

CYC Local Plan Viability Assessment Technical Note on Site ST7

Prepared by: Russ Porter, BSocSc (Hons), MA, GDip(QS), MRICS, Director at PPE

Tom Marshall, BA (Hons), MSc, MRTPI, Associate at PPE

Quality Statement: In preparing this Technical Note, the authors have acted with objectivity, impartially,

without interference and with reference to all appropriate available sources of information. No performance-related or contingent fees have been agreed, and there

is no known conflict of interest in advising the client group about the viability of the

proposed CYC Local Plan.

Approved by: Russ Porter, Director, 11/07/22

On behalf of: Porter Planning Economics Ltd

t: +44(0)1626 249043

e: enquiries@porterpe.com
w: www.porterpe.com

Introduction

- 1. This Technical Note assesses the viability implications of the Local Plan under changes that have occurred since document CD018 City of York Local Plan Viability Assessment Update Study (April 2018) and Local Plan Examination Matter 6 Document HS/P2/M6/IR/1b App 2 City of York Council (29 Mar 2022) have been produced. It relates specifically to reviewing and testing the site trajectory and infrastructure phasing for Strategic site SS9 Land East of Metcalf Lane (ST7). This is based on the statements of common ground for Phase 2¹.
- 2. The main purpose of this supplementary plan viability assessment technical note is to address the requirements of the National Planning Policy Framework (NPPF) 2012. That is that the policy requirements in the proposed Local Plan should not undermine the deliverability of the plan.

Viability Testing Revisions

3. The testing in this note follows the same approach and method as followed in CD018. It also uses the same assumptions tested in CD018 as updated in Matter 6 Document HS/P2/M6/IR/1b App 2. The only changes considered in this note are the Council's housing trajectory and anything different in the statement of common ground for ST7, for which there will be a viability impact.

Technical Note Page 1 of 10

¹ For helpful details on ST7 phasing matters see: https://www.york.gov.uk/downloads/file/7939/ex-socg-11-cyc-and-barratt-taylor-wimpey-and-tw-fields-re-st7-16-may-22-incl-appendix-a



ST7's Housing Trajectory

- 4. To help better understand the potential impact of infrastructure delivery on the viability cashflow, the following phasing based on the Council's trajectory and/or, where relevant, the statements of common ground for ST7 have been tested:
 - Period 1 (Pre-submission stage) January 2022 to December 2022: No costs assumed.
 - Period 2 (Post-submission stage) January 2023 to December 2023: Land payments, land purchaser costs and Stamp Duty Land Tax are phased into the cashflow as a straight line monthly payment over 12 months.
 - Period 3 (Post-submission stage) January 2024 to June 2025: Site opening up costs, site abnormals and the following transport items are phased into the cashflow as straight line monthly payments over 18 months:
 - Provision of junctions to Murton Way and Stockton Lane at a total cost of £2,000,000 (£2,367 per unit); and
 - Bus enhancement at a total cost of £500,000 (£592 per unit).
 - Period 4 (Build period) January 2026 to December 2033: Build costs, Externals, Professional Fees, Biodiversity Net Gain, Electric Vehicle Charging Points, Policy GI2a (Stenshall SAC), Policy H15 (Gypsy & Traveller Provision) and Climate change policies (CC1, CC2 & CC3) are phased over 96 months (8 years) in accordance with the trajectory in Appendix A of the Statement of Common Ground with the developer, which is also copied in Appendix A1 of this document.
 - Period 5: (Sales period) June 2026 to May 2034: Sales Values and marketing costs follow the same timeframes and phasing as for the build costs (as shown in Appendix A1 of this document) with a 6 month lag between when a property is built and when it is sold.
 - Period 6: (Developer contributions) January 2023 to June 2028: Beyond the transport infrastructure costs noted in Period 3, it is unknown when the remainder of the s106 requests are likely to be required. It is, however, thought that there may be a greater degree of cost phasing than the other s106 items. Therefore, the remaining s106 figure of £13,541,240 (£16,025) is phased as a straight line across the first half of the development period.
 - June 2034: Profit is accounted for at the end of the development, as previously tested in the CD018.
- 5. It should also be noted that all the strategic sites, including ST7, are tested with lower quartile build costs. This was tested in the previous work and has since been agreed with the site promoters that this would reflect the likelihood of the site developers being national and large volume housebuilders, who are able to achieve economies of scale in their costs.



Viability Testing Results

- 6. Based on the noted changes to the viability testing assumptions, this section reviews the viability results to identify and assess the risk to the future delivery of strategic site ST7 in meeting the full emerging Local Plan policies requirements.
- 7. The result is summarised by using a RAG 'traffic light' system, as follows:
 - Green means that the development is viable with financial headroom that could be used for further planning gain;
 - Amber is marginal in that they fall within a 20% range (i.e., 10% above or below) around the benchmark land value; and
 - Red means that a viable position may not be reached if required to be policy compliant and all other assumptions such as land value remain unchanged.
- 8. Site ST7's viability result at full policy requirements is shown in **Table 1**, with the full development appraisal included in **Appendix A2**.
- 9. Under the proposed site trajectory and the phasing of infrastructure funding, the viability appraisal results show that site ST7 would be viable and therefore it is a deliverable site. However, the available financial headroom would be less than when compared with the previous testing result in CD018, as updated in Matter 6 Document HS/P2/M6/IR/1b App 2.

Table 1 CYC Local Plan viability result at full policy, plus headroom per dwelling

Tubic 1	able 1 ere 20carrian viability result at rail policy, plas flead com per awening						
ID	Typology	Viability and headroom per dwg					
36a	SS9 Land East of Metcalf Lane (ST7)	£7,142					

Conclusions

10. Based on the revisions and revised viability findings in this technical note, we would conclude the strategic site ST7 would be able to meet the full policy requirements and identified developer contributions in the emerging Local Plan. As such, it should not require any flexibility in the policy ask to avoid undermining its delivery or the delivery of the emerging CYC local plan.



Appendix A1

ST7 Agreed Housing Trajectory



Site Ref. ST7 - Agreed Housing Trajectory

Current Local Plan Allocation

Total	2021/2	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
845	0	0	0	0	50	90	120	120	120	120	120	105
Cumulative	0	0	0	0	50	140	260	380	500	620	740	845



Appendix A2

DVA for strategic site SS9 Land East of Metcalf Lane (ST7) under full cumulative Local Plan policies



Gross				TO CAMP AND ADDRESS.		PAIR CIBARANTA	TRANSPORT	I
Gross	istof Metra E Lene (SVA1	845 Units		TE CHNICAL CHECKS Sqrt/hit	2,974	DVA SUMMARY: RLV £16,902,816	TIMING	Pariod 1 (Pre-Sub)
	34.50	Private Affordable		Dwgy/ha	35	BLV £10,867,500		Period 2 (Post-Sub)
Net	24.15 Nr of units	992 254		Units/pa	211	Viable? Yes		Period 3 (Post-Dertermin
Land type:	Greenfield	Intermediate 51 Afordable rent 101		AHrate GDV=Total costs	30.0%	Headroom #5,035,316 Headroom per net ly £249,910		Period 4 (Build Period)
LV descripti	orStra tegic Site	Affordable rent 101 Social rent 101		Profit/total GDV	17.6%	Headroom per fluid E245,532 Headroom per dwg E7,142		
		First Homes -	١ '			Headroom pum Bip £79	1	
						Headroom pam OL li £111	Start Finish	Months(m)
1.0	Site Acquisition					4 15 000 015	100000000000000000000000000000000000000	000000000000000
1.1	Net site value (residual landvalue) Stamp Duty Land Tax	Category:	6	1		£ 16,902,816 £0	Jan-23 Dec-23 Jan-23 Dec-23	11 11
						£834,641	Jan-23 Dep-23	11
1.3	Purchaser costs		1.80%	on land costs		£304,251	Jan-23 Dep-23	11
2.0	Total Site Acquisition Costs Developer's Profit					£18,041,708		Series
2.1	Private units		20.0%	on OM GDV		£38,412,256	May-34 Jun-34	1
2.3	Affordable units		6%	on AH transfer value	s.	£2,327,733	May-34 Jun-34	1
2.0	Total Developer's Profit					£40,73 9,989		
3.0 3.1	Development Value Private units	Nrof units	Size som	Total som	fpsm	Total Value		
3.1.2	2 bed house	289.84	74.5	21,593	£3,750	£80,972,653	Jun-26 May-34	95
3.13	3 bed house	236.60	93.0	22,004	£3,750	£82,514,250	Jun-26 Miy-34	95
3.14	4) bedhouse	65.07 501.5	117.1	7,620 51,216	£3,750	£28,574,379	Jun-26 May-34	95
3.2	Social rent.	Nrofunits	Size sgm		fgsm	Total Value		
3.2.2	2 bed house	74.02	74.5	5,515	£1,500	£8,271,959	Jun-26 May-34	95
3.23	3 bed house	23.32	98.0	2,160	£1,500	£3,253,419	Jun-26 May-34	95
3.2.4	4) bedhouse	4.06 101.4	117.1	475 8.159	£1,500	£712,504	Jun-26 May-34	95
3.3	Affordable rent.	Nrofunits	Size sqm		fpsm	Total Value		
3.3.2	2 bed house	74.02	74.5	5,515	£1,875	£10,330,948	Jun-26 May-34	95
3.33	3 bed house	23.32	93.0	2,160	£1,875	£4,066,774	Jun-26 May-34	95
3.3.4	4) brdhouse	4.06 101.4	117.1	475 8,150	£1,875	£890,630	Jun-26 May-34	95
3.4	Intermediate	Nrofunits	Size sqm		fpsm	Total Value	L	
3.4.2	2 bed house	30.93		2,304	12,625	66,048,161	Jun-26 May-34	95
3.4.3 3.4.4	3 bed house 4) bedhouse	13.60 6.08	98.0 117.1	1,273 713	£2,625 £2,625	£3,341,827 £1,870,323	Jun-26 May-34 Jun-26 May-34	95 95
	41 Grandali	50.7	11/1	4,290	14,425	11,070,323	202 202 HHP-34	
3.5	First Homes	Nrofunits			fpsm	Total Value		
3.5.2 3.5.3	2 bed house	0.00		-	62,625	£0	Jun-26 May-34	95 95
3.5.3	3 bed house 4) bedhouse	0.00			£2,625 £2,625	£0 £0	Jun-26 May-34 Jun-26 May-34	95
		-			12,123		22 22 134754	
	Gross Development Value					£ 230,85 6,827		
4.0	Development Costs Salas Cost							
4.1.1	Private units		3.00%	on OM GDV		£5,761,838	Jun-26 May-34	95
4.1.3	Affordable units		£500	af fordable housing		£ 126,750	Jun-26 May-34	95
4.2	Total Sales Costs Build Costs					£5,888,588		
4.2.1	Private units	Nrofunits	Size sgm	Total som	fpsm	Total Cost		
4.2.1.2	2 bed house	289.84	74.5	21,593	£1,130	£24,399,750	Jan-25 Dep-33	95
4.2.1.3	3 bed house	236.60 65.07	98.0	22,004 7.620	£1,130	£24,864,294	Jan-26 Dep-33	95
4.2.1.4	4) bedhouse	502	117.1	51,216	f1,130	£8,610,413	Jan- 26 Dep- 33	95
4.2.2	Affordable units							1
4.2.2.2		Nrofunits	Size sgm		fpsm	Total Cost		
	2 bed house	178.97	74.5	13,333	f1,130	£15,066,674	Jan-26 Dep-33	95
4.223	2 bed house 3 bed house	178.97 60.33	74.5 93.0	13,333 5,611	f1,130 f1,130	£ 15,066,674 £6,340,305	Jan-26 Dep-33	95
4.223 4.224	2 bed house	178.97	74.5 93.0	13,333	f1,130	£15,066,674		
4.224	2 bed house 3 bed house 4+ bed house	178.97 60.33 14.20 254 Number of units	74.5 93.0 117.1 a per genege (sqrr)	13,333 5,611 1,663 20,607 Total (sept)	f1,130 f1,130 f1,130 fpsm	£ 15,066,674 £6,340,255 £1,878,636 Total Cost	Jan-26 Dep-33 Jan-26 Dep-33	95 95
	2 bed house 3 bed house 4+ bed house Garages	178.97 60.33 14.254 Number of units 235.654	74.5 98.0 117.1	13,333 5,611 1,663 20,607	f1,130 f1,130 f1,130	£ 15,066,634 £6,340,325 £1,878,636 Total Cost £2,120,882	Jan-26 Dep-33	95
4.224	2 bed house 3 bed house 4+ bed house	178.97 60.33 14.20 254 Number of units	74.5 93.0 117.1 a per genege (sqrr)	13,333 5,611 1,663 20,607 Total (sept)	f1,130 f1,130 f1,130 fpsm	£ 15,066,674 £6,340,255 £1,878,636 Total Cost	Jan-26 Dep-33 Jan-26 Dep-33	95 95
4.224 4.23 4.3 4.311	2 bed house 3 bed house 4+ bedhouse Garagos Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs	178.97 60.33 14.254 Number of units 235.654	74.5 93.0 117.1 ir per gerage (sqm) 18	13, 333 5,611 1,663 20,607 Total (xqm) 4,242	£1,130 £1,130 £1,130 £500 cost for houses	£ 15,066,634 £6,340,325 £1,878,636 Total Cost £2,120,882	Jan-26 Dep-33 Jan-26 Dep-33	95 95 95
4.224 4.23 4.3 4.311 4.312	2 bed house 3 bed house 4+ bedhouse Garages Total Build Coats Externals (for houses) Externals (for flats)	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 93.0 117.1 a per garage (sqm) 18	13, 333 5,611 1,663 20,607 To lat (signi) 4,242 and na-over on build o	£1,130 £1,130 £1,130 £500 cost for houses	£ 15,066,634 fb,343,335 £1,878,636 T ot d Gne £2,120,882 BM,281,053 £8,328,105	Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33	95 95 95 95 95
4.224 4.23 4.3 4.3.1 4.3.12 4.3.2	2 bed house 3 bed house 4+ bedhouse Garages Total Build Costs Externals (for house) Externals (for house) Six a Dromals (for house) Six a bromals (for mass)	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 93.0 117.1 s per garage (sign) 18 10% 10%	13, 333 5,611 1,663 20,607 Total (sign) 4,242 act ra-over on build o act ra-over on build o per not ha	£1,130 £1,130 £1,130 £500 cast for houses	£ 15,066,634 £6,343,355 £1,878,636 Total Cust £2,120,832 £83,281,083 £8,328,105 £93,328,105	Jan-26 Dep-33 Jan-26 Dep-33 Jan-26 Dep-33 Jan-26 Dep-33 Jan-26 Dep-33 Jan-24 Jan-25	95 95 95 95 17
4.224 4.23 4.3 4.311 4.312	2 bed house 3 bed house 4+ bedhouse Garages Total Build Coats Externals (for houses) Externals (for flats)	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 93.0 117.1 a per garage (sqm) 18	13, 333 5,611 1,663 20,607 Total (sign) 4,242 act ra-over on build o act ra-over on build o per not ha	£1,130 £1,130 £1,130 £500 cast for houses	£ 15,066,634 fb,343,335 £1,878,636 T ot d Gne £2,120,882 BM,281,053 £8,328,105	Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33	95 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.33	2 bad house 3 bad house 4+ bad house 4+ bad house Garages Total Buik Coas Externals (for houses) Externals (for houses) Externals (for houses) Externals (for houses) Total Externals promotivation Costs Total External Plans	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 98.0 117.1 a per garraga (sepre) 18 10% 10% 40 421,900	13, 333 5,611 1,663 20,607 Total (sign) 4,242 act ra-over on build o act ra-over on build o per not ha	£1,130 £1,130 £1,130 £500 cast for houses	f 15,066,634 fn,341,356 f1,878,656 T ot al Cox f2,121,862 f83,281,083 f8,328,105 f18,328,105 f18,328,105	Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-26 Dec-33 Jan-27 Jan-27 Jan-24 Jan-25	95 95 95 95 95 17
4.224 4.23 4.3 4.3.11 4.3.12 4.3.2 4.3.3	2 bad house 3 bad house 4+ badhouse 4+ badhouse Garagios Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-over Construction Costs Extra-over Construction Costs Total Extra-Over Construction Costs Total Extra-Over Construction Costs overland ordal facts overland foots overland foots overland foots overland foots	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 93.0 117.1 s per garage (sign) 18 10% 10%	13, 333 5,611 1,663 20,607 Total (sign) 4,242 act ra-over on build o act ra-over on build o per not ha	£1,130 £1,130 £1,130 £500 cast for houses	£ 15,066,634 £6,343,255 £1,878,636 Total Cros. £2,120,882 £32,281,053 £8,328,105 £10 £10,348,550 £2,571,655	Jan- 26 Dec- 33 Jan- 24 Jan- 25 Jan- 24 Jan- 25 Jan- 24 Jan- 25	95 95 95 95 95 17
4.224 4.23 4.3 4.311 4.312 4.32 4.33 4.41	2 bed house 3 bed house 4+ bedhouse 4+ bedhouse Garages Total Build Costs Externals (for houses) Total Externals (for houses) Total Professional Fases	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 98.0 117.1 a per garraga (sepre) 18 10% 10% 40 421,900	13, 333 5,611 1,663 20,607 Total (sign) 4,242 act ra-over on build o act ra-over on build o per not ha	£1,130 £1,130 £1,130 £500 cast for houses	f 15,066,634 fn,341,356 f1,878,656 T ot al Cox f2,121,862 f83,281,083 f8,328,105 f18,328,105 f18,328,105	Jan- 26 Dec- 33 Jan- 24 Jan- 25 Jan- 24 Jan- 25 Jan- 24 Jan- 25	95 95 95 95 95 17
4.224 4.23 4.311 4.312 4.32 4.33	2 bad house 3 bad house 4+ badhouse 4+ badhouse Garagios Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-over Construction Costs Extra-over Construction Costs Total Extra-Over Construction Costs Total Extra-Over Construction Costs overland ordal facts overland foots overland foots overland foots overland foots	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 98.0 117.1 a per garraga (sepre) 18 10% 10% 40 421,900	13,333 5,611 1,663 20,607 Total (sum) 4,242 tectna-over on baild of tectna-over on baild of per methal per unit	£1,130 £1,130 £1,130 £500 cast for houses	f 15,066,634 fits,342,135 f1,832,636 Total Cox f2,121,842 f33,281,053 f8,322,105 f1,322,105 f1,323,733 f2,323,733 f2,323,733	Jan- 26 Dec- 33 Jan- 24 Jan- 25 Jan- 24 Jan- 25 Jan- 24 Jan- 25	95 95 95 95 95 17
4.224 4.23 4.311 4.312 4.32 4.33 4.4 4.41	2 bad house 3 bad house 4+ badhouse Garages Total Build Cods Extra-Over Construction Costs Extra-Over Construction Costs Sit a abnormals for final. Sit a deporating costs Total Extra -Over Construction Costs Professional Final costs (and forth over Construction Costs) Total Extra Over Construction Costs Costs (and Final cos	178.97 60.33 14.20 254 Number of units 286.654 845	74.5 93.0 117.1 a per panaga (sum) 10% 10% £21,900	13,333 5,611 1,663 20,607 Total (sum) 4,242 tectna-over on baild of tectna-over on baild of per methal per unit	£1,130 £1,130 £1,130 £500 cast for houses	f 15,066,634 fits,342,135 f1,832,636 Total Cox f2,121,842 f33,281,053 f8,322,105 f1,322,105 f1,323,733 f2,323,733 f2,323,733	Jano 25 Dec 33 Jano 24 Jano 25 Jano 24 Jano 25 Jano 25 Dec 33 Jano 25 Dec 33	95 95 95 95 95 17 17
4.224 4.23 4.311 4.312 4.312 4.32 4.33 4.4 4.41	2 bad house 3 bad house 4+ bad house 4+ bad house 4- bad house Garages Total Basist Coass Extra-Over Construction Costs Extra-Over Construction Costs Site a brownish is mediation/demolid Sit or polyments in the state of the st	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 93.0 117.1 a per panapa (sum) 10% 10% £21,900	13,333 5,611 1,663 20,607 Total (sum) 4,242 tectna-over on build of tectna-over on build of per methal per unit	£1,130 £1,130 £1,130 £500 cast for houses	f 15,066,634 fn,341,256 f1,878,656 Total Cox f2,121,862 f83,281,053 f83,281,053 f83,281,053 f83,281,735 f1,328,733 f2,328,733 f2,328,733 f3,664,366	Jans 26 Dep 33 Jans 24 Jans 25 Jans 26 Dep 33 Jans 26 Dep 33	95 95 95 95 17 17
4.224 4.23 4.311 4.312 4.32 4.33 4.4 4.41	2 bad house 3 bad house 4+ badhouse Garages Total Build Cods Extra-Over Construction Costs Extra-Over Construction Costs Sit a abnormals for final. Sit a deporating costs Total Extra -Over Construction Costs Professional Final costs (and forth over Construction Costs) Total Extra Over Construction Costs Costs (and Final cos	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 99.0 117.1 a per garage (sum) 18 10% 10% 21,900 8%	13,333 5,611 1,663 20,607 Total (sum) 4,242 lectra-over on bailt of contra-over on bailt of contra-ove	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 f6,343,355 f1,878,636 Total Crea f2,120,882 f8,328,105 f8,328,105 f1,328,251 f1,328,733 f1,328,733 f2,328,733 f3,428,733	Jano 25 Dec 33 Jano 24 Jano 25 Jano 24 Jano 25 Jano 25 Dec 33 Jano 25 Dec 33	95 95 95 95 95 17 17
4.224 4.23 4.3 4.311 4.312 4.32 4.33 4.41 4.41 4.5 4.41 4.621 4.622 4.632	2 bed house 3 bed house 4+ bedhouse 4+ bedhouse Garages Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Total Extra-Over Construction Costs Prof second Fase overlaid total facts outer rails Total Conting ency owh. Ald total facts outer rails Total Conting ency Other Plenning Objects S105 (All other s105 requirements out S105 (Far export infrastructure) Buctiric Che ging points	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 99.0 117.1 1 2 per panapa (sum) 18 10% 10% 10% 20,500 8% 4% 15,600 20,500 12,900	13,333 5,611 1,663 20,607 Tobic (sqm) Tobic (sqm) 4,242 extra-over on build in porrunth porrunth porrunt porrunt porrunt porrunt (100% of he	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 f6,324,135 f1,874,636 Total Coss f2,121,882 f8,328,105 f8,328,105 f8,328,105 f1,328,235 f1,328,235 f1,328,235 f1,328,235 f1,328,733 f1,328,733 f1,328,733 f1,328,336 f1,324,340	Jano 25 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 27 Dec 33 Jano 28 Dec 34 Jano 28 Dec 34 Jano 28 Dec 34 Jano 28 Dec 38	95 95 95 95 97 17 17 95
4.224 4.23 4.311 4.312 4.32 4.33 4.41 4.41 4.5 4.621 4.622 4.63 4.651	2 bad house 3 bad house 4+ badhouse 4+ badhouse Garagios Total Build Coats Externals (for houses) Externals (for fluts) Sit a brownals it immediation/damedit Sit or brownals it mediation/damedit Sit or brownals it immediation/damedit Sit or brownals fluts Total Professional Fluts Continguency Chier Planning Obligations S106 (All other is 106 requirements one S106 (Far export imminished une) Hectric cherging points Policy (GLA Starshall SAC	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 93.0 117.1 a per gamaja (sum) 18 10% 10% 10% 21,930 8% 4% 4% £16,025 £2,939 £396 £10,000	13,333 5,611 1,663 20,607 Total (sum 4,242 extine-over on build operant happer unit.	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 f6,343,255 f1,878,636 Total Crea f2,120,832 f8,328,105 f8,328,105 f1,328,235 f1,328,733 f7,328,733 f7,328,733 f1,354,340 f1,554,346 f1,554,3	Jan- 26 Dec- 33 Jan- 27 Jan- 26 Dec- 33 Jan- 26 Dec- 33 Jan- 27 Jan- 26 Dec- 33 Jan- 28 Dec- 34 Jan- 28 Dec- 3	95 95 95 95 95 17 17 17 95 95
4.224 4.23 4.3 4.311 4.312 4.32 4.33 4.41 4.41 4.5 4.41 4.621 4.622 4.632	2 bad house 3 bad house 4+ bad house 4+ bad house 4+ bad house Garages Total Build Coas Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Total Extra-Over Construction Costs Professional Pleas confined Costs (acts of the Cost of the Costs Total Professional Pleas Contingency code.add costs (acts of the Cost of the Total Costs (acts of the Cost of the Total Costs (acts of th	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 99.0 117.1 a per panaga (sum) 18 10% 10% 10% 621,900 8% 4% 616,005 62,999 6300 6500	13,333 5,611 1,663 20,607 Total (sept) 4,242 textra-over on baild of textra-over on baild of per net ha per unit per unit per unit per unit (100% of he SAC per house SAC per house	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 fn,341,255 f1,878,656 Total Cox f2,121,862 f83,281,083 f83,281,083 f83,281,083 f83,281,083 f1,343,550 f2,541,643 f2,543,643 f3,664,366 f13,541,440 f1	Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 24 Jano 25 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 28 Jano 28 Jano 28 Dec 33 Jano 28 Jano 28 Jano 28 Dec 33 Jano 28 Dec 38 Jan	95 95 95 95 97 17 17 95
4.224 4.23 4.311 4.312 4.312 4.32 4.33 4.41 4.41 4.621 4.621 4.621 4.622 4.63 4.652	2 bad house 3 bad house 4+ badhouse 4+ badhouse Garagios Total Build Coats Externals (for houses) Externals (for fluts) Sit a brownals it immediation/damedit Sit or brownals it mediation/damedit Sit or brownals it immediation/damedit Sit or brownals fluts Total Professional Fluts Continguency Chier Planning Obligations S106 (All other is 106 requirements one S106 (Far export imminished une) Hectric cherging points Policy (GLA Starshall SAC	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 99.0 117.1 1 per gamaja (sqm² 18 10% 10% 10% 40% 40% 40% 40% 40% 40% 40% 40% 40% 4	13,333 5,611 1,663 20,607 Total (septi) 4,242 extina-over on build of corina-over on build of por rank por unit. por unit por unit 5,400 por float por por house 5,400 por float por por house	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 f6,343,255 f1,878,636 Total Crea f2,120,832 f8,328,105 f8,328,105 f1,328,235 f1,328,733 f7,328,733 f7,328,733 f1,354,340 f1,554,346 f1,554,3	Jan- 26 Dec- 33 Jan- 27 Jan- 26 Dec- 33 Jan- 26 Dec- 33 Jan- 27 Jan- 26 Dec- 33 Jan- 28 Dec- 34 Jan- 28 Dec- 3	95 95 95 95 95 17 17 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.33 4.41 4.5 4.621 4.621 4.622 4.63 4.652 4.66 4.672	2 bed house 3 bed house 3 bed house 4+ bedhouse 4+ bedhouse Garages Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-over Construction Costs Total Extra-Over Construction Costs Prof sectional Fiscs costs all douts facts outer rails Total Professional Fiscs Contingency costs facts outer rails Total Conting ency Cother Planning Obligations \$106 (All other slide inquirements out \$106 (All other slide inquirements out \$105 (Fiscapor Liminatural ure) Bectric charging points Policy Gibb Stamball SAC Policy Fiscapor I Traveller situs Policy Col., CC2 & CC3 Policy Col., CC2 & CC3	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 92.0 117.1 1 per panapa (sum) 18 10% 10% 10% 21,900 8% 4% 4% 4% 616,005 63,000 65,000 65,000	13,333 5,611 1,663 20,607 Total (sept) 4,242 test ra-over on build is est ra-over on build is est ra-over on build is per unit per unit per unit (100% of he SAC per flat per pictus per pictus per pictus per pictus per pictus per pictus	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 fit,342,135 f1,878,656 Total Cox f2,121,862 f83,281,053 f83,281,053 f83,281,053 f1,342,550 f2,321,635 f1,342,550 f2,571,655 f1,564,366 f1,564	Jan- 25 Dec- 33 Jan- 26 Dec- 33 Jan- 26 Dec- 33 Jan- 26 Dec- 33 Jan- 26 Dec- 33 Jan- 27 Jan- 24 Jan- 25 Dec- 33 Jan- 28 Dec- 33 Jan- 28 Dec- 33 Jan- 28 Jan- 28 Jan- 29 Dec- 33 Jan- 25 Dec- 30 Jan- 25 Dec- 3	95 95 95 95 97 17 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.32 4.33 4.41 4.5 4.621 4.622 4.651 4.652 4.651 4.652 4.661	2 bed house 3 bed house 4+ bedhouse 4+ bedhouse Garages Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Total Extra-Over Construction Costs Total Extra-Over Construction Costs Prod resizent Face contributed fortal fact externals Total Professional Face Contingency outshald doubt fact externals Total Contingency Other Plenning Olding ations \$105 (All other sl 05 requirements one \$105 (Tarage of terminatured une) Buchin Charging points Policy GIZa Stemshall SAC Policy GIZa Stemshall SAC Policy GIZa Stemshall SAC Policy CIZ SCCS Policy CIZ SCCS CCS Policy CIZ Stocker sity Net Gain	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 92.0 117.1 1 per panapa (sum) 18 10% 10% 10% 21,900 8% 4% 4% 4% 616,005 63,000 65,000 65,000	13,333 5,611 1,663 20,607 Total (septi) 4,242 extina-over on build of corina-over on build of por rank por unit. por unit por unit 5,400 por float por por house 5,400 por float por por house	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	£ 15,066,634 £6,342,355 £1,876,656 Total Cross £2,120,862 £3,281,053 £6,328,105 £1,328,733 £7,328,733 £7,328,733 £7,328,733 £3,654,366 £13,541,240 £2,500,000 £100 £1845,000 £5,402,500 £101 £1850,000 £101 £1850,000 £101 £1850,000 £101 £1850,000 £101 £1850,000 £101 £1850,000 £101 £1850,000	Jano 25 Dec 33 Jano 26 Dec 30 Jano 26 Dec 30	95 95 95 95 95 95 95 95 95 95 95 95 95 9
4.224 4.23 4.311 4.312 4.32 4.33 4.41 4.5 4.621 4.621 4.622 4.63 4.652 4.66 4.672	2 bed house 3 bed house 3 bed house 4+ bedhouse 4+ bedhouse Garages Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-over Construction Costs Total Extra-Over Construction Costs Prof sectional Fiscs costs all douts facts outer rails Total Professional Fiscs Contingency costs facts outer rails Total Conting ency Cother Planning Obligations \$106 (All other slide inquirements out \$106 (All other slide inquirements out \$105 (Fiscapor Liminatural ure) Bectric charging points Policy Gibb Stamball SAC Policy Fiscapor I Traveller situs Policy Col., CC2 & CC3 Policy Col., CC2 & CC3	178.99 60.33 14.20 254 Number of units. 256.654 845	74.5 92.0 117.1 1 per panapa (sum) 18 10% 10% 10% 21,900 8% 4% 4% 4% 616,005 63,000 65,000 65,000	13,333 5,611 1,663 20,607 Total (sept) 4,242 test ra-over on build is est ra-over on build is est ra-over on build is per unit per unit per unit (100% of he SAC per flat per pictus per pictus per pictus per pictus per pictus per pictus	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 fit,342,135 f1,878,656 Total Cox f2,121,862 f83,281,053 f83,281,053 f83,281,053 f1,342,550 f2,321,635 f1,342,550 f2,571,655 f1,564,366 f1,564	Jan- 25 Dec- 33 Jan- 26 Dec- 33 Jan- 26 Dec- 33 Jan- 26 Dec- 33 Jan- 24 Jan- 25 Jan- 24 Jan- 25 Jan- 25 Dec- 33 Jan- 26 Dec- 33	95 95 95 95 97 17 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.33 4.41 5.5 4.41 4.621 4.622 4.63 4.651 4.652 4.671 4.672 4.68	2 bad house 3 bad house 4 bad house 4 bad house 4 bad house Garages Total Buik Coas Extra-Over Construction Costs Frof second Fass own-Add costs (act other rads) Total Extra-Over Construction Costs Frof second Fass Contingency own-Add costs (act other rads) Total Costs (act other rads) Extra Costs Extr	178.99 60.33 14.20 254 Number of units. 225.654 845	74.5 92.0 117.1 1 per panapa (sum) 18 10% 10% 10% 21,900 8% 4% 4% 4% 616,005 63,000 65,000 65,000	13,333 5,611 1,663 20,607 Total (sept) 4,242 test ra-over on build is est ra-over on build is est ra-over on build is per unit per unit per unit (100% of he SAC per flat per pictus per pictus per pictus per pictus per pictus per pictus	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 fn,341,375 f1,876,636 T st.d (no. f2,12),882 f2,123,882 f8,281,083 f8,281,083 f8,281,083 f7,328,733 f7,328,733 f1,564,366 f13,541,240 f13,541,240 f13,643,366 f14,043,441 f14,000,000 f14,000,000 f15,000,000 f15,000 f15	Jano 25 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 27 Dec 33 Jano 28 Dec 33 Jano 28 Dec 33 Jano 29 Jano 20 Jano 20 Jano 20 Jano 20 Jano 30 Jano 20 Dec 33	95 95 95 95 97 17 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.32 4.4.1 4.4.1 4.6.2 4.6.2 4.6.3 4.6.2 4.6.3 4.6.7	2 bad house 3 bad house 4 bad house 4 bad house 4 bad house Garages Total Buik Coas Extra - Over Construction Costs Fool Extra - Over Construction Costs Professional Fees Contingency order - Over Construction Costs Fool Extra - Over Construction Costs StD6 (In report infrastructure) Buctic Charge - Over -	178.97 60.33 14.20 254 Number of units 255.654 845 ion)	74.5 92.0 117.1 1 per panapa (sum) 18 10% 10% 10% 21,900 8% 4% 4% 4% 616,005 63,000 65,000 65,000	13,333 5,611 1,663 20,607 Total (sept) 4,242 test ra-over on build is est ra-over on build is est ra-over on build is per unit per unit per unit (100% of he SAC per flat per pictus per pictus per pictus per pictus per pictus per pictus	f1,130 f1,130 f1,130 fpam fS00 cost for houses cost for flats	f 15,066,634 fit,342,155 f1,878,656 Total Cost f2,121,862 f83,281,053 f83,281,	Jano 25 Dec 33 Jano 26 Dec 33	95 95 95 95 97 17 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.32 4.33 4.41 6.5 4.621 4.622 4.63 4.651 4.652 4.671 4.671 4.672 4.68 5.00 6.00	2 bad house 3 bad house 4+ bad house 4+ bad house 4+ bad house Total Build Coas Extra-Over Construction Coats Extra-Over Construction Coats Extra-Over Construction Coats Site a brownels if or modiation, (direction Site opening coats Total Extra-Over Construction Coats Proof recoming tools Total Extra-Over Construction Coats Total Extra-Over Construction Coats Contingency Contingency Contingency Contingency Control Face Site (Transport infinished une) Buchtic Charging points Site (All other slide requirements one Site (Transport infinished une) Buchtic Charging points Policy GIZa Stemshall SAC Policy GIZa Stem	178.97 60.33 14.20 254 Number of units 255.654 845 ion)	74.5 92.0 117.1 a per panapa (sum) 18 10% 10% 10% 21,900 88 48 48 616,005 61,000 61,500 61,500 61,212	13,333 5,611 1,663 20,607 Total (sept) 4,242 test ra-over on build is est ra-over on build is est ra-over on build is per unit per unit per unit (100% of he SAC per hissae SAC per flat per pictub per flat	f1,130 f1,130 f1,130 fpam f500 cost for houses cost for flats	f 15,066,634 f6,342,355 f1,876,656 Total Coss f2,120,862 f83,281,053 f8,328,105 f8,328,105 f18,343,550	Jano 25 Dec 33 Jano 26 Dec 33	95 95 95 95 95 97 17 17 95 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.312 4.32 4.32 4.41 4.52 4.62 4.62 4.65 4.65 4.65 4.67 4.67 4.67 4.67 4.67 4.67 4.68 5.0 6.0 7.0 8.0	2 bad house 3 bad house 4 bad house 4 bad house 4 bad house Garages Total Buik Coas Extra - Over Construction Costs Fool Extra - Over Construction Costs Professional Fees Contingency order - Over Construction Costs Fool Extra - Over Construction Costs StD6 (In report infrastructure) Buctic Charge - Over -	178.97 60.33 14.20 254 Number of units 255.654 845 ion)	74.5 93.0 117.1 1 per garage (sum) 18 10% 10% 10% 21,900 65,005 65,000 6	13,333 5,611 1,663 20,607 To be (semi- 4,242 testina-over on build is permethal	£1,130 £1,130 £1,130 fparm £500 cost for houses cost for flats	## 15,066,634 ## 15,056,634 ## 15,056,634 ## 15,056,634 ## 15,056,636 ## 15,056,636 ## 15,056,636 ## 15,056,636 ## 15,056,036 ##	Jano 25 Dec 33 Jano 26 Dec 33	95 95 95 95 97 17 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.33 4.41 4.41 4.621 4.622 4.63 4.652 4.672 4.672 4.672 4.68 5.0 6.0 7.0	2 bed house 3 bed house 3 bed house 4+ bedhouse 4+ bedhouse Garages Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-over Construction Costs Site a brownels is emediation, (direction Site opening costs Total Extra-Over Construction Costs Professional Face contribution in Face contributions Total Professional Face Contingency contributions SIDS (All other st DS requirements one SIDS (All other st DS requirements one SIDS (All other st DS requirements one SIDS (Cast Somehald SAC Policy GIZa Stanshall SAC Policy GIZ Biodevisity Net Gain Total Development GOSTS TOTAL PROJECT COSTS [EXCLUDING TOTAL INCOME - TOTAL COSTS [EXCLUDING	178.97 60.33 14.20 254 Number of units 255.654 845 ion)	74.5 93.0 117.1 1 per garage (sum) 18 10% 10% 10% 21,900 65,005 65,000 6	13,333 5,611 1,663 20,607 Total (sept) 4,242 test ra-over on build is est ra-over on build is est ra-over on build is per unit per unit per unit (100% of he SAC per hissae SAC per flat per pictub per flat	f1,130 f1,130 f1,130 fpam f500 cost for houses cost for flats	f 15,066,634 f6,342,355 f1,876,656 Total Coss f2,120,862 f83,281,053 f8,328,105 f8,328,105 f18,343,550	Jano 25 Dec 33 Jano 26 Dec 33	95 95 95 95 95 17 17 95 95 95 95 95 95 95 95 95 95 95 95 95
4.224 4.23 4.31 4.311 4.312 4.32 4.32 4.33 4.41 4.621 4.622 4.63 4.651 4.652 4.672 4.772 4.	2 bed house 3 bed house 3 bed house 4+ bedhouse 4+ bedhouse Garages Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-over Construction Costs Site a brownels is emediation, (direction Site opening costs Total Extra-Over Construction Costs Professional Face contribution in Face contributions Total Professional Face Contingency contributions SIDS (All other st DS requirements one SIDS (All other st DS requirements one SIDS (All other st DS requirements one SIDS (Cast Somehald SAC Policy GIZa Stanshall SAC Policy GIZ Biodevisity Net Gain Total Development GOSTS TOTAL PROJECT COSTS [EXCLUDING TOTAL INCOME - TOTAL COSTS [EXCLUDING	178.97 60.33 14.20 254 Number of units 255.654 845 ion)	74.5 93.0 117.1 1 per garage (sum) 18 10% 10% 10% 21,900 65,005 65,000 6	13,333 5,611 1,663 20,607 To be (semi- 4,242 testina-over on build is permethal	£1,130 £1,130 £1,130 fparm £500 cost for houses cost for flats	## 15,066,634 ## 15,056,634 ## 15,056,634 ## 15,056,634 ## 15,056,636 ## 15,056,636 ## 15,056,636 ## 15,056,636 ## 15,056,036 ##	Jano 25 Dec 33 Jano 26 Dec 33	95 95 95 95 95 97 95 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.32 4.33 4.41 4.5 4.621 4.622 4.63 4.63 4.672 4.672 4.68 5.0 6.0 7.0 8.1	2 bed house 3 bed house 4 bed house 4 bed house 4 bed house Garages Garages Garages Garages Got a - Over Construction Costs Externals (for houses) Site a brownes for mediation, (for motion Site opporing costs Total Professional Fiese Contingency order and forth forth outer rads) Total Professional Fiese Contingency Other Planning Obligations S106 (All other s105 requirements on S106 (All other s105 requirements) S106 (All other s106 requirements) S106 (All other s106 req	178.99 60.33 14.20 25.4 Number of units. 256.654 845 copt transport)	74.5 93.0 117.1 1 per garage (sum) 18 10% 10% 10% 21,900 65,005 65,000 6	13,333 5,611 1,663 20,607 To be (semi- 4,242 testina-over on build is permethal	£1,130 £1,130 £1,130 fparm £500 cost for houses cost for flats	f 15,066,634 fit,341,765 f1,878,656 f1,878,656 f1,878,656 f2,121,862 f2,121,862 f2,121,862 f2,121,862 f1,328,733 f2,328,733 f2,328,733 f2,464,366 f1,541,440 f1,564,366 f1,541,441 f1,564,366 f1,541,441 f1,564,366 f1,541,441 f1,541,441 f1,541,441 f1,541,441,466 f1,541,441 f1,5	Jano 25 Dec 33 Jano 26 Dec 33	95 95 95 95 95 17 17 95 95 95 95 95 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.312 4.32 4.33 4.41 4.5 4.621 4.622 4.63 4.621 4.622 4.63 4.652 4.666 4.672 4.68 5.0 6.0 7.0 8.1	2 bed house 3 bed house 4 bed house 4 bed house 4 bed house Garages Grand Constitution Costs Externals (for house) Find a constitution Costs Professional Fiese contingency code. Add costs (forth coternals) Total Professional Fiese Costingency code. Add costs (forth coternals) Total Contingency Chine Planning Obligations SIDE (for apport timfus broad une) Electric charging points Field Costs (Externals) SAC Policy (EL2 Sternals) Foliance TOTAL DEVELOPMENT COSTS Finance TOTAL PROJECT COSTS [INCLUDING) Finance TOTAL PROJECT COSTS [INCLUDING)	178.99 60.33 14.20 25.4 Number of units. 225.654 845 capt transport) intreest]	74.5 93.0 117.1 a per garage (sum) 18 10% 10% 10% 521,900 8% 4% 4% 4% 4% 4% 4% 4% 4% 4% 6.50%	13,333 5,611 1,663 20,607 Total (sept) 4,242 textra-over on baild of textra-ov	f1,130 f1	f 15,066,634 fn,341,356 f1,878,656 Total Coz f2,121,862 f33,281,053 f83,281,053 f83,281,053 f83,281,053 f1,341,550 f2,571,655 f1,541,440 f2,540,440 f1,541,440 f1,541,441,466 f1,541,441,441,441,441,441,	Jano 25 Dec 33 Jano 25 Dec 33 Jano 25 Dec 33 Jano 25 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 27 Jano 28 Jano 28 Dec 33	95 95 95 95 95 17 17 95 95 95 95 95 95 95 95 95 95 95 95 95
4.224 4.23 4.311 4.312 4.312 4.32 4.33 4.41 4.5 4.621 4.622 4.63 4.621 4.622 4.63 4.652 4.666 4.672 4.68 5.0 6.0 7.0 8.1	2 bad house 3 bad house 4+ badhouse 4+ badhouse Garages Total Build Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Extra-Over Construction Costs Total Extra-Over Construction Costs Prof second Fase ovelvald costs (acts over costs) Total Professional Fase ovelvald costs (acts over rask) Total Professional Fase Ovelvald costs (acts over rask) Total Costing ency Other Plenning Oblig ations S106 (Fare sport infrestructure) Buchic Chee ging points S106 (All other st.05 incuriorments occ S106 (Fare sport infrestructure) Buchic Chee ging points Defeny Giz Streshall SAC Policy Giz Streshall SAC P	178.99 60.33 14.20 25.4 Number of units. 225.654 845 capt transport) intreest]	74.5 92.0 117.1 1 per panapa (sum) 1 10% 1	13,333 5,611 1,663 20,607 Tobic (sqm) 4,242 lect ray-over on build in contractors on the contractors of building per unit. John Mark Contractors on mat costs on met costs on met costs	E1,130 £1	# 15,066,634 # 15,321,155 # 15,826,636 # 15,826,636 # 15,826,636 # 15,826,105 # 15,326,105 # 15,326,735 # 15,326,735 # 15,326,736 # 15,	Jano 25 Dec 33 Jano 25 Dec 33 Jano 25 Dec 33 Jano 25 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 26 Dec 33 Jano 27 Jano 28 Jano 28 Dec 33	95 95 95 95 95 17 17 95 95 95 95 95 95 95 95 95 95 95 95 95

