Agricultural		0 5		0	£ per sqm		£C					
Sui Generis	Car Shorwoom	0 5	qm	0	1		£C					
Sui Generis	Car Repairs	0 5	qm	0	£ per som		£1,312,500					
Development	value						11,312,500					
Development												
Land	Plot Ratio	2.00		Value		-						
Industrial Office	50%	0.21 H		900500	E per sqm		£189,105					
Food Retail	30%		ta ta	0	£ per sqm		EC					
Other Retail	75%		la	0	E per sqm		£C					
Residential Inst	57.24	- 2	fa.	0	Decreased in the control of the cont		£0					
Hotels	50%	9	la	0	£ per sqm		£C					
Community	75%		ła	0			£0					
Leisure	30%		ła	0	E per sqm		EC EC					
Agricultural Car Shorwoom	50%		la la	20000	110" 100" 100" 100"		£C					
Car Repairs	50%		ia.	0	- A - C - C M - CO	£189,105	£0					
				A1117211	-							
Construction	Gross/Net			Stamp Duty	_	1.0% CIL Rate	£1,891					
Industrial	1.0	1050	om-	555	E per sqm	20	£582,750					
Office	1.2	0 5	qm.		E per sgm	0	£C					
Food Retail	1.0	0 5	qui	-0	£ per sqm	80	£0					
Other Retail	1.0	0 5		0		80	EC					
Residential Inst Hotels		0 s			E per sam	0	03					
Community	1.0	0 5			£ per sqm £ per sqm	0	EC EC					
Leisure	1.0	0 5		ŏ		Ö	EC					
Agricultural	1.0	0 5		0		0	£0					
Car Shorwoom	1.0	0 5	qm		E per sam	0	EO					
Car Repairs	1,0	0 5	qm	- 0	£ per sqm	0	EC					
Abnormal Costs				1 6	E sqm		€4,200					
Professional Fe					Build Cost		£45,620					
Legal Fees				0.5%	GDV		£6,563					
Statutory Fees	- Aller				Build Cost		€3,497					
Sales/Marketin	g Costs			2.0%	1000		£26,250					
Contingencies	utions				Build Cost		£29,138					
Planning Obliga CIL	itions			0	E		£21,000					
Interest @		5.0%	_	12 Month Euild		Mith Safe Votal	£28,469					
Arrangement F	ee	1.0% 0	ost				€9,110					
Development P				0% of GDV			£131,250					
Total Cost				The second second			£1,079,842					

SITE REFERENCE				25								
BASE LAND VALU	JE SCENARIO			Greenfield Hydehurst and Windyridge Farms (Not Safeguarded)								
DEVELOPMENT I			1.00									
DEVELOPMENT	DETAILS			11,600 Sqm Total		,						
	5 . 1 . U.S.											
Development \ Industrial	/alue B1b B1c B2 B8	11600 sc		1250 £ per sqm		£14,500,000						
Office	B10 B1C B2 B8	- 10	m .	0 £ per sqm		£14,300,000						
Food Retail	A1	3 11	m.	0 £ per sqm		£C						
Other Retail	A 1 A2 A3 A4 A5	0 sc		0 £ per sqm		£0						
Residential Inst	CZ	55,000	m	0 £ per sqm		£0						
Hotels	C3	0 sc		0 £ per sqm		£C						
Community	D1	0 sc	000	0 £ per sqm		£0						
Leisure	D2	0 sc		0 £ per sqm		£0						
Agricultural	372 0 	0 sc	100	0 £ per sqm		£0						
Sui Generis	Car Shorwoom	0 sc	27	0 £ per sgm		£0						
Sui Generis	Car Repairs	0 sc	m	0 £ per sqm		£0						
Development \	/alue	70				£14,500,000						
Development (octo.											
Land	Plot Ratio		_	Value								
Industrial	50%	2.32 н		900500 £ per sqm		£2,089,160						
Office	50%	H	. 9	0 £ per sqm		£0						
Food Retail	30%	H		0 £ per sqm		£0						
Other Retail	75%	H		0 £ per sqm		£0						
Residential Inst	75%	H		0 £ per sqm		£0						
Hotels	50%	H		0 £ per sqm		£0						
Community	75%	H		0 £ per sqm		£0						
Leisure	30%	H	0	0 £ per sqm		£0						
Agricultural	50%	H		20000 £ per sqm		£0						
Car Shorwoom	50%	H		0 £ per sqm	20.002.002	£0						
Car Repairs	50%	H		0 £ per sqm	£2,089,160	£0						
Construction				Stamp Duty	4.0%	£83,566						
	Gross/Net				CIL Rate							
Industrial	1.0	11600 sc	m	555 £ per sqm	20	£6,438,000						
Office	1.2	0 50	m	0 £ per sqm	0	£0						
Food Retail	1.0	0 so		0 £ per sqm	80	£0						
Other Retail	1.0	0 so	m	0 £ per sqm	80	£0						
Residential Inst	1.2	0 sc	m	0 £ per sqm	0	£0						
Hotels	1.2	0 sc	m	0 £ per sqm	0	£0						
Community	1.0	0 sc		0 £ per sqm	0	£0						
Leisure	1.0	0 sc		0 £ per sqm	0	£0						
Agricultural	1.0	0 so	m	0 £ per sqm	0	£0						
Car Shorwoom Car Repairs	1.0	0 so	m	0 £ per sqm 0 £ per sqm	0	£0 £0						
Car Kepairs	1.0	Usc	m	O E per sqm	0	EU						
Abnormal Costs				0 E sqm		£46,400						
Professional Fees	: @			8.0% Build Cost		£515,040						
Legal Fees				0.5% GDV		£72,500						
Statutory Fees				0.6% Build Cost		£38,628						
Sales/Marketing	Costs			2.0% GDV		£290,000						
Contingencies				5.0% Build Cost		£321,900						
	ons			0 £		£0						
Planning Obligati						£232,000						
Planning Obligati CIL				A CONTRACTOR OF THE PARTY OF TH		THE PERSON NAMED IN COLUMN						
Planning Obligati CIL Interest @		5.0%		Month Build	3 Mth Sale Void							
Planning Obligati CIL Interest @ Arrangement Fee		5.0% 1.0% c	st		3 Mth Sale Void	£101,272						
Planning Obligati CIL Interest @ Arrangement Fee Development Pro		9-22-55			3 Mth Sale Void	£316,475 £101,272 £1,450,000						
Planning Obligati CIL Interest @ Arrangement Fee		9-22-55	st		3 Mth Sale Void	£101,272						

SITE REFERENCE				0								
BASE LAND VAL				Greenfield								
DEVELOPMENT				THE RESERVE OF THE PARTY.	ley Farm (I	Not Safeguarded)						
DEVELOPMENT	DETAILS					Floorspace						
Development	Value											
Industrial	B1b B1c B2 B8	6250	sam	1250	£ per sqm	-	£7,812,500					
Office	B1a	0	sqm		£ per sqm		£C					
Food Retail	A1	0	sgm				£0					
Other Retail	A 1 A2 A3 A4 A5	0	2,00	100	£ per sqm		£C					
Residential Inst	C2	0	E 12/10/10	0	£ per sqm		£0					
Hotels	C3	0	100.000	0	£ per sqm		£0					
Community Leisure	D1	0	2000		C 1 C C 2 C 2 C 1 C 2		£0					
Agricultural	D2	0		0	£ per sqm £ per sqm		£C					
Sui Generis	Car Shorwoom	0	200 March	A CONTRACTOR OF THE PARTY OF TH	£ per sqm		£C					
Sui Generis	Car Repairs	0	12.9-24.9	0	£ per sqm		£C					
Development'			leston.				£7,812,500					
Davidonment	Costs											
Development Land	Plot Ratio			Value								
Industrial	50%	1.25	На		£ per sqm		£1,125,625					
Office	50%		На		£ per sqm		£0					
Food Retail	30%		На	0	£ per sqm		£0					
Other Retail	75%		На		£ per sqm		£C					
Residential Inst	75%	L/	На		£ per sqm		£C					
Hotels	50%	-	На		£ per sqm		£0					
Community Leisure	75%	-	На		£ per sqm		£0					
Agricultural	30% 50%		На На		£ per sqm £ per sqm		£0					
Car Shorwoom	50%		на На		£ per sqm		£C					
Car Repairs	50%		На	0	£ per sqm	£1,125,625	£C					
Construction	-			Ctamp Duty		4.0%	£45,025					
Construction	Gross/Net		_	Stamp Duty	_	CIL Rate	145,023					
Industrial	1.0	6250	sgm	555	£ per sqm	20	£3,468,750					
Office	1.2	0	sqm		£ per sqm	0	£C					
Food Retail	1.0	0	sqm		£ per sqm	80	£C					
Other Retail	1.0	0	1900000	0	£ per sqm	80	£C					
Residential Inst	1.2	0			£ per sqm	0	£C					
Hotels	1.2		sqm		£ per sqm	0	£0					
Community Leisure	1.0		sqm		£ per sqm £ per sqm	0	£0					
Agricultural	1.0	100	sqm sqm		£ per sqm	0	£C					
Car Shorwoom	1.0		sqm		£ per sqm	0	£C					
Car Repairs	1.0		sqm		£ per sqm	0	£C					
Abnormal Costs					le		£25,000					
Apriormal Costs Professional Fee	s @				£ sqm Build Cost		£25,000					
Legal Fees	- <u>-</u>			0.5%			£39,063					
Statutory Fees					Build Cost		£20,813					
Sales/Marketing	Costs			2.0%			£156,250					
Contingencies					Build Cost		£173,438					
Planning Obligat	ions			0	£		£C					
CIL		2,01.1				413.50	£125,000					
Interest @		5.0%		.2 Month Build		3 Mth Sale Void	£170,514					
Arrangement Fe		1.0%		071			£54,565					
Development Pr	OTIT		10.0	% of GDV		- 5	£781,250 £6,462,792					
Total Cost												

Emp	layment Sites		Zone	1													Alb	normal t	0515				
																						() (CE)	
							en Consti	ame							-	-	- 10			-			
101.6	Astral Towers/The White House, Betts Way (marketed	17	-				(1)		-					Littumo	LIMI	1,0000	F 100	11,000	Limina	Lamber 1	10.		Vishility
1	as Nova)	2.7	11362	Brownfield			1		1					£Ο	£0	£54,000	£0	£27,000	£0	£0	£0	£81,000	£135,3
2	Premiere House, Betts Way	0.75	9558	Brownfield			1		1					£0	EO	£15,000	£0	£7,500	£0	£0	£0.	£22,500	£1,429,6
3	Former County Oak Business Centre, Betts Way*			Brownfield			1		1					£0	£0	£0	£0	£0	£0	£0	£0	£0	
4	Manor Royal Opportunity Area, Welland Medical Site*	1.8	8782	Graenfield			1		1					EO	EO	£36,000	£0	£18,000	£0	£0	£0	£54,000	£1,083,7
5	Former GSK Site, Phase One (CR/2013/0255/FUL)*	6.59	25317	Brownfield			1		1					£0	£0	£131,800	£0	£65,900	£0	£0	£0	£197,700	4)(4),3
6	Former GSK Site, Phase Two (CR/2014/0415/ARM)*	7.7	35776	Brownfield			1		1					£O	£0	£154,000	£0	£77,000	£0	£0	60	£231,000	£1,119,5
7	SECAMB, Faraday Road, Manor Royal*	0.46	2300	Brownfield	1		1		1		7			£0	£0	£9,200	£0	£4,600	£0	£0	£0	£13,800	£105,9
8	Former BOC Edwards site, Manor Royal	2.62	13100	Brownfield			1		1			15 7		£0	£0	£52,400	£0	£26,200	£0	£0	£0	£78,600	£582,8
9	Former BOC Edwards site (Residual Land)	1.2	1467	Brownfield	1		1		1			1		£0	£0	£24,000	£0	£12,000	£0	£0	£0	£36,000	£266,8
10	Thales, Gatwick Road	4.1	17016	Brownfield	1		1		1					£0	£0	£82,000	£0	£41,000	£0	£0	£0	£123,000	£15-3,8
11	Segro West, Manor Royal	2.1	16173	Brownfield			1		1					£0	£0	£42,000	£0	£21,000	£0	£0	£0	£63,000	£1,700,6
12	E2 Crawley Business Quarter*	1.43	11525	Brownfield		- 17	1		1			1		EO	£0	£28,600	£0	£14,300	£0	£0	£0	£42,900	£1,269,4
13	Former Pasta Reale Site, Fleming Way	1.2	6000	Brownfield	1 13		1		1	-				£0	£0	£24,000	£0	£12,000	£0	£0	£0	£36,000	£266,8
14	Former Mercedes Site, County Gak Way*			Brownfield	1 1		1		1					EO	£0	£Ο	£0	£0	£0	£0	£0	£0	- Bandada -
15	Harwoods Jaguar and Land Rover, Crawley	0.48	2400	Brownfield			1		1			7		£Ο	£0	£9,600	£0	£4,800	£0	£0	60	£14,400	E110/5
16	Southways (Planning Permission)	2.83	3241	Brownfield	1	- 115	1	14-5	1			- X		EO	£0	£56,600	£0	£28,300	£0	£0	£0	£84,900	-ELUVALI
17	Tilgate Forest Business Centre Vacant Plots	0.9	4630	Brownfield	1		1	1	1		-	1 1		£0	£0	£18,000	£0	£9,000	£0	£0	£0	£27,000	£228,3
18	Wingspan Club Residual Land	0.64	3200	Greenfield			1		1			7 3		EO	£0	£12,800	£0	£6,400	£0	£0	£0	£19,200	E404,8
19	Forge Wood (North East Sector) Employment Land	3.93	5000	Greenfiels			1		1					EO	EO	£78,600	£0	£39,300	£0	£0	£Ο	£117,900	83163
20	Sutherland House	1.64	8200	Brownfield	-		1		1					£0	EO	£32,800	£0	£16,400	£0	£0	EO EO	£49,200	E364/5
21	Land at Russell Way	0.9	4500	Brownfield		-	1		1					ΕO	EO	£18,000	£0	£9,000	£0	£0	£0	£27,000	£200,1
Emm	loyment Sites		Zone	_	-			+	-	-					20	210,000		_		20	20	221,000	
emp	idyment aites		Lune	•													Hill	normal S	Mete				
						- 6	III Consti	aints							-		Annual State of State		00 juni		-		
ng ex.	Mre		1,000	=										440000	≥.000	1.000	20,000	2 (11.00)	1300000	-	100		Viability
22	Land at Jersey Farm (Site A)	0.7		_	-		1		_	_						and the same of the						000000000	
23	Land at Jersey Farm (Site B)	2.18	3500	Greenfield		_	1		-				4 1 2	£0	£0	£14,000	£0	£0	£0	£0	£0	£14,000	E755,8
24	Land at Little Dell Farm (Not Safeguarded)	0.21	10900	Greenfield			1					- 1		£0	£0	£43,600	£0	£0	£0	£0	£0	£43,600	£2,353,8
25		2.32	1050	Greenfield	_	-	1		-			-		£0	£0	£4,200	£0	£0	£0	£0	£0	£4,200	£732,6
.23	Hydehurst and Windyridge Farms (Not Safeguarded)	2.32	11600	Greenfield			1							EO	£0	£46,400	£0	£0	£0	£0	£0	£46,400	£2,505,0
	Land at Rowley Farm (Not Safeguarded)	1.25	6250	Greenfielp			1							ΕO	£0	£25,000	£0	£0	£0	£0	£0	£25,000	£1,349,7
				1										EO	£0	£0	£0	£0	£0	£0	£0	£0	
					1									£0	£0	E0	£0	£0	£0	EO	£0	£0	
										1 7		1 5		£0	£0	£0	£0	£0	£0	£0	£0	£0	
	- 1				1									E0	£0	£0	£0	£0	£0	£0	£0	£0	
													-	£0	£0	£0	£0	£0	£0	£0	£0	£0	