City of York CIL Viability Study Addendum Erratum – 20/12/23

Erratum

A modelling error in the testing of older persons accommodation for the City of York CIL Viability Study Addendum – November 2023 has been identified. The error relates to the misapplication of profit associated with the open market older persons' dwellings.

Following a correction of this error in the viability testing, the sections of the Addendum shown in this erratum are to be amended as shown by the tracked changes. The Appendix A1.6 of the Addendum is also to be replaced with the amended Appendix A1.6 in this erratum.

Older Person Accommodation Revised Viability Testing Results

- 25. Table A1.8 shows the viability results of the typology sites that were tested in the CIL Viability Study (2022) and were identified for a positive CIL rate. The revised results for these typologies based on the changes reported in this Addendum note are also shown in Table A1.8. The results show a reduced viability headroom, and consequently it is necessary to suggest changes to the proposed DCS.
- 26. Despite the changes in build costs, the sheltered/retirement accommodation on brownfield sites is shown to still have a headroom and would be able to still afford the proposed £100 psm CIL rate. This could possibly increase to around £135 with a minimum of a 25% buffer. However, viability of retirement accommodation on greenfield sites in the urban area are unviable, and in rural/village area there would likely be a small headroom of £15 psm, which would not be able to afford the proposed CIL rate. The impact of these results are likely to be minimal because this type of development is mostly likely to be on brownfield sites within half a mile from a town centre. The impact of the changes in build costs on the sheltered/retirement accommodation are shown to remove any headroom for CIL. The full appraisals for the retirement home sites are included in **Appendix A1.6** of this erratum.
- 27. The impact of the recent rises in build costs on all the extra-care accommodation shows that none of the brownfield site typologies would be viable in the current market and therefore they would not be able to afford the recommended CIL rate. It is therefore suggested that extra care accommodation is nil rated for CIL on both brownfield and greenfield sites.



			Headroom per CIL liable sqm				
ID	Туроlоду		CIL Viability Study 2022	Addenc	lum Sept 2023		
0P 3	60 unit Retirement home - Greenfield	Urban	£85	-£16	<u>-£386</u>		
0P 4	60 unit Retirement home - Brownfield	Urban	£266	£178	<u>-£177</u>		
0P 7	60 unit Retirement home - Greenfield	Village/Rural	£116	£15	<u>-£355</u>		
0P 8	60 unit Retirement home - Brownfield	Village/Rural	£293	£205	<u>-£150</u>		
0P 12	50 unit extra-care home - Brownfield	Urban	£139	-£13	<u>-£373</u>		

Table A1.8 Viability of older person accommodation in CYC and the CIL liable floorspace headroom

Conclusions

- 66. Based on the findings in this Addendum note, the following recommendations are provided for the Council to consider in supporting the changes to the emerging CIL draft charging schedule:
 - Strategic sites ST4, ST31 and ST33 to be set at either a reduced CIL rate of £50 psm or to apply the same zero CIL rate to these three strategic sites as currently proposed for the strategic sites ST7, ST8, ST9, ST14 and ST15, and addressing any external infrastructure funding through a section 106.
 - Sheltered/retirement accommodation should remain liable to CIL at the proposed rate of £100 psm of liable floorspace, or a higher rate of up to £135 psm. While sheltered/retirement accommodation on greenfield sites may be less viable, there are likely to be few such developments, and de incentivising such developments that are unable to afford the proposed CIL rate will not undermine the Local Plan's ambitions.
 - All <u>sheltered/retirement and</u> extra-care accommodation developments to be zero rated.
 - PBSA off campus to be charged a CIL rate of £150 psm and PBSA on campus is recommended to be zero rated.
 - Retail Convenience with up to 450 sqm gross internal area and Comparison retail built outside the City Centre boundary should be zero rated in line with all other retail uses.
 - All other proposed CIL rates in the DCS should remain the same.



Appendix A1.6

<u>Corrected</u> Updated DVAs of tested older persons accommodation typologies

60 unit Retirer	ment home - Greenf VA1	60 Units	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
		Private Affordable	Sqm/ha	7,200	RLV	-£800,432	
Gross	0.50 Nr of units	42 18	Dwgs/ha	120	BLV	£560,000	
Net Land type:	0.50 AH tenures: Greenfield	Intermediate 4 Affordable rent 7	Units/pa AH rate	55 30.0%	Viable? Headroom	No -£1,360,432	
LV description		Social rent 7	GDV=Total costs	-	Headroom per net ha	-£2,720,863	
		First Homes -	Profit/total GDV	17.5%	Headroom per dwg	-£22,674	
					Headroom psm	-£270	
1.0	Site Acquisition				Headroom psm CIL liable flsp	-£386	Start Finish
1.0 1.1	Net site value (residual land value)				ſ	-£800,432	Jan-24 Mar-25
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-24 Mar-25
						£0	Jan-24 Mar-25
1.3	Purchaser costs		1.80% on land costs			£0	Jan-24 Mar-25
	Total Site Acquisition Costs					-£800,432	
2.0	Developer's Profit		2.5% -= CDV		Г	6543 705	
2.1 2.2	Central overheads Private units	20%	3.5% on GDV Minus 16.5% o	on OM GDV	-	£512,795 £1,990,850	Jan-24 Jan-27 Dec-26 Jan-27
2.4	Affordable units	6%		on AH transfer values	-	£64,638	Dec-26 Jan-27
	Total Developer's Profit					£2,568,283	
3.0	Development Value						
3.1	Private units	Nr of units	Size sqm Total sqm	£psm	r	Total Value	
3.1.1	Retirement flats (NIA)	42.00	60.0 2,520	£4,788		£12,065,760	Nov-25 Dec-26
3.1.2	Extracare flats (NIA)	0.00 42.0	71.0 - 2,520	£5,058	L	£0	Nov-25 Dec-26
3.2	Social rent	42.0 Nr of units	Size sqm Total sqm	£psm		Total Value	
3.2.1	Retirement flats (NIA)	7.20	60.0 432	£1,915	ī	£827,366	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)	0.00	71.0 -	£2,023		£0	Nov-25 Dec-26
		7.2	432				
3.3	Affordable rent	Nr of units	Size sqm Total sqm	£psm	г	Total Value	
3.3.1	Retirement flats (NIA)	7.20	60.0 432	£2,394	-	£1,034,208	Nov-25 Dec-26 Nov-25 Dec-26
3.3.2	Extracare flats (NIA)	0.00	71.0 - 432	£2,529	L	£0	NOV-25 Dec-26
3.4	Intermediate	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.4.1	Retirement flats (NIA)	3.60	60.0 216	£3,352]	£723,946	Nov-25 Dec-26
3.4.2	Extracare flats (NIA)	0.00	71.0 -	£3,541		£0	Nov-25 Dec-26
		3.6	216				_
	Gross Development Value					£14,651,280	
4.0 4.1	Development Costs Sales Cost						
4.1.1	Private units		6.00% on OM GDV		٦	£723,946	Nov-25 Dec-26
4.1.3	Affordable units		£500 per affordable housir	ng	Ē	£9,000	Nov-25 Dec-26
	Total Sales Costs			-		£732,946	
4.2	Build Costs						
4.2.1	Private units	Nr of units	Size sqm Total sqm	£psm	Г	Total Cost	
4.2.1.1 4.2.1.2	Retirement flats (GIA) Extracare flats (GIA)	42	80.0 3,360 109.0 -	£1,668 £1,731	-	£5,604,480 £0	Apr-24 Jun-26
4.2.1.2	Extracare hats (GIA)	42	3,360	11,731	L	10	Api-24 Juli-20
4.2.2	Affordable units	Nr of units	Size sqm Total sqm	£psm		Total Cost	
4.2.2.1	Retirement flats (GIA)	18	80.0 1,440	£1,668		£2,401,920	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)	0	109.0 -	£1,731		£0	Apr-24 Jun-26
		18	1,440	_			
4.2.3	Garages	Nr of units 13	Size sqm Total sqm 18 234	£psm £500	Г	Total Cost £117,180	Apr-24 Jun-26
4.2.5	Total Build Costs	60	10 234	2500		£8,123,580	701 24 301 20
4.3	Extra-Over Construction Costs						
4.3.1.1	Externals (for houses)		10% extra-over on build co			£11,718	Apr-24 Jun-26
4.3.1.2	Externals (for flats)		10% extra-over on build co	ost for flats	-	£800,640	Apr-24 Jun-26
4.3.2	Site abnormals (remediation/demolition	n)	£0 per net ha £6,500 per unit		-	£0 £390.000	Jan-24 Mar-25 Jan-24 Mar-25
4.3.3	Site opening costs Total Extra-Over Construction Costs		£6,500 per unit			£1,202,358	Jall-24 Widl-25
4.4	Professional Fees					11,202,330	
4.4.1	Professional Fees		8% on build costs (incl: e	xternals)	[£714,875	Jan-24 Jun-26
	Total Professional Fees					£714,875	
4.5	Contingency				Г		4
4.5.1	Contingency		4% on build costs (incl: e	xternals)		£357,438	Jan-24 Jun-26
4.6	Total Contingency Other Planning Obligations					£357,438	
4.6.1.1	Cat 3 (A)		£0 per market house		1	£0	Apr-24 Jun-26
4.6.1.2	Cat 3 (A)		£0 per market flat		-	£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)		£0 per affordable house			£0	Apr-24 Jun-26
4.6.1.4	Cat 3 (B)		£0 per affordable flat		Ļ	£0	Apr-24 Jun-26
4.6.2	Electric charging points Policy CC1, CC2 & CC3		£1,000 per unit (100% of hou	uses; 50% of flats)		£30,000	Apr-24 Jun-26
4.6.3.1 4.6.3.2	Policy CC1, CC2 & CC3		£15,000 per house £9,000 per flat		-	£0 £540,000	Apr-24 Jun-26 Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net Gain		£1,212 per unit		Ē	£72,720	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000 SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC		£500 SAC per flat			£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch		-	£0	Apr-24 Jun-26
4.7.1	S106 Total Developer Contributions		£4,200 per unit			£252,000 £924,720	Jan-24 Mar-25
5.0	TOTAL DEVELOPMENT COSTS					£924,720 £12,055,916	+
6.0	TOTAL PROJECT COSTS [EXCLUDING IN	ITEREST]				£13,823,768	1
7.0	TOTAL INCOME - TOTAL COSTS [EXCLL					£827,512	1
8.0	Finance Costs						
			APR PCM				
8.1	Finance		7.75% 0.624% c	on net costs	l	-£827,512	1
							1
9.0	TOTAL PROJECT COSTS [INCLUDING IN	ITEREST]				£14,651,280	1
			of the appraisal is to assess the impact of	planning policies on -th	viability at a stratogic loval This-		ormal 'Pod Pook'
appidis	ar has been prepared in time with the Kies		I Standards UK January 2022 valuation and			ipproison is not diff	Ned DOOK

60 unit Retirer	ment home - Brown VA1	60 Units	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
		Private Affordable	Sqm/ha	7,200	RLV	-£159,519	
Gross	0.50 Nr of units	48 12	Dwgs/ha	120	BLV	£560,000	
Net Land turner	0.50 AH tenures: Brownfield	Intermediate 2 Affordable rent 5	Units/pa AH rate	55 20.0%	Viable?	No -£719,519	
Land type: LV description		Social rent 5	GDV=Total costs	20.0%	Headroom Headroom per net ha	-£719,519 -£1,439,037	
LV description	orban	First Homes -	Profit/total GDV	18.4%	Headroom per dwg	-£11,992	
					Headroom psm	-£142	-
					Headroom psm CIL liable flsp	-£177	Start Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)					-£159,519	Jan-24 Mar-25
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-24 Mar-25
			1.00		-	£0	Jan-24 Mar-25
1.3	Purchaser costs Total Site Acquisition Costs		1.80% on land costs			£0 -£159,519	Jan-24 Mar-25
2.0	Developer's Profit					-1135,315	
2.1	Central overheads		3.5% on GDV		Γ	£542,959	Jan-24 Jan-27
2.2	Private units	20%	Minus 16.5% on	OM GDV		£2,275,258	Dec-26 Jan-27
2.4	Affordable units	6%	overheads 2.5% on	AH transfer values		£43,092	Dec-26 Jan-27
	Total Developer's Profit					£2,861,309	
3.0	Development Value						
3.1	Private units	Nr of units	Size sqm Total sqm	£psm	г	Total Value	
3.1.1	Retirement flats (NIA)	48.00	60.0 2,880	£4,788	-	£13,789,440	Nov-25 Dec-26
3.1.2	Extracare flats (NIA)	0.00 48.0	71.0 - 2,880	£5,058	L	£0	Nov-25 Dec-26
3.2	Social rent	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.2.1	Retirement flats (NIA)	4.80	60.0 288	£1,915	Ī	£551,578	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)	0.00	71.0 -	£2,023		£0	Nov-25 Dec-26
		4.8	288		-		
3.3	Affordable rent	Nr of units	Size sqm Total sqm	£psm	-	Total Value	
3.3.1	Retirement flats (NIA)	4.80	60.0 288	£2,394		£689,472	Nov-25 Dec-26
3.3.2	Extracare flats (NIA)	0.00	71.0 -	£2,529		£0	Nov-25 Dec-26
	1	4.8	288	6		Total Value	
3.4 3.4.1	Intermediate Retirement flats (NIA)	Nr of units 2.40	Size sqm Total sqm 60.0 144	£psm £3,352	Г	£482,630	Nov-25 Dec-26
3.4.2	Extracare flats (NIA)	0.00	71.0 -	£3,541	-	£0	Nov-25 Dec-26
5. 112	Excludence hads (http:/	2.4	144	20,011	L	20	100 25 800 20
	Gross Development Value					£15,513,120	
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units		6.00% on OM GDV			£827,366	Nov-25 Dec-26
4.1.3	Affordable units		£500 per affordable housing			£6,000	Nov-25 Dec-26
4.2	Total Sales Costs Build Costs					£833,366	
4.2.1	Private units	Nr of units	Size sqm Total sqm	£psm		Total Cost	
4.2.1.1	Retirement flats (GIA)	48	80.0 3,840	£1,668	Γ	£6,405,120	Apr-24 Jun-26
4.2.1.2	Extracare flats (GIA)	0	109.0 -	£1,731		£0	Apr-24 Jun-26
		48	3,840		_		
4.2.2	Affordable units	Nr of units	Size sqm Total sqm	£psm	r	Total Cost	
4.2.2.1	Retirement flats (GIA)	12	80.0 960	£1,668	-	£1,601,280	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)	0	109.0 -	£1,731	L	£0	Apr-24 Jun-26
		12 Nr of units	960 Size sqm Total sqm	£psm		Total Cost	
4.2.3	Garages	15	18 268	£500	Г	£133,920	Apr-24 Jun-26
	Total Build Costs	60				£8,140,320	<u> </u>
4.3	Extra-Over Construction Costs						
4.3.1.1	Externals (for houses)		10% extra-over on build cos			£13,392	Apr-24 Jun-26
4.3.1.2	Externals (for flats)		10% extra-over on build cos	st for flats	-	£800,640	Apr-24 Jun-26
4.3.2	Site abnormals (remediation/demolition	n)	£400,000 per net ha		-	£200,000	Jan-24 Mar-25
4.3.3	Site opening costs		£0 per unit			0 <u>1</u>	Jan-24 Mar-25
4.4	Total Extra-Over Construction Costs Professional Fees					£1,014,032	
4.4.1	Professional Fees		8% on build costs (incl: ext	ernals)	Γ	£716,348	Jan-24 Jun-26
	Total Professional Fees			critais,		£716,348	3411 21 3411 20
4.5	Contingency						
4.5.1	Contingency		4% on build costs (incl: ext	ernals)		£358,174	Jan-24 Jun-26
	Total Contingency					£358,174	
4.6	Other Planning Obligations				F		
4.6.1.1	Cat 3 (A)		£0 per market house			£0	Apr-24 Jun-26
4.6.1.2	Cat 3 (A)		£0 per market flat			£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)		£0 per affordable house £0 per affordable flat		-	£0 £0	Apr-24 Jun-26 Apr-24 Jun-26
4.6.1.4 4.6.2	Cat 3 (B) Electric charging points		£1,000 per unit (100% of house	es: 50% of flats)	-	£30,000	Apr-24 Jun-26 Apr-24 Jun-26
4.6.3.1	Policy CC1, CC2 & CC3		£15,000 per house	cs, 50/0 of hats)	-	£0	Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3		£9,000 per flat		F	£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net Gain		£231 per unit			£13,860	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000 SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC		£500 SAC per flat			£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch		-	£0	Apr-24 Jun-26
4.7.1	S106		£4,200 per unit			£252,000	Jan-24 Mar-25
5.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS					£865,860 £11,928,101	1
6.0	TOTAL PROJECT COSTS [EXCLUDING IN	ITEREST]				£14,629,891	
7.0	TOTAL PROJECT COSTS [EXCLODING IN TOTAL INCOME - TOTAL COSTS [EXCLU					£883,229	1
8.0	Finance Costs						
			APR PCM				
8.1	Finance			net costs	Γ	-£883,229	
					-		
							+
9.0	TOTAL PROJECT COSTS [INCLUDING IN	IIEKESIJ				£15,513,120	<u>.</u> l
This appraise	al has been prepared in line with the RICS		of the appraisal is to assess the impact of pla			ppraisal is not a fo	rmal 'Red Book'
1		(RICS Valuation – Professiona	Standards UK January 2022 valuation and s	hould not be relied up	oon as such.		

60 unit Retirer	ment home - Greenf VA1	60 Units	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
		Private Affordable	Sqm/ha	7,200	RLV	-£800,432	
Gross	0.50 Nr of units	42 18	Dwgs/ha	120	BLV	£450,000	
Net Land type:	0.50 AH tenures: Greenfield	Intermediate 4 Affordable rent 7	Units/pa AH rate	55 30.0%	Viable? Headroom	No -£1,250,432	
LV description		Social rent 7	GDV=Total costs	-	Headroom per net ha	-£2,500,863	
		First Homes -	Profit/total GDV	17.5%	Headroom per dwg	-£20,841	
					Headroom psm	-£248	
1.0	Site Acquisition				Headroom psm CIL liable flsp	-£355	Start Finish
1.0 1.1	Net site value (residual land value)				ſ	-£800,432	Jan-24 Mar-25
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-24 Mar-25
						£0	Jan-24 Mar-25
1.3	Purchaser costs		1.80% on land costs			£0	Jan-24 Mar-25
	Total Site Acquisition Costs					-£800,432	
2.0	Developer's Profit		2.5% -= CDV		Г	6543 705	100.24 100.27
2.1 2.2	Central overheads Private units	20%	3.5% on GDV Minus 16.5% on		-	£512,795 £1,990,850	Jan-24 Jan-27 Dec-26 Jan-27
2.4	Affordable units	6%		AH transfer values	-	£64,638	Dec-26 Jan-27
	Total Developer's Profit					£2,568,283	
3.0	Development Value						
3.1	Private units	Nr of units	Size sqm Total sqm	£psm	r	Total Value	
3.1.1	Retirement flats (NIA)	42.00	60.0 2,520	£4,788		£12,065,760	Nov-25 Dec-26
3.1.2	Extracare flats (NIA)	0.00	71.0 - 2,520	£5,058	L	£0	Nov-25 Dec-26
3.2	Social rent	42.0 Nr of units	Size sqm Total sqm	£psm		Total Value	
3.2.1	Retirement flats (NIA)	7.20	60.0 432	£1,915	1	£827,366	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)	0.00	71.0 -	£2,023		£0	Nov-25 Dec-26
		7.2	432				
3.3	Affordable rent	Nr of units	Size sqm Total sqm	£psm	г	Total Value	
3.3.1 3.3.2	Retirement flats (NIA) Extracare flats (NIA)	7.20	60.0 432 71.0 -	£2,394 £2,529	-	£1,034,208 £0	Nov-25 Dec-26 Nov-25 Dec-26
3.3.2		7.2	432	12,325	L	10	100V-25 Dec-20
3.4	Intermediate	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.4.1	Retirement flats (NIA)	3.60	60.0 216	£3,352		£723,946	Nov-25 Dec-26
3.4.2	Extracare flats (NIA)	0.00	71.0 -	£3,541		£0	Nov-25 Dec-26
		3.6	216				
10	Gross Development Value					£14,651,280	
4.0 4.1	Development Costs Sales Cost						
4.1.1	Private units		6.00% on OM GDV		Γ	£723,946	Nov-25 Dec-26
4.1.3	Affordable units		£500 per affordable housing		-	£9,000	Nov-25 Dec-26
	Total Sales Costs					£732,946	
4.2	Build Costs						
4.2.1	Private units	Nr of units	Size sqm Total sqm	£psm	F	Total Cost	Ann 24 Iven 26
4.2.1.1 4.2.1.2	Retirement flats (GIA) Extracare flats (GIA)	42	80.0 3,360	£1,668 £1,731	-	£5,604,480 £0	Apr-24 Jun-26
7.2.1.2		42	3,360	1,751	L	10	Apr 24 Juli 20
4.2.2	Affordable units	Nr of units	Size sqm Total sqm	£psm		Total Cost	
4.2.2.1	Retirement flats (GIA)	18	80.0 1,440	£1,668		£2,401,920	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)	0	109.0 -	£1,731	L	£0	Apr-24 Jun-26
		18	1,440	6		Tatal Cast	
4.2.3	Garages	Nr of units 13	Size sqm Total sqm 18 234	£psm £500	Г	Total Cost £117,180	Apr-24 Jun-26
-	Total Build Costs	60				£8,123,580	
4.3	Extra-Over Construction Costs						
4.3.1.1	Externals (for houses)		10% extra-over on build cos			£11,718	Apr-24 Jun-26
4.3.1.2	Externals (for flats)		10% extra-over on build cos	t for flats	-	£800,640	Apr-24 Jun-26
4.3.2 4.3.3	Site abnormals (remediation/demolition Site opening costs	n)	£0 per net ha £6,500 per unit		-	£0 £390.000	Jan-24 Mar-25 Jan-24 Mar-25
4.5.5	Total Extra-Over Construction Costs		E0,500 per unit			£1,202,358	Juli 24 Mai 25
4.4	Professional Fees						
4.4.1	Professional Fees		8% on build costs (incl: exte	ernals)		£714,875	Jan-24 Jun-26
	Total Professional Fees					£714,875	
4.5	Contingency				Г		
4.5.1	Contingency Total Contingency		4% on build costs (incl: exte	ernals)		£357,438 £357,438	Jan-24 Jun-26
4.6	Other Planning Obligations					1337,438	
4.6.1.1	Cat 3 (A)		£0 per market house			£0	Apr-24 Jun-26
4.6.1.2	Cat 3 (A)		£0 per market flat			£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)		£0 per affordable house			£0	Apr-24 Jun-26
4.6.1.4	Cat 3 (B)		£0 per affordable flat		-	£0	Apr-24 Jun-26
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3		£1,000 per unit (100% of house £15,000 per house	es; 50% of flats)	-	£30,000 £0	Apr-24 Jun-26 Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3		£9,000 per flat		-	£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net Gain		£1,212 per unit		-	£72,720	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000 SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC		£500 SAC per flat		-	£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch			0 <u>1</u>	Apr-24 Jun-26
4.7.1	S106 Total Developer Contributions		£4,200 per unit			£252,000 £924,720	Jan-24 Mar-25
5.0	TOTAL DEVELOPMENT COSTS					£12,055,916	
6.0	TOTAL PROJECT COSTS [EXCLUDING IN	ITEREST]				£13,823,768	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLU					£827,512	1
8.0	Finance Costs						
	-	1	APR PCM		-	00555	
8.1	Finance		7.75% 0.624% on	net costs		-£827,512	
9.0	TOTAL PROJECT COSTS [INCLUDING IN	ITEREST]				£14,651,280	1
This annrais	al has been prepared in line with the RICS	valuation guidance The nurpose	of the appraisal is to assess the impact of pla	anning policies on site	viability at a strategic level. This	appraisal is not a fo	ormal 'Red Book'
			I Standards UK January 2022 valuation and sh				

60 unit Retire	ment home - Brown VA1	60 Units	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
		Private Affordable	Sqm/ha	7,200	RLV	-£159,519	
Gross	0.50 Nr of units	48 12	Dwgs/ha	120	BLV	£450,000	
Net Land turner	0.50 AH tenures: Brownfield	Intermediate 2 Affordable rent 5	Units/pa AH rate	55 20.0%	Viable?	No -£609,519	
Land type: LV description		Social rent 5	GDV=Total costs	20.0%	Headroom Headroom per net ha	-£609,519 -£1,219,037	
LV description	Village/Kurul	First Homes -	Profit/total GDV	18.4%	Headroom per dwg	-£10,159	
					Headroom psm	-£120	
					Headroom psm CIL liable flsp	-£150	Start Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)					-£159,519	Jan-24 Mar-25
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-24 Mar-25
1.2	Purchaser costs		1.80% on land costs		-	£0 £0	Jan-24 Mar-25 Jan-24 Mar-25
1.3	Total Site Acquisition Costs		1.80% Off failu costs			-£159,519	Jd11-24 Wid1-25
2.0	Developer's Profit					2100,010	
2.1	Central overheads		3.5% on GDV		Γ	£542,959	Jan-24 Jan-27
2.2	Private units	20%	Minus 16.5% on	OM GDV		£2,275,258	Dec-26 Jan-27
2.4	Affordable units	6%	overheads 2.5% on	AH transfer values		£43,092	Dec-26 Jan-27
	Total Developer's Profit					£2,861,309	
3.0	Development Value					T + 11/1	
3.1	Private units Retirement flats (NIA)	Nr of units 48.00	Size sqm Total sqm 60.0 2,880	£psm £4,788	Г	Total Value £13,789,440	Nov-25 Dec-26
3.1.1 3.1.2	Extracare flats (NIA)	48.00	71.0 -	£5,058	-	£13,789,440 £0	Nov-25 Dec-26
5.1.2	Excludence hads (http:/	48.0	2,880	20,000	L	20	1101 25 800 20
3.2	Social rent	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.2.1	Retirement flats (NIA)	4.80	60.0 288	£1,915		£551,578	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)	0.00	71.0 -	£2,023		£0	Nov-25 Dec-26
		4.8	288			-	
3.3 3.3.1	Affordable rent Retirement flats (NIA)	Nr of units 4.80	Size sqm Total sqm 60.0 288	£psm £2,394	Г	Total Value £689,472	Nov-25 Dec-26
3.3.2	Extracare flats (NIA)	4.80	71.0 -	£2,529	-	£089,472 £0	Nov-25 Dec-26
5.5.2		4.8	288	12,525	L	10	100 25 Dec 20
3.4	Intermediate	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.4.1	Retirement flats (NIA)	2.40	60.0 144	£3,352		£482,630	Nov-25 Dec-26
3.4.2	Extracare flats (NIA)	0.00	71.0 -	£3,541		£0	Nov-25 Dec-26
		2.4	144				
	Gross Development Value					£15,513,120	
4.0 4.1	Development Costs Sales Cost						
4.1.1	Private units		6.00% on OM GDV		٦	£827,366	Nov-25 Dec-26
4.1.3	Affordable units		£500 per affordable housing		-	£6,000	Nov-25 Dec-26
	Total Sales Costs					£833,366	
4.2	Build Costs						
4.2.1	Private units	Nr of units	Size sqm Total sqm	£psm	F	Total Cost	
4.2.1.1	Retirement flats (GIA)	48	80.0 3,840	£1,668	-	£6,405,120	Apr-24 Jun-26
4.2.1.2	Extracare flats (GIA)	0 48	109.0 - 3,840	£1,731	L	£0	Apr-24 Jun-26
4.2.2	Affordable units	Nr of units	Size sqm Total sqm	£psm		Total Cost	
4.2.2.1	Retirement flats (GIA)	12	80.0 960	£1,668	Г	£1,601,280	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)	0	109.0 -	£1,731	-	£0	Apr-24 Jun-26
		12	960		E		
		Nr of units	Size sqm Total sqm	£psm	F	Total Cost	
4.2.3	Garages	15	18 268	£500		£133,920	Apr-24 Jun-26
4.3	Total Build Costs Extra-Over Construction Costs	60				£8,140,320	
4.3.1.1	Externals (for houses)		10% extra-over on build cos	st for houses	Γ	£13,392	Apr-24 Jun-26
4.3.1.2	Externals (for flats)		10% extra-over on build cos		-	£800,640	Apr-24 Jun-26
4.3.2	Site abnormals (remediation/demolition	n)	£400,000 per net ha			£200,000	Jan-24 Mar-25
4.3.3	Site opening costs		£0 per unit			£0	Jan-24 Mar-25
	Total Extra-Over Construction Costs					£1,014,032	
4.4	Professional Fees				Γ	£716,348	Jan-24 Jun-26
4.4.1	Professional Fees Total Professional Fees		8% on build costs (incl: ext	ernais)			Jan-24 Jun-26
4.5	Contingency					£716,348	
4.5.1	Contingency		4% on build costs (incl: ext	ernals)		£358,174	Jan-24 Jun-26
	Total Contingency					£358,174	
4.6	Other Planning Obligations						
4.6.1.1	Cat 3 (A)		£0 per market house			£0	Apr-24 Jun-26
4.6.1.2	Cat 3 (A)		£0 per market flat		-	£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)		£0 per affordable house £0 per affordable flat		-	£0 £0	Apr-24 Jun-26
4.6.1.4 4.6.2	Cat 3 (B) Electric charging points		£1,000 per unit (100% of house	es: 50% of flats)		£30,000	Apr-24 Jun-26 Apr-24 Jun-26
4.6.3.1	Policy CC1, CC2 & CC3		£15,000 per house	c3, 50% of flat3)	-	£0	Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3		£9,000 per flat			£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net Gain		£231 per unit			£13,860	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000 SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC		£500 SAC per flat		-	£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch		-	£0 £252,000	Apr-24 Jun-26 Jan-24 Mar-25
4.7.1	S106 Total Developer Contributions		£4,200 per unit			£252,000 £865,860	Jan-24 War-25
5.0	TOTAL DEVELOPMENT COSTS					£11,928,101	
6.0	TOTAL PROJECT COSTS [EXCLUDING IN	ITEREST]				£14,629,891	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLU					£883,229	
8.0	Finance Costs						
			APR PCM				
8.1	Finance		7.75% 0.624% on	net costs		-£883,229	
9.0	TOTAL PROJECT COSTS [INCLUDING IN	ITEREST]				£15,513,120	1
			of the approical is to second the second	apping g = li = i = · · ·	ujahilituata		small D-d D
i nis apprais	ar nas been prepared in line with the RICS		of the appraisal is to assess the impact of pla Standards UK January 2022 valuation and s			ириатзат із пот а то	mindi neu BOOK

50 unit Extraca	are home - Brownfie VA1	50 Units	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
		Private Affordable	Sqm/ha	7,100	RLV	-£1,067,146	
Gross	0.50 Nr of units	40 10	Dwgs/ha	100	BLV	£560,000	
Net	0.50 AH tenures:	Intermediate 2	Units/pa	50	Viable?	No	
Land type:	Brownfield	Affordable rent 4	AH rate	20.0%	Headroom	-£1,627,146	
LV description	Urban	Social rent 4	GDV=Total costs	-	Headroom per net ha	-£3,254,293	
		First Homes -	Profit/total GDV	18.4%	Headroom per dwg	-£32,543	-
					Headroom psm	-£299	
					Headroom psm CIL liable flsp	-£373	Start Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)	r				-£1,067,146	Jan-24 Feb-25
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-24 Feb-25
		r				£0	Jan-24 Feb-25
1.3	Purchaser costs		1.80% on land costs			£0	Jan-24 Feb-25
	Total Site Acquisition Costs					-£1,067,146	
2.0	Developer's Profit						
2.1	Central overheads		3.5% on GDV			£565,611	Jan-24 Nov-26
2.2	Private units	20%	Minus 16.5% on OM G			£2,370,179	Oct-26 Nov-26
2.4	Affordable units	6%	overheads 2.5% on AH tra	ransfer values		£44,890	Oct-26 Nov-26
	Total Developer's Profit					£2,980,679	
3.0	Development Value						
3.1	Private units	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.1.1	Retirement flats (NIA)	0.00		£4,788		£0	Oct-25 Oct-26
3.1.2	Extracare flats (NIA)	40.00		£5,058		£14,364,720	Oct-25 Oct-26
		40.0	2,840				
3.2	Social rent	Nr of units	Size sqm Total sqm	£psm	,	Total Value	
3.2.1	Retirement flats (NIA)	0.00		£1,915		£0	Oct-25 Oct-26
3.2.2	Extracare flats (NIA)	4.00		£2,023		£574,589	Oct-25 Oct-26
		4.0	284				
3.3	Affordable rent	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.3.1	Retirement flats (NIA)	0.00		£2,394		£0	Oct-25 Oct-26
3.3.2	Extracare flats (NIA)	4.00		£2,529		£718,236	Oct-25 Oct-26
		4.0	284				
3.4	Intermediate	Nr of units	Size sqm Total sqm	£psm		Total Value	
3.4.1	Retirement flats (NIA)	0.00		£3,352		£0	Oct-25 Oct-26
3.4.2	Extracare flats (NIA)	2.00		£3,541		£502,765	Oct-25 Oct-26
		2.0	142				
	Gross Development Value					£16,160,310	
4.0	Development Costs Sales Cost						
4.1 4.1.1	Private units		6.00% on OM GDV			£861,883	Oct-25 Oct-26
4.1.1	Affordable units		£500 per affordable housing			£5,000	Oct-25 Oct-26 Oct-25 Oct-26
4.1.5	Total Sales Costs		1500 per anordable nousing			£866,883	000 25 000 20
4.2	Build Costs					1000,003	
4.2.1	Private units	Nr of units	Size sqm Total sqm	£psm		Total Cost	
4.2.1.1	Retirement flats (GIA)	0		£1,668		£0	Apr-24 Apr-26
4.2.1.2	Extracare flats (GIA)	40		£1,731		£7,547,160	Apr-24 Apr-26
	,	40	4,360				
4.2.2	Affordable units	Nr of units	Size sqm Total sqm	£psm		Total Cost	
4.2.2.1	Retirement flats (GIA)	0		£1,668		£0	Apr-24 Apr-26
4.2.2.2	Extracare flats (GIA)	10		£1,731		£1,886,790	Apr-24 Apr-26
		10	1,090				
		Nr of units	Size sqm Total sqm	£psm		Total Cost	
4.2.3	Garages	0	18 -	£500		£0	Apr-24 Apr-26
	Total Build Costs	50				£9,433,950	
4.3	Extra-Over Construction Costs	_					
4.3.1.1	Externals (for houses)		10% extra-over on build cost for h			£0	Apr-24 Apr-26
4.3.1.2	Externals (for flats)		10% extra-over on build cost for f	flats		£943,395	Apr-24 Apr-26
4.3.2	Site abnormals (remediation/demolitio	n)	£400,000 per net ha			£200,000	Jan-24 Feb-25
4.3.3	Site opening costs		£0 per unit			£0	Jan-24 Feb-25
	Total Extra-Over Construction Costs					£1,143,395	
4.4	Professional Fees						
4.4.1	Professional Fees		8% on build costs (incl: externals	s)		£830,188	Jan-24 Apr-26
	Total Professional Fees					£830,188	
4.5	Contingency]					1 24 4 25
4.5.1	Contingency		4% on build costs (incl: externals	s)		£415,094 £415,094	Jan-24 Apr-26
4.6	Total Contingency Other Planning Obligations					1413,034	
4.6.1.1	Cat 3 (A)		£0 per market house			£0	Apr-24 Apr-26
4.6.1.2	Cat 3 (A)	ł	£0 per market flat			£0	Apr-24 Apr-26
4.6.1.3	Cat 3 (B)		£0 per affordable house			£0	Apr-24 Apr-26
4.6.1.4	Cat 3 (B)	ł	£0 per affordable flat			£0	Apr-24 Apr-26
4.6.2	Electric charging points		£1,000 per unit (100% of houses; 50	0% of flats)		£25,000	Apr-24 Apr-26
4.6.3.1	Policy CC1, CC2 & CC3		£15,000 per house	,		£0	Apr-24 Apr-26
4.6.3.2	Policy CC1, CC2 & CC3		£9,000 per flat			£450,000	Apr-24 Apr-26
4.6.4	Policy G12 Biodiversity Net Gain		£231 per unit			£11,550	Apr-24 Apr-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000 SAC per house			£0	Apr-24 Apr-26
4.6.5.2	Policy GI2a Stenshall SAC		£500 SAC per flat			£25,000	Apr-24 Apr-26
4.6.6	Policy H5 Gypsy and Traveller sites	1	£150,000 per pitch			£0	Apr-24 Apr-26
4.7.1	S106		£4,200 per unit			£210,000	Jan-24 Feb-25
	Total Developer Contributions					£721,550	
5.0	TOTAL DEVELOPMENT COSTS					£13,411,060	
6.0	TOTAL PROJECT COSTS [EXCLUDING IN	NTEREST]				£15,324,593	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLU					£835,717	
8.0	Finance Costs						
			APR PCM				
8.1	Finance]	7.75% 0.624% on net co	costs		-£835,717	
L							
9.0	TOTAL PROJECT COSTS [INCLUDING IN	ITEREST]			f	16,160,310]
This appraisa	al has been prepared in line with the RICS	valuation guidance. The purpose of	f the appraisal is to assess the impact of planning	g policies on site	viability at a strategic level. This ann	raisal is not a for	mal 'Red Book'
			Standards UK January 2022 valuation and should i				

	50 unit Extraca	are home - Brownfie VA1	50 Units	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
			Private Affordable	Sqm/ha	7,100		-£1,067,146	
							£450,000	
					20.0%			
Note with the second product with all all all all all all all all all al	LV description	Village/Rural			-			
Bit Constrained Bit Constrained Caregory Constrained Caregory Constrained Constrained <thconstrained< th=""> <thconstrained< th=""></thconstrained<></thconstrained<>			First Homes -	Protit/total GDV	18.4%			
No. Advance Comparison								Charles Elizabet
	1.0					Headroom psm CIL liable fisp	-£348	Start Finish
1.3 Mumph dust late Computer Number (model) (model) <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>61.067.146</td> <td>lan 24 Eab 25</td>							61.067.146	lan 24 Eab 25
Image: Interview Image: Interview Image: Interview Image: Interview 24 Developer's frait Image: Interview Image: Inte			Category	Commercial land				
1.3 Perkeber code 1.80% chair code 1.80% chair code 2.1 Process the source code 3.20% code 0.20% code 0.20% code 2.1 Process the source code 3.20% code 0.20% code 0.20% code 2.1 Process the source code 0.20% code 0.20% code 0.20% code 2.1 Process the source code 0.20% code 0.20% code 0.20% code 3.1 Process the source code 0.20% code 0.20% code 0.20% code 3.1 Process the source code 0.20% code 0.20% code 0.20% code 3.1 Process the source code 0.20% code 0.20% code 0.20% code 3.1 Process the source code 0.20% code 0.20% code 0.20% code 3.1. Restore the bit Mid 0.00% code 0.20% code 0.20% code 0.20% code 3.1. Restore the bit Mid 0.00% code 0.20% code 0.20% code 0.20% code 3.1. Restore the bit Mid 0.00% code 0.20% code 0.20% code 0.20% code 0.20% code <td>1.2</td> <td>Stamp Daty Land Tax</td> <td>category.</td> <td>commerciariand</td> <td></td> <td></td> <td></td> <td></td>	1.2	Stamp Daty Land Tax	category.	commerciariand				
Total Sile Acqueilles Cols. 1000 Sile 1000 S	1.3	Purchaser costs]	1.80% on land costs				
Sol Decomposition Table on Column (Column (Co								
1.1 Centrel operation 1.2.0 model can be addressed on the sector sector. Disk.0.1 10.5.2 Non-addressed on the sector sector. Disk.0.1 Disk.0.1 <thdisk.0.1< th=""></thdisk.0.1<>	2.0	Developer's Profit						
2.1 Affantile.unit 0.5% profit results ratios. 6.4.0.0 0.0.25 No.25	2.1			3.5% on GDV			£565,611	Jan-24 Nov-26
Total Decompare Male Under Section Decompare Male Under Section Decompare Male Under Section Decompare Male Dec	2.2	Private units	20%	Minus 16.5% on OM G	GDV		£2,370,179	Oct-26 Nov-26
Base decomposite Value For of white Fo	2.4	Affordable units	6%	overheads 2.5% on AH tr	ransfer values		£44,890	Oct-26 Nov-26
1.1 Note with Note with Note with Section 1000 000 0000000000000000000000000000		Total Developer's Profit					£2,980,679	
1.1 Betweener (hs; (hi)) 0.00 0.01 0.01 0.01 0.02	3.0	Development Value						
1.12 Extract His (Nu) 0.00 7.00 2.40 COSS CLUB COS 0.02 DOLS 1.14 Stratument His (Nu) 0.00 0.00 7.00 2.00 DOLS DOLS<								
Jose Scale return Control Contro <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>								
1.1 Soldient Nor of mice See year Total yar Can Extract free (MA)	3.1.2	Extracare flats (NIA)			£5,058		£14,364,720	Oct-25 Oct-26
1.1 Inclument fails (hin) <					_			
1.2 L2 barrace fits (MA) 4.0 7.0 284 6.0.20 7.0.40 <th7.0.40< th=""> 7.0.40 7.0.40</th7.0.40<>						F		
46 38 1000000000000000000000000000000000000								
1.1 Modelsk rent 0.00 Tail spm 0.00	5.2.2	Extracate flats (NIA)			£2,025		1574,569	001-25 001-26
1.1 setument fits (h(k) 0.0	3.3	Affordable rent			fnsm		Total Value	
1.1.2 Extracer flats (No.) 4.00 7.10 284 7.20 274 4.4 Intermediation (No.) Nord attain Surgery Technique 1.00 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Oct-25 Oct-26</td>								Oct-25 Oct-26
Intermedia: 0.0 244 Column 14.1 Returned flar (Nu1) 0.0 0.00 0.								
3.1.1 Retirement Tats (NA) 0.00 0.00 - 0.322 0.00							.,	
3.4.2 Extracer Bins (Nu) 2.00 7.10 142 5.5.41 650.250 652.50 652.50 Geos Development Value 0 142 663.050.10 652.50 <td< td=""><td>3.4</td><td>Intermediate</td><td>Nr of units</td><td>Size sqm Total sqm</td><td>£psm</td><td></td><td>Total Value</td><td></td></td<>	3.4	Intermediate	Nr of units	Size sqm Total sqm	£psm		Total Value	
Goss Development Value 2.0 142 40 Development Crists 45,166,100 41 Sale Costs 45,000 41.3 Affordable units 45,000 42.3 Marke Costs 45,000 42.3 Marke Costs 45,000 42.1 Marke Costs 45,000 42.1 Marke Costs 45,000 42.1 Marke Costs 7041 dom 42.1.1 Development Costs 7041 dom 42.1.2 Development Table (A) 0 8000 42.1.2 Development Table (A) 0 8000 - 42.1.1 Development Table (A) 0 8000 - 161,664 42.1.1 Development Table (A) 0 8000 - 1741 dom 274 dov23 42.2.1 Retrement Table (A) 0 8000 - 1742 dov23 42.2.2 Development Table (A) 0 8000 - 1742 dov23 42.2.2 Development Table (A) 0 9000 </td <td>3.4.1</td> <td>Retirement flats (NIA)</td> <td>0.00</td> <td>60.0 -</td> <td>£3,352</td> <td></td> <td>£0</td> <td>Oct-25 Oct-26</td>	3.4.1	Retirement flats (NIA)	0.00	60.0 -	£3,352		£0	Oct-25 Oct-26
Gross Development Value (EG.146.019) 4.1 Development Costs (EG.146.019) 4.1.3 Sele Cost (EG.140.019) (EG.140.019) 4.1.3 Microbile units (EG.019) (EG.140.019) (EG.140.019) 4.1.1 Private units Nor Junits (EG.140.019) (EG.140.019) (EG.140.019) 4.1.1 Private units Nor Junits Size stam (EG.140.019) (EG.140.019) (EG.140.019) 4.1.1 Retirement fass (GAI) 0 80.01 (EG.140.019) (EG.140.019) (EG.140.019) 4.2.1.1 Retirement fass (GAI) 0 80.00 (EG.140.019) (EG.250.010)	3.4.2	Extracare flats (NIA)	2.00		£3,541		£502,765	Oct-25 Oct-26
6.0 Development Costs 4.1 See Cost 6.000 nOM GDV (26.12) (26.25)			2.0	142				
4.1 Sets Cont		Gross Development Value					£16,160,310	
4.1.1.3 Private units 5.000 m OM GW 128.000 d x 25 Oct 26 1.1.3 Moritable units 1.500 m of afractable housing 6.500 d x 25 Oct 26 2.8 Relation of a state cost 1.500 m of afractable housing 7.500 d x 25 Oct 26 2.1.1 Phote units 1.00 m of units 2.00 m of a state cost 7.501 d x 25 Oct 26 2.1.2 Data of a state cost 1.00 m of units 2.00 m of a state cost 7.501 d x 25 Oct 26 2.2.2 Afractable units Nor of units 2.00 m of a state cost 7.501 d x 25 Oct 26 4.224 d x 25 Oct 26 2.2.2 Data cost field (x) 0 3.00 m of 1.000 1.000 1.000 1.000 1.000 4.001 d x 25 Oct 26 4.022 3.1.1 Data of x 20 Oct 2								
4.13 Alfornable units (5.00) (6+2) (5-2) (6+2)								
Total slate Costs Total costs Total cost 4.1 Private units Nord units Six spin Total cost Figure Total cost 4.1.1 Retirement fluis (GA) 0 0.00 - f.1.660 Total cost 4.1.2 Attracter fluis (GA) 40 10.00 4.30 f.1.660 Total cost 4.2.2 Methods units Nor of units Six spin Total cost Total cost d.2.24 Apr.24 <			-			_		
4.2.1 Priority sump In or fund some Expan Total some Total some 4.2.1.2 Personent flass (GA) 0 0.00 - 0.108 0.00 - 0.108 0.00	4.1.3			£500 per attordable housing				Oct-25 Oct-26
4.2.1.0 Private onth Nor of units Size sign Total sign End Total sign End 4.2.1.1 Retinement flas (GA) 0 0.300 - 4.560 (GA) 4.74 Apr.24 Apr.24 <td< td=""><td>4.2</td><td></td><td></td><td></td><td></td><td></td><td>£866,883</td><td></td></td<>	4.2						£866,883	
4.2.1.2 Retirement fits (GA) 0 0.00 - Check C1 Calculation C1 Calculation C1 C2 Adv.24 Apr.24			Nr of units	Size com Total com	Cocm		Total Cost	
4.2.2 Extrace flats (GA) 40 199.0 4.360 F1,233 F2.541,00 Apr.24 Apr.2								Apr-24 Apr-26
40 4,30 4,30 4.2.1 Affordable units Nor of units Size spin Total Lost Apr.23 Apr.24 Apr.24 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>								
4.2.2 Affordable units N of units Size sign Total sign Epin Total cost Apr-24 Apr-24 <td>7.2.1.2</td> <td>Extracare hats (GIA)</td> <td></td> <td></td> <td>11,751</td> <td></td> <td>17,547,100</td> <td>Api 24 Api 20</td>	7.2.1.2	Extracare hats (GIA)			11,751		17,547,100	Api 24 Api 20
4.2.2.1 Betweener fluts (GA) 0 30.0 - 1.668 0 Ap-24 Ap-26	4.2.2	Affordable units			£psm		Total Cost	
4.2.2 Extractor flats (GA) 10 1.090 FL36 FL36<		Retirement flats (GIA)						Apr-24 Apr-26
Nr of units Size som Total spin Total cost Fight 1.3. Garages 0 18 - 5500 60 Apr-24	4.2.2.2	Extracare flats (GIA)	10	109.0 1,090	£1,731		£1,886,790	
4.2.3 Garages 0 18 - 500 Apr-24 Apr-26 Apr-26 <th< td=""><td></td><td></td><td>10</td><td>1,090</td><td></td><td></td><td></td><td></td></th<>			10	1,090				
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A3 Extra-Over Construction Costs	4.2.3	-		18 -	£500			Apr-24 Apr-26
43.11 Externals (for houses) (f) (f) <td< td=""><td></td><td></td><td>50</td><td></td><td></td><td></td><td>£9,433,950</td><td></td></td<>			50				£9,433,950	
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