City of York CIL Viability Study Addendum – November 2023

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 Addendum 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 CIL Draft Charging Schedule.
Approved by:	Russ Porter, Director, 29/11/23
On behalf of:	Porter Planning Economics Ltdt: +44(0)1626 249043e: enquiries@porterpe.comw: www.porterpe.com

Introduction

- Consultation on the CIL Draft Charging Schedule (DCS) took place in Spring 2023. The City of York CIL Viability Study (December 2022) that informed the DDCS for introducing CIL was drawn from the evidence in 2022, with a base date of 2022 Q3. Some of the responses to the City of York Council's (CYC) consultation on the DCS raise concern with this evidence and contest that the DCS is based on out of date information.
- 2. We accept that changes in the climate concerning stagnant house sale prices and rising build costs may contribute to the evidence being out of date. This addendum note therefore updates the sales and build cost evidence, to the latest available base date of 2023 Q2, for the CIL liable development types identified in the DCS, and assesses the impact on the proposed chargeable rates.
- 3. Some consultees raised other points about the viability testing assumptions informing the CIL Viability Study (2022) that also need further consideration. These relate to the CIL rates for residential and older persons accommodation, student accommodation (PBSA) and retail uses. This Addendum Note provides updated evidence for either supporting the assumptions or changing the assumptions and retesting the viability so that the Council can reconsider the implications of these changes.
- 4. In turn, this Addendum note considers the updated viability responses and retesting for the Residential CIL rates, the Older Persons Accommodation CIL rates, the Purpose Built Student Accommodation CIL rates and Retail CIL rates, before concluding with recommendations for changing the DCS.

Residential CIL Revised Testing

Residential Development Sales Values

- 5. Some of the consultation responses stated that the evidence informing the CIL Viability Study (2022) is out of date becasue the research was undertaken in 2022 and since then house prices have fallen and build costs risen. Although the study included a sensitivity test of a five-year forecast in market conditions, the importance of using up to date and available cost and value assumptions is also accepted for preparing the CIL DCS for Examination.
- 6. The tested residential sales values in the CIL Viability Study (2022) were informed by Land Registry reported transactions matching with Energy Performance Certificates (EPC) to derive an achieved price per square metre (psm) value. The value data was based on 11,670 transactions between January 2019 and May 2022, and was then indexed to August 2022 prices using the House Price Index (HPI) for York for each housing type, which were the latest available values at the time of the study. The tested sales value results are shown in **Table A1.1** under column Q3 2022.
- 7. The latest HPI data available to support this update is now June 2023, which we use to update the same sales transactions in the CIL Viability Study (2022). These assumptions are shown in **Appendix A1.1** of this Addendum, and the impacts on sales values are shown in **Table A1.1** below. The update shows that the average sales value for houses has remained almost identical to the values that were previously tested. For flats, the transacted prices have seen a small increase, equivalent to a 1% rise in the August 2022 values.

Table A1.1 changing point condential ones values					
Average	%				
Q3 2022	Q2 2023	change			
£5,335	£5,390	+1.03%			
£4,200	£4,198	-0.05%			
	Q3 2022 £5,335	£5,335 £5,390			

Table A1.1 Changing psm residential sales values

- 8. For the residential retesting based on the most up to date values, the following sales values have been used:
 - £5,390 psm for flats; and
 - £4,200 psm for houses.

Residential Development Costs

- 9. The tested build costs in the CIL Viability Study (2022) were taken from the Build Cost Information Service (BCIS) using average tender prices for new builds in the marketplace over a 15-year period and rebased to York 2022 Q3 prices to match the timescales for the sales values. This is shown in **Appendix A1.2** of this Addendum, and the impacts on build costs are shown in **Table A1.2** below.
- 10. The same table also shows the latest build costs updated to the 2023 Q2 prices (again matching the indexing of the sales values) to see how build costs may have changed since the previous study was published. The change is an increase of around 5% since 2022 Q3, reflecting some of the anecdotal evidence reported through the consultations that build costs are rising, albeit maybe not by as much as is being stated.



Duild cost ture		Averag	%	
Build cost type	BCIS category	2022 Q3	2023 Q2	change
Flats / apartments	Flats midpoint between 1-2 storey and 3-5 storey (median values)	£1,505	£1,580	5.0%
Houses (small house builders, 3 and under)	Average of three median build costs; which are 'One-off detached (2-storey), 'One-off semi-detached' and 'One-off terraced'	£1,804	£1,881	4.3%
Houses (medium house builders, 4 to 49 units)	Estate housing – Generally (median value)	£1,340	£1,402	4.6%
Houses (large house builders, 50+ units and above)	Estate housing – Generally (lower quartile value)	£1,187	£1,242	4.6%

Table A1.2 Changing psm residential build costs

Other Changes from the Local Plan Main Modifications

11. As noted in the CIL Viability Study (2022), the proposed main modifications to the Local Plan were factored in. Since then, one further change has been noted, which relates to one of the tested strategic site allocations, SS14 Terry's Extension Sites (ST16), where the proposed main modifications to the Local Plan reduced the proposed yield from 61 to 55 dwellings. This change has been amended in the testing of ST16 within this addendum, along with the tested net area, which is proportionally reduced from 1.22 hectares to 1.10 hectares so that the density remains as previously tested. This is the only change in terms of policy, mix and quantum between the CIL Viability Study (2022) and this Addendum note.

Revised Residential Revised Viability Testing Results

- 12. **Table A1.3** shows the viability results of the sites that were tested in the CIL Viability Study (2022) and identified as being liable for CIL, alongside the revised results for these specific sites based on the changes reported in this Addendum. The full appraisals for these sites are shown in **Appendix A1.5**.
- The results show that the general pattern of viability remains consistent amongst the development typologies. Therefore, the recommendations for a CIL rate set out in the CIL Viability Study (2022) remain appropriate for the generic residential typologies and Strategic Site previously rated £0.
- 14. However, for the strategic sites identified as being liable for CIL, we note some minor changes mainly due to the change in build costs, with a £100 psm CIL rate less able to be supported on sites ST4, ST31 and ST33. These sites could afford a CIL rate of £50 psm, albeit for ST31 this would be at the margin of the scheme's overall viability.



		Headroom per (CIL liable sqm
ID	Туроlоду	CIL Viability Study 2022	Addendum Sept 2023
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£421	£347
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£596	£531
4	Urban - Large - 45 dwellings – Greenfield	£427	£335
5	Urban - Medium - 25 dwellings – Greenfield	£458	£366
6	Urban - Small - 10 dwellings – Greenfield	£617	£554
7	Suburban - Large - 140 dwellings – Greenfield	£438	£362
8	Suburban - Medium - 38 dwellings – Greenfield	£381	£290
9	Suburban - Small - 8 dwellings – Greenfield	£563	£499
10	Village - Village - 122 dwellings – Greenfield	£322	£245
11	Village - Large - 33 dwellings – Greenfield	£390	£298
12	Village - Medium - 7 dwellings – Greenfield	£578	£514
13	Village - Small - 4 dwellings – Greenfield	£625	£561
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£521	£458
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£576	£514
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£615	£561
17	Urban - Large - 45 dwellings – Brownfield	£441	£362
18	Urban - Medium - 25 dwellings – Brownfield	£451	£371
19	Urban - Small - 10 dwellings – Brownfield	£551	£487
20	Suburban - Large - 140 dwellings – Brownfield	£487	£421
21	Suburban - Medium - 38 dwellings – Brownfield	£360	£281
22	Suburban - Small - 8 dwellings – Brownfield	£478	£414
23	Village - Village - 122 dwellings – Brownfield	£368	£301
24	Village - Large - 33 dwellings – Brownfield	£349	£270
25	Village - Medium - 7 dwellings – Brownfield	£479	£416
26	Village - Small - 4 dwellings – Brownfield	£526	£463
35	SS8 Land Adj Hull Road (ST4)	£183	£110
41	SS14 Terry's Extension Sites (ST16)	£418	£310
43	SS16 Land at Tadcaster Rd (ST31)	£133	£59
45	SS18 Station Yard, Wheldrake (ST33)	£172	£97
46	SS20 Imphal Barracks (ST36)	£434	£363

Table A1.3 Viability of sites in CYC and their psm CIL liable floorspace headroom

Variations in Flatted Development Values

- 15. Another area of the residential testing challenged through the consultations, specifically by Quod with Bidwells obo Oakgate, relates to the lack of testing of varying flatted sales values across York, which is considered here.
- 16. Firstly, to determine whether the figure of £5,390 psm used within the CIL Viability Study (2022) is still relevant for all flats within the City of York, a review of new flats currently advertised for sale on Rightmove at September 2023 across all of York is included in **Appendix A1.3** of this addendum. This shows 14 new build flats, which have an average listed price equivalent of £5,658 psm. This is 5% higher than the tested rate for flats reported above; although it is acknowledged that this could reflect a difference between the asking and selling price.



- 17. Regarding a particular point raised in the consultation about the tested value for new build flats being derived from just 11 postcode sectors, which are mainly in the higher value city centre area, this is not considered to be a concern since the tested flatted typologies (i.e., ID 2, 3, 14, 15 & 16) are designed to reflect typical flatted schemes that are expected to come forward within the City Centre. It is also a matter of fact there are fewer available new build values for flats outside of the core city centre area, where flats are more prevalent. During discussion with developers at an earlier consultation workshop, it was also suggested to us that prices for flats (and houses) do not significantly vary in York to require setting different value area zones across York. Although we believe that this is a justifiable approach, we provide further research and sensitivity tests within this section to address the issue raised.
- 18. **Table A1.4** provides a summary of the average psm value (indexed as discussed in **paragraph 7** of this addendum) and the sample count for new and existing flats that informed the CIL Viability Study (2022). As noted, new build transactions will be more readily available in locations where new flats are developed, which has more commonly been within the city centre area. There is a much larger number of postcodes that report existing flat transactions, but new build transaction values are preferred because there is normally a significant premium between existing and new build sales values. For instance, **Table A1.4** identifies that the weighted average price for a new flat is £5,390 psm compared to £4,197 psm for an existing flat in the same area, which is a premium of 30%. For new flats, this is not an uncommon premium.

Postcode sector	Existing	g properties	New p	properties	New build
Postcode sector	Count	£psm	Count	£psm	premium
YO1 6	86	£4,195	43	£6,559	56%
YO1 7	140	£5,348	5	£5,337	0%
YO1 8	4	£3,969	0		
YO1 9	77	£4,050	23	£6,231	54%
YO10 3	121	£3,445	0		
YO10 4	110	£3,573	0		
YO10 5	19	£3,547	0		
YO19 4	3	£2,677	0		
YO19 5	6	£2,963	0		
YO19 6	3	£2,818	0		
YO23 1	141	£4,806	29	£4,937	3%
YO23 2	11	£4,129	0		
YO23 3	3	£4,316	0		
YO24 1	75	£3,503	15	£4,549	30%
YO24 2	15	£2,904	0		
YO24 3	51	£3,096	0		
YO24 4	77	£3,308	3	£4,193	27%
YO26 4	67	£3,686	0		
YO26 5	38	£2,962	0		
YO26 6	14	£3,210	0		
YO30 4	58	£3,059	0		
YO30 5	14	£2,953	3	£3,788	28%
YO30 6	63	£3,606	0		

Table A1.4 Existing compared with new average sales values for flats by postcode



Postcode sector	Existing	g properties	New p	properties	New build
Posicoue sector	Count	£psm	Count	£psm	premium
YO30 7	35	£4,561	3	£6,048	33%
YO310	13	£3,196	1	£1,833	-43%
YO31 1	11	£3,315	0		
YO31 7	140	£3,499	31	£4,851	39%
YO31 8	42	£3,292	0		
YO31 9	54	£2,933	0		
YO32 2	57	£3,562	0		
YO32 3	3	£2,933	0		
YO32 4	12	£3,576	3	£2,758	-23%
YO32 5	4	£3,398	0		
YO32 9	9	£3,087	0		
YO41 4	1	£1,461	0		
Total/average	1,577	£3,823	159	£5,390	41%
Weighted average ¹	810	£4,197	159	£5,390	30%

19. **Table A1.5** sets out just the postcodes where there have been at least 50 flat transactions. The table shows the existing price and the equivalent value when the weighted average premium of 30% for new build flat is applied to the existing flat values. This shows an average new build sales value of £5,000 psm, which would either be lower or equal to the majority of postcodes shown in the table.

Postcode sector	Count	Existing £psm	Existing £psm + 30%
YO1 6	86	£4,195	£5,915
YO1 7	140	£5,348	£7,541
YO1 9	77	£4,050	£5,711
YO10 3	121	£3,445	£4,857
YO10 4	110	£3,573	£5,038
YO23 1	141	£4,806	£6,776
YO24 1	75	£3,503	£4,939
YO24 3	51	£3,096	£4,365
YO24 4	77	£3,308	£4,664
YO26 4	67	£3,686	£5,197
YO30 4	58	£3,059	£4,313
YO30 6	63	£3,606	£5,084
YO31 7	140	£3,499	£4,934
YO31 9	54	£2,933	£4,136
YO32 2	57	£3,562	£5,022
Total/average	1,317	£3,562	£5,022
Weighted average		£3,863	£5,021

Table A1.5 Existing £psm and new build price with a 30% premium



 $^{^{\}rm 1}$ Covering those postcodes with existing and new build sales.

- 20. The estimate of £5,000 psm is then used as a sensitivity test in the typologies that include flatted developments, either wholly or partially within their mix. The results are shown in **Table A1.6**, with the first column of results showing the impact of the testing using £5,390 psm for flats, as tested in **Table A1.2**. The second column of results provides a sensitivity test comparison when using the lower value of £5,000 psm from the values of the existing flats plus a 30% average premium.
- 21. At the lower sales value of £5,000 psm, this shows that the bulk of the tested sites are shown to still be able to afford the proposed CIL rate of £200 psm. The exceptions include the City Centre sites, however, it is known from the values data that their values are higher than elsewhere and higher than that in the sensitivity testing, with the previous viability assessments showing these sites to have enough headroom to support the £200 psm CIL charge.

		Headroom per	CIL liable sqm
ID	Туроlоду	£5,390 psm	£5,000 psm
		for flats	for flats
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£347	£85
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£531	£263
7	Suburban - Large - 140 dwellings - Greenfield	£362	£307
10	Village - Village - 122 dwellings - Greenfield	£245	£190
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£458	£223
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£514	£274
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£561	£316
20	Suburban - Large - 140 dwellings - Brownfield	£421	£374
23	Village - Village - 122 dwellings - Brownfield	£301	£254
35	SS8 Land Adj Hull Road (ST4)	£110	£61
41	SS14 Terry's Extension Sites (ST16)	£310	£267
43	SS16 Land at Tadcaster Rd (ST31)	£59	£8
45	SS18 Station Yard, Wheldrake (ST33)	£97	£46
46	SS20 Imphal Barracks (ST36)	£363	£317

Table A1.6 Sensitivity test with £5,000 psm values for flats

Older Person Accommodation CIL Revised Testing

22. Some of the noted consultation responses challenged the viability assumptions informing the older person accommodation proposed CIL charges. Most of these points have been considered to not be relevant or affect the viability of older person accommodation for setting a CIL charge. There are no other changes in the main modifications to emerging Local Plan that had not already been considered in the CIL Viability Study (2022). Therefore, all assumptions remain the same as in the CIL Viability Study (2022), except for updating sales and cost assumptions, which are discussed below.

Older Person Accommodation Development Sales Values

23. As discussed in **paragraph 7** of this Addendum, the house price index for housing shows no notable change in house values between those used in the CIL Viability Study (2022) and the latest dated (June 2023 values). We therefore conclude that the values used within the CIL



Viability Study (2022), which were £4,788 psm for retirement accommodation and £5,058 psm for extra-care accommodation, remain appropriate in this updated testing.

Older Person Accommodation Development Costs

24. Unlike sales values, build costs have demonstrated a change over the period. **Table A1.7** shows the build costs tested in the CIL Viability Study (2022) compared to the latest figures indexed to 2023 Q2. This shows a 4.3% and 6.9% increase in build costs for retirement and extra-care accommodation respectively.

Build cost turns	PCIS cotogony	Averag	%	
Build cost type	BCIS category	2022 Q3	2023 Q2	change
Retirement accommodation	Supported housing with shops, restaurants or the like (Median)	£1,600	£1,668	4.3%
Extra-care accommodation	Supported housing (Generally) (Median)	£1,620	£1,731	6.9%

Table A1.7 Changing psm build costs for older person accommodation

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 isnecessary 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 full appraisals for the retirement home sites are included in **Appendix A1.6**.
- 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
ID	Tunalogy			sqm
	Typology		CIL	Addendum
			Viability	Sept 2023
0P 3	60 unit Retirement home - Greenfield	Urban	£85	-£16
0P 4	60 unit Retirement home - Brownfield	Urban	£266	£178
0P 7	60 unit Retirement home - Greenfield	Village/Rural	£116	£15

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



			Headroom	per CIL liable sqm
ID	Typology		CIL Viability	Addendum Sept 2023
0P 8	60 unit Retirement home - Brownfield	Village/Rural	£293	£205
0P 12	50 unit extra-care home - Brownfield	Urban	£139	-£13
0P 16	50 unit extra-care home - Brownfield	Village/Rural	£164	£12

Purpose Built Student Accommodation CIL Revised Testing

- 28. Some of the consultation responses challenged the viability assumptions informing the student accommodation proposed CIL charges and are discussed further in this addendum. The points raised in the consultations regarding appropriate evidence, including differences between on campus and off campus sales values, a weakening of the PBSA investment market in York and rising build costs are all considered within this section.
- 29. There are no changes proposed in the main modifications to the emerging new Local Plan concerning student accommodation development that has not already been considered in the CIL Viability Study (2022).

Purpose Built Student Accommodation Development Sales Values

30. Research provided by commercial property market commentators generally notes strong rental growth in recent years, and an expectation of a continuation of that trend going forward². Commentators have generally attributed this trend to a rise in student numbers coupled with falling supply, driving rental growth. For example, BNP Paribus³ quotes Unite PLC trading update for June 2023 for the forthcoming academic cycle achieving record highs with 98% of rooms sold. Huw Forrest, Head of UK Student Housing - Living Capital Markets at JLL also notes:

"While the economic environment is very challenging, investor sentiment remains positive and the PBSA sector upholds itself as a resilient market and deals are happening. With rental growth forecasted to be 5% or more in the coming years, available stock at sensible pricing and a relatively less competitive buyer pool, now is an opportune time for cash buyers or those who can consider delaying finance to invest. We expect a far more competitive pool of buyers next year as the market reacts to what is hopefully the peak of interest rates and the confidence that will bring."⁴

- ² Savills (2023) 'UK Purpose-Built Student Accommodation Spotlight' accessed online <u>https://www.savills.co.uk/research_articles/229130/346721-0</u>
- ³ BNP Paribus (2023) 'UK Living Market Update: At a Glance Q2 2023' accessed online
- https://www.realestate.bnpparibas.co.uk/sites/default/files/2023-07/aag_living_q2_23.pdf

⁴ JLL (2023) 'JLL anticipates investment volumes to reach £2.5bn for PBSA (Purpose built student accommodation) market this year and a rebound in 2024' Accessed online <u>https://www.jll.co.uk/en/newsroom/jll-anticipates-investment-volumes-to-reach-p2-5bn-for-pbsa--pur</u>



- 31. Knight Frank⁵ notes there to be an average rental growth of 2.6% in 2021/22 and rental growth exceeding 5% in 2022/23. Savills⁶ notes that student accommodation provider Empiric experienced growth of 5% in student rents in 2022 and, looking forward to 2023/24, it states that both Unite and Empiric are projecting rental growth of around 7% across their portfolios.
- 32. The emerging Local Plan policy position was raised in the technical representation prepared by CBRE that was submitted in O'Neils responses obo of Galtres Garden Village, Helmsley Group & Argo Developments, and the Universities. Their response was in providing context that the DCS proposed CIL rates for PBSA without an affordable housing contribution will affect only campus developments. However, for clarification, Policy H10 of the Local Plan excludes development in these locations (and any site off campus owned by a university at the date of adoption of the Plan) from contributing towards affordable housing. Should the universities build an offsite provision on a site acquired after the Local Plan is adopted, then they too would be liable to the proposed CIL rate. In practice, the CIL rate will therefore be applied on a location (geographic) basis.
- 33. But the issue raised about different providers of PBSA on and off campus charging different rents has lead use to undertake an updated review of the advertised rates of student accommodation by type and location for the 2023/24 rental year, which is shown in **Appendix A1.4** and summarised in **Table A1.9** below.

	Let length	2022/23		2023/24	
	in weeks	£ per	£ per	£ per	£ per
Туре	per year	week	annum	week	annum
CIL Viability Study 2022 (2022/23)	47.0	£177	£8,319		
On campus (2023/24)	44.1			£175.76	£7,750
Off campus (2023/24)^	47.1			£201.38	£9,603

Table A1.9 Student Accommodation Rental Rates

*The off campus PBSAs informing these results include a mix of university and private sector providers

- 34. The CIL Viability Study (2022) tested a rental value of £177 per week per room for 47 weeks per year, which generates an average room rate of £8,319 per year based on advertised student accommodation at the time of the research in the summer of 2022. The updated 2023/24 room rates were considered for on campus and off campus separately.
- 35. For on campus student accommodation, the identified average rental rate was slightly lower than the previously tested. The on campus published room rates averaged at £176 per week for an average of 44 weeks per year, generating an average annual gross room rate of £7,750. The off campus published room rates averaged £201 per week for an average of 47.6 weeks per year, generating an average of £9,603 per year.
- 36. It is also important to consider investment yields to help value the gross development value of PBSAs. A concern was raised in the CIL DCS Consultation that the yield of 5% that was tested in



⁵ Knight Frank (2023) 'Student Property Report' accessed online <u>https://www.knightfrank.com/research/article/2023-01-19-record-investment-into-uk-student-market-despite-economic-uncertainty</u>

⁶ Savills (2023) 'UK Purpose-Built Student Accommodation Spotlight' accessed online <u>https://www.savills.co.uk/research_articles/229130/346721-0</u>

the CIL Viability Study (2022) is too keen because investment yields for PBSAs had been softening in the market. According to BNP Paribus⁷, this may reflect yields being driven by sharp rental growth rather than a slump in capital values.

37. Nonetheless, investment yields in the PBSA market may be weakening. A review of the property market press identifies that the concern about a weakening in investment yields may be lessening; for example, a Residential Investment Report prepared by CBRE, which discusses the PBSA sector, notes:

"Following a slight softening towards the end of 2022, PBSA yields have remained stable during the first half of 2023. This has been driven by strong rental growth across most university cities. This is mitigating yield expansion as investors look towards strong reversions in 2023/24."⁸





- 38. It has also been commented in the CIL DCS Consultation responses that the City of York is not a typical 'Super Prime Regional' area for PBSA developments, and that Prime Regional would be a better category to use. Again, although the CIL Viability Study (2022) assumed that the City of York was somewhere in the middle of being in the Super Prime Regional and Prime Regional market, we accept that a 'Prime Regional' category is appropriate.
- 39. From our review of the property market press that discusses and analyses the PBSA market, **Table A1.10** provides a summary of commentators' latest estimates for PBSA investment based on the Prime Regional rates, along with other regional categories. This shows that Prime Regional locations are identified with investment yields between 5.0% and 5.25%. The CIL Viability Study (2022) tested a yield of 5.0%, which sits at the lower threshold of the suggested

⁷ BNP Paribas (2022) 'UK Student Housing Market Update Q3 2022' accessed online

https://www.realestate.bnpparibas.co.uk/2022/oct/uk-student-housing-market-update-q3-2022

⁸ CBRE 'UK Residential Investment Figures Q2 2023' published July 2023 accessed online <u>https://www.cbre.co.uk/insights/figures/uk-residential-investment-figures-q2-2023</u>.

GF development on anything that comes forward on Campus East



range. Therefore, we include a further test with the yield at 5.25%, which is the weaker end of the range.

Source	Super Prime Regional	Prime Regional	Second Regional	Tertiary
JLL Monthly Yield Sheet (2023 Q1) ^{10*}		4.00%+	4.25% to 6.50%	4.50% to 7.25%
Cushman & Wakefield (2022 Q1) ¹¹	4.50% to 4.75%	5.00% to 5.25%	6.25% to 7.00%	7.50%+
Knight Frank (2023 Q3)* 12		4.25% to 5.25%		
Colliers (2023 Q2) ¹³		5.00% to 5.25%	5.50% to 6.00%	6.00%+
CBRE (2023 Q3) ¹⁴	4.75%	5.00%	8.50%	
BNP Paribas (2022 Q3) ¹⁵	4.75%	5.50%	7.00%	8.25%

Table A1.10 Summary of research on PBSA yields

*Varies by direct lets and 25-year FRI leases (the latter usually being lower).

- 40. From the analysis of national and local market conditions, along with a review of advertised or quoted rents for PBSA bed spaces in 2023/24, which are shown in **Appendix A1.4**, in this Addendum the following sales assumptions have been retested for new PBSA development typologies:
 - Annual rental income per room for on campus PBSA developments is £7,750, and for off campus PBSA developments is £9,603;
 - Management/operational cost as 30% of rental income (as tested in the CIL Viability Study (2022)); and
 - Investment yield rates of 5.25%.
- 41. The capitalised value per room for on campus PBSA developments is £103,337, and for off campus PBSA developments is £128,035.

PBSA Development Costs

42. The build cost estimate used in viability testing a PBSA development in York has been shown to have increased since the CIL Viability Study (2022). Based on the same BCIS source, updated to the latest figures at 2023 Q2, this shows the build costs to have increased from a median average of £2,112 psm in 2022 Q3 to a median build cost of £2,199 psm in 2023 Q2.

- https://www.cushmanwakefield.com/en/united-kingdom/insights/uk-student-accommodation-report
- ¹² <u>https://content.knightfrank.com/research/522/documents/en/investment-yield-guide-september-2023-10527.pdf</u>
 ¹³ Colliers (2023) 'Student Accommodation Market Snapshot: April 2023' accessed online <u>https://www.colliers.com/en-</u>

gb/research/student-accommodation-market-snapshot-april-2023



 ¹⁰ JLL Monthly Yield Sheet January 2023, accessed online at: <u>JLL Monthly Yield Sheet - January 2023 (chorley.gov.uk)</u>
 ¹¹ Cushman & Wakefield (2022) 'UK Student Accommodation Report 2022' accessed online

¹⁴ CBRE, op cit.

¹⁵ BNP Paribus (2022), op cit.

- 43. This is a 4.8% increase in build costs, which is in line with the rest of the goods and services market for the past year. This increase is applied in the updated testing of the PBSA development market.
- 44. According to the Council, new on campus PBSAs developments are likely to be located at Campus East where greenfield sites as opposed to brownfield development sites exist. As such, there is a need for including additional opening costs in the larger greenfield development appraisals. In doing so, in this addendum update testing, we apply opening costs to the larger 200 (i.e., equivalent to about 50 cluster and studio flats) or more student bedrooms on campus typologies using the same per unit opening cost rates that is applied to greenfield residential developments with 50 or more dwellings.

PBSA Development BLVs

- 45. With the recognition that on campus and off campus PBSA needs testing at different room rates, it is also material that there will be differences in their respective benchmark land values (BLVs). This is because on campus PBSA development are likely to occur only at Campus East where greenfield sites exist, while off campus PBSA developments, as noted in the CIL Viability Study (2022), are likely to be on brownfield sites sought through changes in use applications.
- 46. The updated testing of on campus PBSAs is therefore tested at the same BLVs as for Greenfield residential testing, which is £450,000 per hectare. The testing for off campus PBSAs uses the same assumption as before, which is the city centre residential developments on brownfield sites considered no longer fit for purpose for their existing use. This is therefore set at an appropriately low existing use value plus a premium of £1,500,000 per hectare.

Revised PBSA Revised Viability Testing Results

47. **Table A1.11** shows the viability results of the typology sites that were tested in the CIL Viability Study (2022) and the revised results based on the changes reported in this Addendum note.

	Headroom per	After buffer of		f
Туроlоду	CIL liable sqm	50%	33%	25%
On campus PBSAs				
10a: Student accommodation - 25 bed	£141	£71	£94	£106
10b: Student accommodation - 100 bed	£91	£46	£61	£68
10c: Student accommodation - 200 bed	-£36			
10d: Student accommodation - 350 bed	-£72			
10e: Student accommodation - 600 bed	-£139			
Off campus PBSAs				
10a: Student accommodation - 25 bed	£494	£247	£329	£370
10b: Student accommodation - 100 bed	£437	£218	£291	£328
10c: Student accommodation - 200 bed	£325	£162	£217	£244
10d: Student accommodation - 350 bed	£284	£142	£189	£213
10e: Student accommodation - 600 bed	£169	£85	£113	£127

Table A1.11 Viability of PBSA developments off campus and on campus in CYC and their psm CIL liable floorspace headroom



- 48. The results show a differential in viability based on PBSA location. It shows a reduced viability for the development of on campus PBSA accommodation, with the three largest PBSA schemes all being unviable in the current market. Only the two smaller PBSA typologies on campus are viable, with potential for a CIL rate of around £100 psm on the 25 bed typology and £60 psm on the 100 bed developments after applying buffers. The City Council has noted that it is rare for small PBSAs to be developed on campus, with most new on campus PBSAs tending to be built with 200 or more bedrooms. Therefore, based on the viability results and to avoid over complicating the charging schedule, we do not consider that on campus PBSA developments merit adding to the CIL charging schedule. The full appraisals for the on campus PBSA typologies are included in **Appendix A1.7**.
- 49. Owing to the changes in values for the tested off campus PBSA developments, which include contributions to affordable housing, the revised viability evidence is showing there to be strong viability in the off campus PBSA sector, and higher headrooms than previously tested. After allowing a 25% to 50% financial buffer in the headroom, such developments could comfortably afford a CIL of around £150 psm without threatening the risk of delivery within the bulk of the tested site typologies. The exception may be the very large student accommodation blocks with more than 600 beds, for which the results show that the £150 psm CIL rate would be affordable, albeit more at the margin of viability than the other off campus PBSAs. However, the Council expects that such large developments in the future will be rare exceptions. The full appraisals for the off campus PBSA typologies are included in **Appendix A1.8**.
- 50. Based upon the results above, a suggested change to the CIL charging schedule should be made to reduce on campus PBSA to a nil CIL charge, retaining off campus CIL rate at £150 psm.

Retail CIL Revised Testing

- 51. Some of the noted consultation responses challenged the viability assumptions informing the retail proposed CIL charges. Most of the issues raised are not material to the viability of the tested retail typologies. It is also understood that there are no further changes required resulting from the proposed main modifications to the emerging Local Plan that had not already been considered in the CIL Viability Study (2022).
- 52. The points raised in the consultations regarding the outdated sales values and build costs, and the includion of additional incentives for securing retail occupiers in the current market, which are considered within this section.

Retail Development Sales Values

- 53. To sense check the assumptions used for rental values in the CIL Viability Study (2022), we have conducted an updated search of Estates Gazette Interactive (EGi¹⁶) data for new transactions that have taken place since the CIL Viability Study (2022).
- 54. For local convenience stores, 12 transactions were found, with 11 taking place between October 2022 and July 2023, and one currently advertised as available. This sample is shown in **Table**



¹⁶ Accessed via <u>https://www.egi.co.uk/news/</u>

A1.12. Given the paucity of data, the sample shows transactional data from across the country rather than solely within the City of York local authority area, which is unlikely to affect the results since convenience retail stores rely on securing a suitable volume of customers rather than being within specific districts. From this sample, a weighted average annual rent of £193 psm was identified, which is marginally lower than the £215 psm tested in the CIL Viability Study (2022). However, all the transactions shown in Table A1.12 are for secondhand/existing properties rather than new build and we still view £215 psm or higher for a new build local convenience store as a realistic value assumption.

Location	Date	Size (sqm)	Annual rent (£psm)
Heron Foods: 270 - 284 Holderness Road, Hull, HU9 2JX	Available	195	£338
Co-op, 12 Bolton Bridge Road, Ilkley, Yorkshire LS29 9AA	03/07/2023	499	£186
Premier: 16, St Marys Street, Bungay, NR35 1AX	19/05/2023	132	£114
Co-operative Food, Kestrel Avenue, Queen's Hill, Costessey, Norwich, Norfolk, NR8 5FT	20/04/2023	400	£175
SPAR: The Moderation, Green Lane, Rugeley, WS15 2GS	14/04/2023	534	£103
Co-op, Anchor Road, Coleford, Frome, Radstock, Somerset, BA3 5PG	03/04/2023	348	£187
Budgens: 79, Mandeville Road, Aylesbury, HP21 8AG	02/02/2023	179	£104
SPAR: The Old Printworks, Caxton Road, Frome, BA11 1GG	01/02/2023	204	£161
Tesco Express: 6 Woodchurch Road, Oxton, CH41 2UF	23/01/2023	396	£210
Tesco Express: Sky Gardens, Chester Road, Manchester, M15 4UU	28/11/2022	392	£255
Londis: 1-3 Felmores End, Pitsea, Basildon, SS13 1PN	02/11/2022	217	£116
Tesco Express: 42-46 Fargate, Sheffield, S1 2HE	01/11/2022	373	£335

Table A1.12 Review of local	convenience store	transactions from	October 2022 to	September 2023
				Schtcunger Ford

Source: EGi

55. For out of town (comparison) stores, 10 transactions were found over the same period. These are listed in **Table A1.13**. From this sample, a weighted average annual rent of £169 psm was identified, which is marginally lower than the £175 psm tested in the CIL Viability Study (2022). Similarly, all if not most of these transactions are unlikely to be new builds and therefore the £175 psm for a new build out of centre retail store remains realistic.

Table A1.13 Review of out of town retail store transactions from October 2022 to September 2023

Location	Date	Size (sqm)	Annual rent (£psm)
Dormy House: Glenmore Trade Park, Greenwich Way,	19/09/2023	303	£91
Andover, Hampshire SP10 4DR			
DFS: Crittals Corner, Sidcup, DA14 6LX	05/05/2023	2,234	£285
Home Bargains: St James Retail Park, Northampton,	30/12/2022	3,964	£76
NN1 1EE			



B&Q: Brighton Retail Park, Carden Avenue, Brighton, BN1 8LW	20/12/2022	916	£242
NEXT: Hmyoi And Rc Reading, Forbury Road, Reading, RG1 3HY	19/12/2022	1,045	£57
The Works: Retail World, Team Valley Trad Est, Gateshead, NE11 0BD	19/10/2022	360	£333
Deichman: John Allen Centre, Between Towns Road, Oxford, OX4 3JP	17/10/2022	490	£215
Homesense: Century Retail Park, Watford, WD17 2SF	13/10/2022	921	£342
Bensons: Brotherhood Shopping Park, Brotherhood Close, Walton, Peterborough, PE4 6ZR	13/10/2022	474	£296
Homebase: Sittingbourne Retail Park, Mill Way, Sittingbourne, ME10 2XD	11/10/2022	3,554	£137

Source: EGi

- 56. Transactional research for yields over the same period is scarcer still, therefore, we rely on a review of property market reports to establish whether the tested investment yields of 6% for local convenience stores and 7% for out of centre retail warehouses in the CIL Viability Study (2022) remain appropriate.
- 57. The Knight Frank investment yield guide¹⁷ provides an overview of a range of retail market investment yields. Based on its latest published review, which is for 2023 Q3, it identifies an appropriate yield to range between 4.75% and 5.75% for local convenience stores. For retail warehouses, the same research noted yields of between 5% for open A1 parks to 6.25% for good secondary bulky goods parks. Savills¹⁸, as of May 2023, reports prime equivalent yields between 5.25% and 5.75% for retail warehouses and 5.00% for food stores.
- 58. These reported yields are keener than the retail yields that were tested in the CIL Viability Study (2022). Given the strength of the retail market in the City of York, with its local and national attractions for visitors, future developments within the City of York are likely to be considered prime locations, and therefore the lower yield rates within the identified ranges are considered appropriate.
- 59. From the analysis of national and local market conditions, the following sales assumptions have been retested for new retail development typologies:
 - For local convenience, an annual rent of £215 psm and an investment yield of 5.25%;
 - For out of town retail, an annual rent of £175 psm and an investment yield of 6.00%.
- 60. It was raised though that more incentives than the tested rent free periods are required for securing retail tenants, which should include the occupier's legal fees and payment of the stamp duty that they will incur in purchasing a new development. As such, the retail retesting includes suitable allowances for this.

 ¹⁷ Knight Frank (2023) 'Prime Yield Guide – September 2023' accessed via <u>https://content.knightfrank.com/research/522/documents/en/investment-yield-guide-september-2023-10527.pdf</u>
 ¹⁸ Savills (2023) 'Market in Minutes: UK Commercial' accessed via <u>https://www.savills.co.uk/research_articles/229130/348358-0</u>



Retail Development Costs

- 61. The CIL Viability Study tested the build cost for small local convenience at £1,762 psm. The updated build costs based on the mean average for small local convenience 2023 Q2 is £1,852 psm. A mean rather than median average due to the low sample size of reported tenders within the BCIS. This is a 5.1% increase in build cost, which is in line with inflationary prices for most goods and services in the current market.
- 62. Similarly, the CIL Viability Study tested the build cost for Retail warehouses (Out of town comparison) at £732 psm. The updated build cost based on the median average in 2023 Q2 is £939 psm. This is a substantial 28% increase in build costs, which may reflect some of the concerns about rising build costs that were reported in the CIL Consultation responses.
- 63. These updated retail costs have been retested in this Addendum note.

Retail Revised Viability Testing Results

- 64. **Table A1.14** shows the viability results of the retail typology sites that were tested in the CIL Viability Study (2022) and the revised results based on the changes reported in this Addendum note. The full appraisals for these retail typologies are included in **Appendix A1.9**.
- 65. Owing to the changes in build costs, the updated viability results show both types of developments within the current market to be unviable. Therefore, the Small local convenience and the Retail warehouse (Out of town comparison) proposed DCS CIL rates of £100 psm are no longer able to be supported, which would likely necessitate a change to the proposed CIL DCS.

A1.14 Viability of small local convenience and retail warehouse typologies and their psm CIL liable floorspace headroom

		Headroom per CIL liable sqm				
ID	Typology	Viability	Addendum			
		Study 2022	Sept 23			
4	Small local convenience	£154	-£40			
7	Retail warehouse (Out of town comparison)	£134	-£209			

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 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.
- 67. Given the suggested requirements for changing some of the CIL rates, the Council should undertake a brief (four weeks) consultation on the revisions to the DCS to eliminate initial concerns/challenges before the Examination. The Examination and the Examiner's MIQs should then focus on the Examiner's concerns about these recommendations and any outstanding concerns raised during the second consultation. The additional consultation should also mitigate the challenges raised in the initial consultation regarding the lack of consultations over CIL viability.



Appendix A1.1

Land Registry House Price Index for the City of York

				House price index				
					Semi-			
			Region GSS	Detached	detached	Terraced	Flats and	
Name	Period	Date	code	houses	houses	houses	maisonettes	
York	2022-08	August 2022	E06000014	157.6	156.3	154.5	135.2	
York	2022-09	September 2022	E06000014	158.7	157.2	155.6	135.8	
York	2022-10	October 2022	E06000014	159.4	157.6	155.5	135.7	
York	2022-11	November 2022	E06000014	158.5	156.3	153.9	134.9	
York	2022-12	December 2022	E06000014	158.5	156.6	154	135.5	
York	2023-01	January 2023	E06000014	157	155.1	152.5	134.3	
York	2023-02	February 2023	E06000014	157.7	155.6	152.9	135	
York	2023-03	March 2023	E06000014	158.2	155.3	152	135.1	
York	2023-04	April 2023	E06000014	158	154.9	151.6	135.3	
York	2023-05	May 2023	E06000014	156.9	154.2	150.6	135	
York	2023-06	June 2023	E06000014	158.5	156.2	152.6	137.1	

Appendix A1.2

BCIS Build Cost Data for

BCIS for non-residential build costs



£/M2 Study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 09-Sep-2023 07:23

Rebased to 2Q 2023 (383) and York ($98; \mbox{sample 19}$)

MAXIMUM AGE OF RESULTS: DEFULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build					-		
810. Housing, mixed developments (15)	1,467	795	1,276	1,422	1,606	3,622	1261
810.1 Estate housing		T		-			
Generally (15)	1,459	708	1,242	1,402	1,599	5,067	1422
Single storey (15)	1,663	989	1,405	1,600	1,837	5,067	236
2-storey (15)	1,403	708	1,217	1,361	1,538	3,059	1101
3-storey (15)	1,531	909	1,275	1,453	1,752	2,990	80
4-storey or above (15)	3,052	1,503	2,440	2,724	4,055	4,537	5
810.11 Estate housing detached (15)	1,910	1,073	1,471	1,648	2,044	5,067	21
810.12 Estate housing semi detached							
Generally (15)	1,470	858	1,258	1,434	1,603	3,279	355
Single storey (15)	1,643	1,043	1,405	1,605	1,800	3,279	81
2-storey (15)	1,417	858	1,244	1,379	1,554	2,517	262
3-storey (15)	1,450	1,073	1,163	1,408	1,714	2,064	12
810.13 Estate housing terraced							
Generally (15)	1,490	873	1,223	1,393	1,628	4,537	235
Single storey (15)	1,704	1,102	1,419	1,752	2,007	2,400	19
2-storey (15)	1,423	873	1,198	1,361	1,567	3,059	180
3-storey (15)	1,558	909	1,263	1,426	1,733	2,990	34
4-storey or above (10)	4,296	4,055	-	-	-	4,537	2
816. Flats (apartments)		•		•	•	•	
Generally (15)	1,722	853	1,430	1,622	1,943	5,896	853
1-2 storey (15)	1,617	1,002	1,371	1,539	1,802	3,366	181
3-5 storey (15)	1,702	853	1,423	1,620	1,925	3,600	571
6 storey or above (15)	2,034	1,237	1,642	1,918	2,216	5,896	98
818. Housing with shops, offices, workshops or the like (15)	2,182	861	1,730	2,007	2,468	5,260	84
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	2,716	1,076	1,854	2,397	3,247	6,978	131
Single storey (15)	2,231	1,301	1,631	2,219	2,822	4,154	29
2-storey (15)	2,645	1,076	1,847	2,299	3,117	6,713	70
3-storey (15)	3,025	1,422	2,192	3,181	3,425	5,546	25
4-storey or above (15)	5,070	2,704	3,458	6,008	6,201	6,978	5
820.2 'One-off' housing semi-detached (3	1,865	1,154	1,548	1,711	2,088	5,871	55
units or less) (15)							
820.3 'One-off' housing terraced (3 units or less) (15)	1,803	1,015	1,379	1,534	1,822	3,502	14

843. Supported housing							
Generally (15)	1,847	947	1,533	1,731	2,058	3,741	133
Single storey (15)	2,144	1,328	1,699	1,976	2,317	3,741	16
2-storey (15)	1,844	956	1,519	1,671	2,115	3,253	42
3-storey (15)	1,704	947	1,524	1,624	1,879	2,558	45
4-storey or above (15)	1,898	1,163	1,521	1,757	1,942	3,590	27
843.1 Supported housing with shops, restaurants or the like (15)	1,773	1,110	1,496	1,668	1,925	2,960	36

19-Sep-2023 07:42

© BCIS 2023

BCIS for non-residential build costs



£/M2 Study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 09-Sep-2023 07:23

Rebased to 2Q 2023 (383) and York (98; sample 19)

MAXIMUM AGE OF RESULTS: DEFULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,215	279	673	1,000	1,428	4,568	89
Up to 500m2 GFA (20)	1,543	995	1,121	1,306	1,933	2,636	13
500 to 2000m2 GFA (20)	1,298	279	706	1,143	1,427	4,568	38
Over 2000m2 GFA (20)	1,019	503	632	826	1,119	2,648	38
282.1 Advance factories			•				
Generally (15)	1,029	493	811	1,012	1,260	1,546	19
Up to 500m2 GFA (15)	1,177	995	1,003	1,107	1,280	1,546	6
500 to 2000m2 GFA (15)	1,073	493	911	1,195	1,298	1,368	8
Over 2000m2 GFA (15)	781	600	673	793	829	1,012	5
282.12 Advance factories/offices – mixed facilities (class B1)			·			-	
Generally (20)	1,450	532	907	1,469	1,759	2,648	18
Up to 500m2 GFA (20)	2,341	1,933	-	2,453	-	2,636	3
500 to 2000m2 GFA (20)	1,341	532	1,202	1,469	1,618	1,794	6
Over 2000m2 GFA (20)	1,226	623	824	960	1,621	2,648	9
282.2 Purpose built factories		•	•	•	•	•	•
Generally (30)	1,314	279	691	1,122	1,689	4,568	78
Up to 500m2 GFA (30)	1,535	814	1,066	1,300	2,071	2,359	7
500 to 2000m2 GFA (30)	1,421	279	743	1,061	1,595	4,568	28
Over 2000m2 GFA (30)	1,207	370	656	1,111	1,648	2,466	43
282.22 Purpose built factories/Offices – mixed facilities (15)	1,053	506	833	1,019	1,195	2,254	23
284. Warehouses/stores			•				
Generally (15)	1,063	417	641	848	1,111	4,854	41
Up to 500m2 GFA (15)	1,939	700	1,072	1,364	2,302	4,854	8
500 to 2000m2 GFA (15)	945	496	695	860	1,084	1,711	16
Over 2000m2 GFA (15)	763	417	586	641	920	1,656	17
284.1 Advance warehouses/stores (15)	811	432	599	868	1,027	1,111	8
284.2 Purpose built warehouses/stores			•				
Generally (15)	1,129	417	656	848	1,272	4,854	31
Up to 500m2 GFA (15)	2,235	700	1,326	1,739	2,828	4,854	6
500 to 2000m2 GFA (15)	930	496	677	842	1,061	1,711	14
Over 2000m2 GFA (15)	778	417	622	723	963	1,261	11
284.5 Cold stores/refrigerated stores (25)	1,037	1,012	-	-	-	1,063	2
320. Offices							

Generally (15)	2,291	1,094	1,612	8,178	2,716	5,439	54
Air-conditioned							
Generally (15)	2,193	1,292	1,826	2,094	2,530	3,822	19
1-2 storey (15)	2,186	1,292	1,906	1,976	2,207	3,822	9
3-5 storey (15)	2,155	1,490	1,719	2,090	2,587	2,999	8
6 storey or above (20)	2,483	1,896	2,228	2,375	2,553	3,566	8
Not air-conditioned				-	-		
Generally (15)	2,321	1,094	1,523	2,318	3,057	3,559	22
1-2 storey (15)	2,359	1,260	1,541	2,442	3,018	3,522	15
3-5 storey (15)	2,200	1,094	1,523	1,867	3,020	3,559	6
6 storey or above (25)	2,611	2,040	-	2,692	-	3,020	4
320.1 Offices with shops, banks, flats, etc				-	-		
Generally (15)	2,263	1,514	2,007	2,306	2,596	2,819	10
1-2 storey (20)	1,636	1,350	-	1,390	-	2,168	3
3-5 storey (15)	2,129	1,514	-	2,091	-	2,819	4
6 storey or above (15)	2,390	1,954	2,174	2,439	2,647	2,738	5
341.1 Retail warehouses							
Generally (25)	1,045	516	781	938	1,108	3,052	45
Up to 1000m2 (25)	1,150	762	857	971	1,096	3,052	11
1000 to 7000m2 (25)	1,048	516	787	939	1,193	2,177	30
7000 to 15000m2 (25)	793	771	-	-	-	816	2
Over 15000m2 GFA (30)	871	770	-	-	-	972	2
342. Shopping centres (30)	1,590	1,212	-	1,572	-	1,985	3
343. Department stores (45)	1,592	592	-	1,338	-	3,101	4
344. Hypermarkets, supermarkets		•	•			•	•
Generally (35)	1,807	296	1,260	1,662	2,377	3,155	41
Up to 1000m2 (35)	1,852	1,247	-	1,593	-	2,976	4
1000 to 7000m2 GFA (35)	1,807	296	1,250	1,852	2,385	3,155	35
7000 to 15000m2 (35)	1,500	-	-	-	-	-	1
Over 15000m2 GFA (35)	1,930	-	-	-	-	-	1
345. Shops		•	•			•	•
Generally (30)	1,844	661	957	1,453	2,347	4,637	17
1-2 storey (30)	1,868	661	956	1,546	2,388	4,637	16
3-5 storey (30)	1,453	-	-	-	-	-	1
852. Hotels (15)	2,545	1,329	2,005	2,493	3,160	3,513	13
853. Motels (25)	1,591	1,190	1,460	1,477	1,909	1,916	5
856.2 Students' residences, halls of residence,	2,172	1,253	1,942	2,199	2,439	3,564	54
etc (15)							

19-Sep-2023 07:42

© BCIS 2023

Appendix A1.3

Review of flatted schemes advertised on RightMove at 14/09/2023

Postcode	Location	Туре	Size (sqm)	Advertised price	£psm	
Y01	36 Waverley, Hudson Quarter	3 bed Flats	116	£765,000	£6,595	https://www.rightmove.co.uk/propertie s/133105859#/?channel=RES_NEW
Y01	29 Victoria, Hudson Quarter	3 bed Flats	107	£675,000	£6,308	https://www.rightmove.co.uk/propertie s/132444872#/?channel=RES_NEW_
YO31	The Cocoa Works, Haxby Road	2 bed Flats	81.7	£515,000	£6,304	https://www.rightmove.co.uk/propertie s/139563635#/?channel=RES_NEW_
YO24	The Crescent, York	2 bed Flats	68.4	£420,000	£6,140	https://www.rightmove.co.uk/propertie s/136170641#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	2 bed Flats	82	£398,000	£4,854	https://www.rightmove.co.uk/propertie s/139563353#/?channel=RES_NEW_
YO31	The Cocoa Works, Haxby Road	2 bed Flats	76.5	£362,000	£4,732	https://www.rightmove.co.uk/propertie s/139563599#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	2 bed Flats	69.6	£358,000	£5,144	https://www.rightmove.co.uk/propertie s/139563524#/?channel=RES_NEW
YO24	The Crescent, York	1 bed Flats	54.6	£355,000	£6,502	https://www.rightmove.co.uk/propertie s/136443899#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	1 bed Flats	61	£284,500	£4,664	https://www.rightmove.co.uk/propertie s/139563191#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	1 bed Flats	49.5	£255,000	£5,152	https://www.rightmove.co.uk/propertie s/139563437#/?channel=RES_NEW_
YO31	The Cocoa Works, Haxby Road	1 bed Flats	50.5	£252,000	£4,990	https://www.rightmove.co.uk/propertie s/139563263#/?channel=RES_NEW
YO30	Plot 93 Bootham Crescent	1 bed Flats	45.2	£250,000	£5,537	https://www.rightmove.co.uk/propertie s/86227095#/?channel=RES_NEW
YO30	Plot 92 Bootham Crescent	1 bed Flats	45.2	£250,000	£5,537	https://www.rightmove.co.uk/propertie s/86226957#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	1 bed Flats	31.8	£215,000	£6,761	https://www.rightmove.co.uk/propertie s/133487003#/?channel=RES_NEW

Appendix A1.4

Advertised Room Rents within PBSA schemes in the City of York for the 2023/24 Education Year

On Campus PBSAs rents for 2023/24

Operator	College or name of halls	Band/room type	Catering	Weeks let p.a.	£ per week	£ per annum
Askam Bryan	Coverdale	Ensuite	Self-catering	32	£157	£5,093
Askam Bryan	Main Building	Single rooms	Self-catering	32	£135	£4,358
Uni of York	Alcuin College	Band 3	Self-catered	40	£173	£6,920
Uni of York	Alcuin College	Band 3 (postgraduates)	Self-catered	51	£173	£8,823
Uni of York	Anne Lister College	Band 3	Self-catered (weekly college meal)	44	£179	£7,876
Uni of York	Anne Lister College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	Constantine College	Band 4	Self-catered (weekly college meal)	44	£175	£7,700
Uni of York	Constantine College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	David Kato College	Band 2	Self-catered (weekly college meal)	44	£148	£6,512
Uni of York	David Kato College	Band 3	Self-catered (weekly college meal)	44	£179	£7,876
Uni of York	David Kato College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	Derwent College (Edens Court)	Band 3	Self-catered	40	£156	£6,240
Uni of York	Goodricke College	Band 3	Self-catered (weekly college meal)	44	£162	£7,128
Uni of York	Goodricke College	Band 3	Self-catered (weekly college meal)	44	£179	£7,876
Uni of York	Goodricke College	Band 3	Self-catered (weekly college meal)	50	£161	£8,050
Uni of York	Goodricke College	Band 3 Large	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	Langwith College	Band 4	Self-catered (weekly college meal)	44	£175	£7,700
Uni of York	Langwith College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	Wentworth Graduate College	Band 3 (postgraduates)	Self-catered	51	£173	£8,823
Uni of York	Wentworth Graduate College	Band 3 Large (postgraduates)	Self-catered	51	£188	£9,588
Uni of York	<u>Wentworth</u> <u>Graduate College</u>	Studio (postgraduates)	Self-catered	51	£208	£10,608
Average on camp	us PBSA			44	£176	£7,750

Off campus PBSA rents for 2023/24

Operator	College or name of halls	Band/room type	Catering	Let weeks per year	£ per week	£ per annum
Uni of York	Halifax College	Band 1	Self-catered	40	£99	£3,960
Uni of York	Halifax College	Band 3	Self-catered	40	£156	£6,240
Uni of York	Halifax College	Band 1	Self-catered	51	£99	£5,049
Uni of York	Halifax College	Band 3	Self-catered	51	£173	£8,823
Uni of York	Halifax College	Band 3 Large	Self-catered	51	£188	£9,588
Uni of York	Student Castle York	Clifford Flat	Self-catered	50	£201	£10,050
Uni of York	Student Castle York	Clifford Flat Deluxe	Self-catered	50	£206	£10,300
Uni of York	Student Castle York	Studio Raven	Self-catered	50	£226	£11,300
Uni of York	Student Roost	15 Room Flat	Self-catered	51	£169	£8,619
Uni of York	Student Roost	12 Room Flat	Self-catered	51	£169	£8,619
Uni of York	Student Roost	Bronze	Self-catered	51	£199	£10,149
Uni of York	Student Roost	Studio Bronze	Self-catered	51	£219	£11,169
Uni of York	Student Roost	Studio Silver	Self-catered	51	£229	£11,679
Uni of York	Student Roost	Studio Gold	Self-catered	51	£239	£12,189
York St John	St John Central		Self-catered	41	£146	£5,973
York St John	St John Central	Large	Self-catered	41	£153	£6,287
York St John	St John Central	Studio	Self-catered	41	£199	£8,141
York St John	Limes court	Standard	Self-catered	44	£108	£4,759
York St John	Limes court	Large	Self-catered	44	£112	£4,918
York St John	St Marys The Grange	Standard	Self-catered	37	£117	£4,319
York St John	St Marys The Grange	Large	Self-catered	37	£123	£4,563
York St John	Grange House The Grange	Standard ensuite	Self-catered	44	£136	£5,976
York St John	Grange House The Grange	Large ensuite	Self-catered	44	£142	£6,252
York St John	Grange House The Grange	Standard	Self-catered	44	£117	£5,137
York St John	Grange House The Grange	Large	Self-catered	44	£122	£5,378
York St John	Baldwin House The Grange	Standard	Self-catered	37	£110	£4,057
York St John	Muir House etc the Grange	Standard	Self-catered	44	£107	£4,715
York St John	Clarence Street	Standard	Self-catered	45	£135	£6,087
York St John	Clarence Street	Large	Self-catered	45	£146	£6,565
York St John	The Brickworks	Silver en-suite (Standard)	Kitchen	44	£180	£7,920
York St John	The Coal Yard	Ensuite (Standard)	Kitchen	44	£180	£7,920
York St John	The Coal Yard	Studio	Kitchen	51	£206	£10,506
York St John	Abode	Classic	Self-catered	44	£180	£7,920
York St John	The Boulevard	Standard	Shared kitchen	N.A	N.A	N.A
York St John	Student Castle	Standard	Self-catered	N.A	N.A	N.A
Student Castle	Student Castle York	Clifford Flat	Self-catered	51	£205	£10,455

Operator	College or name of halls	Band/room type	Catering	Let weeks per year	£ per week	£ per annum
Student Castle	Student Castle York	Clifford Flat Deluxe	Self-catered	51	£206	£10,506
Student Castle	Student Castle York	Studio Raven (Single)	Self-catered	51	£230	£11,730
Student Castle	Student Castle York	Studio Raven (Double)	Self-catered	51	£250	£12,750
Student Castle	Student Castle York	Studio Lancaster (Single)	Self-catered	51	£271	£13,821
Student Castle	Student Castle York	Studio Lancaster (Double)	Self-catered	51	£251	£12,801
iQ	The Brickworks	Studio - Gold	Kitchen	51	£303	£15,453
iQ	The Brickworks	Studio - Platinum	Kitchen	51	£333	£16,983
CRM Students	The Coal Yard	Studio	Kitchen	51	£196	£9,996
CRM Students	The Coal Yard	Ensuite	Kitchen	44	N.A	N.A
CRM Students	The Coal Yard	Ensuite (Standard)	Kitchen	44	£169	£7,436
CRM Students	The Coal Yard	Ensuite (Standard+)	Kitchen	44	£180	£7,920
University Living	Abode	Deluxe	Self-catered	N.A	N.A	N.A
University Living	Abode	Twin Studio (single)	Shared kitchen	51	£165	£8,415
University Living	Abode	Twin Studio (double)	Shared kitchen	51	£215	£10,965
University Living	Abode	Classic Ensuite	Kitchen	51	£209	£10,659
University Living	Abode	Classic Ensuite	Kitchen	48	£207	£9,936
University Living	Abode	Premium Ensuite	Kitchen	51	£212	£10,812
University Living	Abode	Premium Ensuite	Kitchen	48	£219	£10,512
University Living	Abode	Deluxe Ensuite	Kitchen	51	£228	£11,628
University Living	Abode	Classic Studio	Kitchen	51	£280	£14,280
University Living	Abode	Premium Studio	Kitchen	51	£293	£14,943
University Living	Abode	Deluxe Twin Apartment	Kitchen	51	£360	£18,360
Student Roost	Frederick House	Ensuite - Bronze	Shared kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Non-Ensuite	Shared kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Studio - Bronze	Kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Studio - Silver	Kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Studio - Gold	Kitchen	N.A	N.A	N.A
Student Roost	The Boulevard	Ensuite - Bronze	Shared kitchen	51	£269	£13,719
Student Roost	The Boulevard	Ensuite - Silver	Shared kitchen	51	£285	£14,535
Student Roost	The Boulevard	Studio - Bronze	Kitchen	51	£299	£15,249
Student Roost	The Boulevard	Studio - Silver	Kitchen	51	£309	£15,759
Student Roost	The Boulevard	Studio - Gold	Kitchen	51	£319	£16,269
Student Roost	The Boulevard	Studio - Platinum	Kitchen	51	£329	£16,779
Hello Student	Samuel Tuke Apartments	En-suite (Platinum - Within a 2-Bed Apartment)	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	En-suite (Platinum - Within a 5-Bed Apartment)	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	En-suite (Platinum - Within a 5-Bed Apartment)	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	Studio - Gold	Kitchen	N.A	N.A	N.A

Operator	College or name of halls	Band/room type Catering		Let weeks per year	£ per week	£ per annum
Hello Student	Samuel Tuke Apartments	Studio - Platinum	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	Studio - Diamond	Kitchen	N.A	N.A	N.A
Hello Student	Foss Studios			N.A	N.A	N.A
Hello Student	Percy's Place			N.A	N.A	N.A
Average off camp	48	£201	£9,603			

Appendix A1.5

Updated DVAs of tested residential sites in this addendum

Contro/ City Co	entre Extension - Medium - 50 dwellings - 1 50	Units	VA1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
Site	Private		VAI	Sqm/ha	5,500	RLV	£1,646,877	CASHFLOW
Gross ha	0.50 Nr of units 35			Dwgs/ha	100	BLV	£850,000	
Net ha	0.50 AH tenures Intermediate Greenfield Affordable rent	3.00		Units/pa AH rate	50 30.0%	Viable?	Yes	
Land type LV description		6.00 6.00		GDV=Total costs	30.0%	Headroom Headroom per net ha	£796,877 £1,593,755	
	First Homes	-		Profit/total GDV	17.5%	Headroom per dwg	£15,938	
						Headroom psm	£240	
	Site Acquisition					Headroom psm CIL liable	£347	Start Finish
1.0 1.1	Net site value (residual land value)						£1,646,877	Jan-23 Feb-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Feb-24
							£71,844	Jan-23 Feb-24
1.3	Purchaser costs		1.75%	on land costs			£28,820	Jan-23 Feb-24
2.0	Total Site Acquisition Costs Developer's Return						£1,747,542	
2.1	Central overheads		3.5%	on GDV			£440.969	Jan-23 Nov-25
2.2	Profit (net) on Private units	20.0%	Minus	16.5% on 0	OM GDV		£1,711,999	Oct-25 Nov-25
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% on A	AH transfer values		£55,584	Oct-25 Nov-25
2.0	Total Developer's Return						£2,208,553	
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	35.00	55.0	1,925	£5,390		£10,375,750	Oct-24 Oct-25
3.1.2	2 bed house	0.00	74.5	-	£4,200		£0	Oct-23 Oct-25
3.1.3	3 bed house	0.00	93.0	-	£4,200		£0	Oct-23 Oct-25
3.1.4	4+ bed house Total	0.00 35.0	117.1	- 1,925	£4,200		£0	Oct-23 Oct-25
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Flats (NIA)	6.00	55.0	330	£2,156		£711,480	Oct-24 Oct-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Oct-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Oct-25
3.2.4	4+ bed house Total	0.00	117.1	- 330	£1,680		£0	Oct-23 Oct-25
3.3	Affordable rent	0.0 Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	6.00	55.0	330	£2,695		£889,350	Oct-24 Oct-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Oct-25
3.3.3 3.3.4	3 bed house 4+ bed house	0.00	93.0	-	£2,100 £2,100		£0 £0	Oct-23 Oct-25 Oct-23 Oct-25
5.5.4	Total	6.0	11/.1	- 330	12,100	L	EU	000-23 000-25
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	3.00	55.0	165	£3,773		£622,545	Oct-24 Oct-25
3.4.2	2 bed house	0.00	74.5	-	£2,940	F	£0	Oct-23 Oct-25
3.4.3 3.4.4	3 bed house 4+ bed house	0.00	93.0	-	£2,940 £2,940		£0 £0	Oct-23 Oct-25 Oct-23 Oct-25
5.4.4	Total	3.0	117.1	165	12,540	L	10	001-25 001-25
	Gross Development Value						£12,599,125	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£311,273	Oct-24 Oct-25
4.1.3	Affordable units			per affordable housing			£7,500	Oct-24 Oct-25
	Total Sales Costs			P			£318,773	
4.2	Build Costs							
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1 4.2.1.2	Flats (GIA) 2 bed house	35.00	64.4	2,254	£1,580 £1,242		£3,560,193 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.2.1.3	3 bed house	0.00	96.0	-	£1,242		£0	Apr-23 Apr-25
4.2.1.4	4+ bed house	0.00	120.5	-	£1,242		£0	Apr-23 Apr-25
	Total	35		2,254				
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	4
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	15.00	67.1 81.9	1,007	£1,580 £1,242		£1,590,782 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.2.2.3	3 bed house	0.00	101.3	-	£1,242		£0	Apr-23 Apr-25
4.2.2.4	4+ bed house	0.00	126.4	-	£1,242		£0	Apr-23 Apr-25
	Total	15		1,007				
4.2.2	Correct	Nr of units 3.150	Size sqm 18	Total sqm 57	£psm £500	_	Total Cost £28,350	Apr-23 Apr-25
4.2.3	Garages Total Build Costs	3.150	18	57	1500		£5,179,325	Apr-23 Apr-25
4.3	Extra-Over Construction Costs		_					
4.3.1.1	Externals (for houses)			extra-over on build cost			£2,835	Apr-23 Apr-25
4.3.1.2 4.3.2	Externals (for flats)		5%	extra-over on build cost per net ha	for flats		£257,549	Apr-23 Apr-25 Jan-23 Feb-24
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		£0 £6.500	per net ha per unit		├	£325,000	Jan-23 Feb-24 Jan-23 Feb-24
	Total Extra-Over Construction Costs		10,500			1	£585,384	
4.4	Professional Fees	_						
4.4.1	Professional Fees		8%	on build costs (incl: exte	ernals)		£435,177	Jan-23 Apr-25
4.5	Total Professional Fees Contingency						£435,177	
4.5.1	Contingency		4%	on build costs (incl: exte	ernals)		£217,588	Jan-23 Apr-25
	Total Contingency						£217,588	
4.6	Planning Obligations			por house		,	co l	Apr 22
4.6.1.1 4.6.1.2	Cat 2 Cat 2			per house per flat			£0 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.1.3	Cat 2 Cat(3)(A)			per market house			£32,130	Apr-23 Apr-25
4.6.1.4	Cat(3)(A)		£7,750	per market flat			£24,413	Apr-23 Apr-25
4.6.1.5	Cat(3)(B)			per affordable house			£0	Apr-23 Apr-25
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points			per affordable flat per unit (100% of house	s: 50% of flate)	<u>⊢</u>	£29,625 £25,000	Apr-23 Apr-25 Apr-23 Apr-25
4.6.2	Policy CC1, CC2 & CC3			per house		├──	£25,000 £0	Apr-23 Apr-25
4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£450,000	Apr-23 Apr-25
4.6.4	Policy G12 Biodiversity Net Gain			per unit			£60,600	Apr-23 Apr-25
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC			SAC per house SAC per flat			£0 £25,000	Apr-23 Apr-25 Apr-23 Apr-25
4.6.5.2	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			per pitch			£25,000 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Feb-24
4.6.9.1	S106		£8,274	per unit			£413,700	Jan-23 Feb-24
	Total Developer Contributions						£1,060,468	
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£7,796,714 £11,752,808	
5.0 7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]						£11,752,808 £846,317	
8.0	Finance Costs							
			APR	PCM				
8.1	Finance		7.75%	0.624% on r	net costs		-£846,317	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]					f	12,599,125	
NB : This apprai	isal has been prepared in line with the RICS valuation guida	nce. The purpose	of the appraisal is t	o assess the impact of pla	anning policies on	site viability at a strategic level. 1	This appraisal is i	not a formal 'Red Book'
<u>NB</u> : This apprai				o assess the impact of pla 2022 valuation and sho			This appraisal is i	not a formal 'Red Book'

-								
Centre/ City Ce Site	entre Extension - Small - 20 dwellings 20 Private	Units Affordable	VA1	TECHNICAL CHECKS: Som/ha	5.500	DVA SUMMARY: RLV	£827,199	CASHFLOW
Gross ha	0.20 Nr of units 14	6		Dwgs/ha	100	BLV	£340,000	
Net ha	0.20 AH tenures Intermediate	1		Units/pa	27	Viable?	Yes	
Land type LV description	Greenfield Affordable rent City centre Social rent	2		AH rate GDV=Total costs	30.0%	Headroom Headroom per net ha	£487,199 £2,435,994	
	First Homes	-		Profit/total GDV	17.5%	Headroom per dwg	£24,360	
						Headroom psm	£367	
1.0	Site Acquisition					Headroom psm CIL liable	£531	Start Finish
1.1	Net site value (residual land value)						£827,199	Jan-23 Dec-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Dec-23
1.3	Purchaser costs		1 75%	on land costs			£30,860 £14,476	Jan-23 Dec-23 Jan-23 Dec-23
1.5	Total Site Acquisition Costs		1.7576	on land costs			£872,535	3411 25 500 25
2.0	Developer's Return							
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% c	n OM GDV		£176,388 £684,800	Jan-23 May-25 Apr-25 May-25
2.2	Profit (net) on Affordable units	6.0%	overheads		n AH transfer values		£22,234	Apr-25 May-25
	Total Developer's Return						£883,421	
3.0	Development Value	March 1994		T	<u> </u>		Table 1	
3.1 3.1.1	Private units Flats (NIA)	Nr of units 14.00	Size sqm 55.0	Total sqm 770	£psm £5,390		Total Value £4,150,300	Jul-24 Apr-25
3.1.2	2 bed house	0.00	74.5	-	£4,200		£0	Oct-23 Apr-25
3.1.3	3 bed house	0.00	93.0	-	£4,200		£0	Oct-23 Apr-25
3.1.4	4+ bed house Total	0.00	117.1	- 770	£4,200		£0	Oct-23 Apr-25
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Flats (NIA)	2.40	55.0	132	£2,156		£284,592	Jul-24 Apr-25
3.2.2 3.2.3	2 bed house 3 bed house	0.00	74.5	-	£1,680 £1,680		£0 £0	Oct-23 Apr-25 Oct-23 Apr-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Apr-25
	Total	2.4	-	132				
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 2.40	Size sqm 55.0	Total sqm 132	£psm £2,695		Total Value £355,740	Jul-24 Apr-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£355,740 £0	Oct-23 Apr-25
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Apr-25
3.3.4	4+ bed house Total	0.00	117.1	- 132	£2,100		£0	Oct-23 Apr-25
3.4	Intermediate	2.4 Nr of units	Size sqm	132 Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	1.20	55.0	66	£3,773		£249,018	Jul-24 Apr-25
3.4.2 3.4.3	2 bed house	0.00	74.5	-	£2,940 £2,940		£0	Oct-23 Apr-25
3.4.5	3 bed house 4+ bed house	0.00	93.0		£2,940		£0 £0	Oct-23 Apr-25 Oct-23 Apr-25
	Total	1.2		66				
	Gross Development Value						£5,039,650	
4.0 4.1	Development Costs Sales Cost							
4.1.1	Private units		3.00%	on OM GDV			£124,509	Jul-24 Apr-25
4.1.3	Affordable units		£500	per affordable housi	ng		£3,000	Jul-24 Apr-25
4.2	Total Sales Costs Build Costs						£127,509	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	14.00	64.4	902	£1,580		£1,424,077	Apr-23 Oct-24
4.2.1.2 4.2.1.3	2 bed house 3 bed house	0.00	77.2 96.0	-	£1,402 £1,402		£0 £0	Apr-23 Oct-24 Apr-23 Oct-24
4.2.1.3	4+ bed house	0.00	120.5		£1,402		£0	Apr-23 Oct-24 Apr-23 Oct-24
	Total	14		902				
4.2.2 4.2.2.1	Affordable units Flats (GIA)	Nr of units 6.00	Size sqm 67.1	Total sqm 403	£psm £1,580		Total Cost	Apr 22 0# 24
4.2.2.1 4.2.2.2	2 bed house	0.00	81.9	403	£1,580		£636,313 £0	Apr-23 Oct-24 Apr-23 Oct-24
4.2.2.3	3 bed house	0.00	101.3	-	£1,402		£0	Apr-23 Oct-24
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Oct-24
	Total	6 Nr of units	Size sqm	403 Total sqm	£psm		Total Cost	
4.2.3	Garages	1.260	18	23	£500		£11,340	Apr-23 Oct-24
	Total Build Costs						£2,071,730	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)		10%	extra-over on build o	ost for houses		£1,134	Apr-23 Oct-24
4.3.1.2	Externals (for flats)		5%	extra-over on build o			£103,020	Apr-23 Oct-24
4.3.2	Site abnormals (remediation/demolition)		£0	per net ha			£0	Jan-23 Dec-23
4.3.3	Site opening costs Total Extra-Over Construction Costs		£0	per unit			£0 £104,154	Jan-23 Dec-23
4.4	Professional Fees						1104,134	
4.4.1	Professional Fees		8%	on build costs (incl: e	externals)		£174,071	Jan-23 Oct-24
4.5	Total Professional Fees Contingency						£174,071	
4.5.1	Contingency		4%	on build costs (incl: e	externals)		£87,035	Jan-23 Oct-24
	Total Contingency						£87,035	
4.6 4.6.1.1	Planning Obligations Cat 2			per house			£0	Apr-23 Oct-24
4.6.1.1 4.6.1.2	Cat 2 Cat 2			per nouse per flat			£0	Apr-23 Oct-24 Apr-23 Oct-24
4.6.1.3	Cat(3)(A)		£10,200	per market house			£12,852	Apr-23 Oct-24
4.6.1.4 4.6.1.5	Cat(3)(A)			per market flat per affordable house			£9,765	Apr-23 Oct-24
4.6.1.5 4.6.1.6	Cat(3)(B) Cat(3)(B)			per affordable house per affordable flat	-		£0 £11,850	Apr-23 Oct-24 Apr-23 Oct-24
4.6.2	Electric charging points		£1,000	per unit (100% of ho	uses; 50% of flats)		£10,000	Apr-23 Oct-24
4.6.3.1	Policy CC1, CC2 & CC3			per house			£0	Apr-23 Oct-24
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£180,000 £24,240	Apr-23 Oct-24 Apr-23 Oct-24
4.6.5.1	Policy GI2a Stenshall SAC		£1,000	SAC per house			£0	Apr-23 Oct-24
4.6.5.2	Policy GI2a Stenshall SAC			SAC per flat			£10,000	Apr-23 Oct-24
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£150,000 £0	per pitch total			£0 £0	Apr-23 Oct-24 Jan-23 Dec-23
4.6.9.1	S106			per unit			£165,480	Jan-23 Dec-23
	Total Developer Contributions						£424,187	
5.0	TOTAL DEVELOPMENT COSTS						£2,988,686 £4,744,641	
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	1					£4,744,641 £295,009	
8.0	Finance Costs	•						
0.1			APR	PCM			5205.055	
8.1	Finance		7.75%	0.624%	n net costs		-£295,009	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£5,039,650	
NB: This apprai	sal has been prepared in line with the RICS valuation gu						egic level. This appra	sal is not a formal 'Red
	BOOK (KICS Valua	uon – P rotessi	unal standards UK Ja	mudry 2022 Valuation	and should not be re	eneu upon as sucn.		

Urban - Large - Site	45 dwellings - Greenfield 45 Privat	Units e Affordable	VA1	TECHNICAL CHECKS	4.342	DVA SUMMARY: RLV	£2,128,518	CASHFLOW	
Gross ha	1.00 Nr of units 32		l	Dwgs/ha	4,342	BLV	£1,101,000		
Net ha	0.90 AH tenures Intermediate	3		Units/pa	45	Viable?	Yes		
Land type	Greenfield Affordable rent	5		AH rate	30.0%	Headroom	£1,027,518		
LV description	Urban Social rent First Homes	- 5		GDV=Total costs Profit/total GDV	- 17.7%	Headroom per net ha Headroom per dwg	£1,141,686 £22,834		
				riong total op i	27.17.78	Headroom psm	£236		
						Headroom psm CIL liable	£335	Start Finish	
1.0 1.1	Site Acquisition Net site value (residual land value)						£2,128,518	Jan-23 Feb-24	
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0	Jan-23 Feb-24	
							£95,926	Jan-23 Feb-24	
1.3	Purchaser costs		1.75%	on land costs			£37,249	Jan-23 Feb-24	
2.0	Total Site Acquisition Costs Developer's Return						£2,261,692		
2.1	Central overheads		3.5%	on GDV			£493,107	Jan-23 Oct-25	
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£1,940,521	Sep-25 Oct-25	
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% 0	on AH transfer values		£58,201	Sep-25 Oct-25	
3.0	Total Developer's Return Development Value						£2,491,829		
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Sep-24 Sep-25	
3.1.2 3.1.3	2 bed house 3 bed house	14.18	74.5	1,056	£4,200		£4,435,358	Oct-23 Sep-25	
3.1.5	4+ bed house	5.51	93.0 117.1	1,099 646	£4,200 £4,200		£4,613,963 £2,711,415	Oct-23 Sep-25 Oct-23 Sep-25	
	Total	31.5		2,800	,				
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1 3.2.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	- 282	£2,156 £1.680		£0 £473,105	Sep-24 Sep-25 Oct-23 Sep-25	
3.2.2	3 bed house	3.78	93.0	113	£1,680 £1,680		£189,832	Oct-23 Sep-25 Oct-23 Sep-25	
3.2.4	4+ bed house	0.41	117.1	47	£1,680		£79,682	Oct-23 Sep-25	
	Total	5.4	~	442 Tatal and			T		
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm -	£psm £2,695		Total Value £0	Sep-24 Sep-25	
3.3.2	2 bed house	3.78	74.5	- 282	£2,695		£591,381	Oct-23 Sep-25	
3.3.3	3 bed house	1.22	93.0	113	£2,100		£237,290	Oct-23 Sep-25	
3.3.4	4+ bed house Total	0.41	117.1	47 442	£2,100		£99,603	Oct-23 Sep-25	
3.4	lotal Intermediate	5.4 Nr of units	Size sqm	442 Total sqm	£psm		Total Value		
3.4.1	Flats (NIA)	0.00	55.0	-	£3,773		£0	Sep-24 Sep-25	
3.4.2	2 bed house	1.76	74.5	131	£2,940		£384,398	Oct-23 Sep-25	
3.4.3 3.4.4	3 bed house 4+ bed house	0.74	93.0 117.1	69 24	£2,940 £2,940		£203,014 £69,722	Oct-23 Sep-25 Oct-23 Sep-25	
3.4.4	Total	2.7	117.1	224	12,540		105,722	0ct-23 3ep-23	
	Gross Development Value						£14,088,761		
4.0	Development Costs								
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£352,822	Sep-24 Sep-25	
4.1.3	Affordable units			per affordable hous	ng		£6,750	Sep-24 Sep-25	
	Total Sales Costs						£359,572		
4.2	Build Costs	No. 6 alto	<u> </u>	T 4 4 4 4 4 4	<u></u>		Tables		
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm -	£psm £1,580		Total Cost £0	Apr-23 Mar-25	
4.2.1.2	2 bed house	14.18	77.2	1,094	£1,402		£1,533,328	Apr-23 Mar-25	
4.2.1.3	3 bed house	11.81	96.0	1,134	£1,402		£1,589,868	Apr-23 Mar-25	
4.2.1.4	4+ bed house Total	5.51	120.5	664 2,892	£1,402		£930,987	Apr-23 Mar-25	
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Mar-25	
4.2.2.2	2 bed house 3 bed house	9.32	81.9	763	£1,402		£1,069,257	Apr-23 Mar-25	
4.2.2.3 4.2.2.4	4+ bed house	3.17	101.3 126.4	321 128	£1,402 £1,402		£450,715 £179,452	Apr-23 Mar-25 Apr-23 Mar-25	
	Total	14		1,212					
		Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages Total Build Costs	13.647	18	246	£500		£122,826 £5,876,433	Apr-23 Mar-25	
4.3	Extra-Over Construction Costs						13,870,433		
4.3.1.1	Externals (for houses)		10%	extra-over on build	ost for houses		£587,643	Apr-23 Mar-25	
4.3.1.2	Externals (for flats)		5%		ost for flats		£0	Apr-23 Mar-25	
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		£0 £0	per net ha per unit			£0 £0	Jan-23 Feb-24 Jan-23 Feb-24	
	Total Extra-Over Construction Costs		10				£587,643	100 24	
4.4	Professional Fees			-					
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl:	externals)		£517,126 £517,126	Jan-23 Mar-25	
4.5	Contingency								
4.5.1	Contingency		4%	on build costs (incl:	externals)		£258,563	Jan-23 Mar-25	
4.6	Total Contingency Planning Obligations						£258,563		
4.6 4.6.1.1	Cat 2		f0	per house			£0	Apr-23 Mar-25	
4.6.1.2	Cat 2		£0	per flat			£0	Apr-23 Mar-25	
4.6.1.3	Cat(3)(A) Cat(3)(A)			per market house			£28,917	Apr-23 Mar-25	
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)			per market flat per affordable hous	2		£0 £76,613	Apr-23 Mar-25 Apr-23 Mar-25	
4.6.1.6	Cat(3)(B)			per affordable flat			£0	Apr-23 Mar-25	
4.6.2	Electric charging points			per unit (100% of ho	uses; 50% of flats)		£45,000	Apr-23 Mar-25	
4.6.3.1 4.6.3.2	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3			per house per flat			£675,000 £0	Apr-23 Mar-25 Apr-23 Mar-25	
4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£54,540	Apr-23 Mar-25 Apr-23 Mar-25	
4.6.5.1	Policy GI2a Stenshall SAC		£1,000	SAC per house			£45,000	Apr-23 Mar-25	
4.6.5.2	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23 Mar-25	
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment			per pitch total			£0 £0	Apr-23 Mar-25 Jan-23 Feb-24	
4.6.9.1	S106			per unit			£372,330	Jan-23 Feb-24	
	Total Developer Contributions						£1,297,400		
5.0	TOTAL DEVELOPMENT COSTS						£8,896,737		
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERE	ST]					£13,650,258 £438,503		
8.0	Finance Costs	·							
			APR	PCM					
8.1	Finance		7.75%	0.624%	n net costs		-£438,503		
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£14,088,761		
NB: This apprai	sal has been prepared in line with the RICS valuation						egic level. This appra	isal is not a formal 'Red	
	Book' (RICS Valu	iation – P <u>rofessi</u>	onal Standards UK Ja	anuary 2022 valuatio	n and should not be re	eiled upon as such.			
		ar 11.11.		TEOLINICAL OUEOVO					
---------------------	---	---	-----------------------	--------------------------------------	--------------------	---	--------------------------	------------------	------------------
Site	m - 25 dwellings - Greenfield	25 Units Private Affordable	VA1	TECHNICAL CHECKS: Sqm/ha	4,342	DVA SUMMARY: RLV	£1,182,789	CASHFLOW	/
Gross ha	0.50 Nr of units	18 8		Dwgs/ha	50	BLV	£560,000		
Net ha Land type		ediate 2 able rent 3		Units/pa AH rate	27	Viable? Headroom	Yes £622,789		
LV description	Urban Social			GDV=Total costs	-	Headroom per net ha	£1,245,577		
	First He	- omes]	Profit/total GDV	17.7%	Headroom per dwg	£24,912		
						Headroom psm Headroom psm CIL liable	£258 £366	Start	Finish
1.0	Site Acquisition					rieadi ooni psin cic nabi	1300	Start	Fillisti
1.1	Net site value (residual land value)			1			£1,182,789	Jan-23	Dec-23
1.2	Stamp Duty Land Tax	Category:	Commercial land]			£0 £48,639	Jan-23 Jan-23	Dec-23 Dec-23
1.3	Purchaser costs		1.75%	on land costs			£20,699	Jan-23	Dec-23 Dec-23
	Total Site Acquisition Costs						£1,252,127		
2.0 2.1	Developer's Return Central overheads		2.5%	on GDV			£273,948	Jan-23	Jul-25
2.2	Profit (net) on Private units	20.0%	Minus		OM GDV		£1,078,067	Jun-25	Jul-25
2.4	Profit (net) on Affordable units	6.0%	overheads		AH transfer values		£32,334	Jun-25	Jul-25
3.0	Total Developer's Return Development Value						£1,384,349		
3.0	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Jul-24	Jun-25
3.1.2 3.1.3	2 bed house 3 bed house	7.88	74.5	587 610	£4,200 £4,200		£2,464,088 £2,563,313	Oct-23 Oct-23	Jun-25 Jun-25
3.1.3	4+ bed house	3.06	117.1	359	£4,200		£1,506,342	Oct-23	Jun-25
	Total	17.5		1,556					
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	Jul-24	Jun-25
3.2.2	2 bed house	2.10	74.5	156	£1,680		£262,836	Oct-23	Jun-25
3.2.3	3 bed house	0.68	93.0	63	£1,680		£105,462	Oct-23	Jun-25
3.2.4	4+ bed house Total	0.23	117.1	26 246	£1,680		£44,268	Oct-23	Jun-25
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	Jul-24	Jun-25
3.3.2 3.3.3	2 bed house 3 bed house	2.10	74.5	156 63	£2,100 £2,100		£328,545 £131,828	Oct-23 Oct-23	Jun-25 Jun-25
3.3.4	4+ bed house	0.08	117.1	26	£2,100		£55,335	Oct-23	Jun-25
	Total	3.0		246					
3.4 3.4.1	Intermediate Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm -	£psm £3,773		Total Value £0	Jul-24	Jun-25
3.4.2	2 bed house	0.98	74.5	73	£2,940		£213,554	Oct-23	Jun-25
3.4.3	3 bed house	0.41	93.0	38	£2,940		£112,786	Oct-23	Jun-25
3.4.4	4+ bed house Total	0.11	117.1	13 124	£2,940		£38,735	Oct-23	Jun-25
	Gross Development Value	10		22.7			£7,827,090		-
4.0	Development Costs								
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£196,012	Jul-24	Jun-25
4.1.3	Affordable units			per affordable housing			£3,750	Jul-24	Jun-25
	Total Sales Costs						£199,762		
4.2 4.2.1	Build Costs Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23	Dec-24
4.2.1.2	2 bed house	7.88	77.2	608	£1,402		£851,849	Apr-23	Dec-24
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	6.56 3.06	96.0 120.5	630 369	£1,402 £1,402		£883,260 £517,215	Apr-23 Apr-23	Dec-24 Dec-24
	Total	18		1,607	/				
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		0
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1 81.9	424	£1,580 £1,402		£0 £594,032	Apr-23 Apr-23	Dec-24 Dec-24
4.2.2.3	3 bed house	1.76	101.3	179	£1,402		£250,397	Apr-23	Dec-24
4.2.2.4	4+ bed house Total	0.56	126.4	71 673	£1,402		£99,695	Apr-23	Dec-24
	Total	ہ Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages	7.582	18	136	£500		£68,237	Apr-23	Dec-24
4.3	Total Build Costs Extra-Over Construction Costs						£3,264,685		
4.3.1.1	Externals (for houses)		10%	extra-over on build cos	t for houses		£326,469	Apr-23	Dec-24
4.3.1.2	Externals (for flats)		5%		t for flats		£0	Apr-23	Dec-24
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		£0	per net ha per unit			£0 £0	Jan-23 Jan-23	Dec-23 Dec-23
	Total Extra-Over Construction Costs						£326,469	3011-2.5	50025
4.4	Professional Fees								
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl: ext	ernals)		£287,292 £287,292	Jan-23	Dec-24
4.5	Contingency								
4.5.1	Contingency		4%	on build costs (incl: ext	ernals)		£143,646	Jan-23	Dec-24
4.6	Total Contingency Planning Obligations						£143,646		
4.6.1.1	Cat 2			per house			£0	Apr-23	Dec-24
4.6.1.2 4.6.1.3	Cat 2			per flat			£0 £16,065	Apr-23	Dec-24
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)			per market house per market flat			£16,065 £0	Apr-23 Apr-23	Dec-24 Dec-24
4.6.1.5	Cat(3)(B)		£22,700	, per affordable house			£42,563	Apr-23	Dec-24
4.6.1.6 4.6.2	Cat(3)(B)			per affordable flat	c: EOV of facto		£0	Apr-23	Dec-24
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of house per house	, Ju /o UI Hats)		£25,000 £375,000	Apr-23 Apr-23	Dec-24 Dec-24
4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£0	Apr-23	Dec-24
4.6.4	Policy G12 Biodiversity Net Gain			per unit			£30,300	Apr-23	Dec-24
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC		£1,000 £500	SAC per house SAC per flat			£25,000 £0	Apr-23 Apr-23	Dec-24 Dec-24
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£0	Apr-23	Dec-24
4.6.7 4.6.9.1	AH Commuted Sum payment S106			total per unit			£0 £206,850	Jan-23 Jan-23	Dec-23 Dec-23
	Total Developer Contributions		10,274	per unit			£206,850 £720,778	Jan-23	Dec-23
5.0	TOTAL DEVELOPMENT COSTS						£4,942,632		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTERI						£7,579,108		
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING Finance Costs						£247,982		
			APR	PCM					
8.1	Finance		7.75%	0.624% on	net costs		-£247,982		
9.0	TOTAL PROJECT COSTS [INCLUDING INTERE						£7,827,090	l	
NB: This apprai	sal has been prepared in line with the RICS va	aluation guidance. The p RICS Valuation – P <mark>rofessi</mark>					egic level. This appra	isal is not a	iormal 'Red
	BOOK (rice valuation - riciessi	Sinai Standarus UK Ji	and a fore valuation a	na snound not de f	ciica apoir as Sutil.			

	and all an one field	40 11-11-		TEOLINICAL OUEOVO		DVA CURARADY			
Site	10 dwellings - Greenfield	10 Units Private Affordable	VA1	TECHNICAL CHECKS: Sqm/ha	4,445	DVA SUMMARY: RLV	£775,513	CASHFLOW	
Gross ha	0.20 Nr of units	10 -		Dwgs/ha	50	BLV	£224,000		
Net ha Land type		nediate 0 Jable rent 0		Units/pa AH rate	15	Viable? Headroom	Yes £551,513		
LV description	Urban Socia			GDV=Total costs	(0)	Headroom per net ha	£2,757,565		
	First I	iomes -		Profit/total GDV	20.0%	Headroom per dwg	£55,151		
						Headroom psm	£554 £554	Chart	Finish
1.0	Site Acquisition					Headroom psm CIL liable	±554	Start	Finish
1.1	Net site value (residual land value)			•			£775,513	Jan-23	Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Oct-23
1.3	Purchaser costs		1 75%	on land costs			£28,276 £13,571	Jan-23 Jan-23	Oct-23 Oct-23
10	Total Site Acquisition Costs		1.7576	on land costs			£817,360	5411 25	000 25
2.0	Developer's Return								
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% on	OM GDV		£130,675 £616,039	Jan-23 Feb-25	Mar-25 Mar-25
2.4	Profit (net) on Affordable units	6.0%	overheads		AH transfer values		£010,039	Feb-25	Mar-25
	Total Developer's Return						£746,713		
3.0	Development Value				-				
3.1 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390		Total Value £0	Jun-24	Feb-25
3.1.2	2 bed house	4.50	74.5	335	£4,200		£1,408,050	Oct-23	Feb-25
3.1.3	3 bed house	3.75	93.0	349	£4,200		£1,464,750	Oct-23	Feb-25
3.1.4	4+ bed house	1.75	117.1	205	£4,200		£860,767	Oct-23	Feb-25
3.2	Total Social rent	10.0 Nr of units	Size sqm	889 Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156		£0	Jun-24	Feb-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23	Feb-25
3.2.3 3.2.4	3 bed house 4+ bed house	0.00	93.0 117.1		£1,680 £1,680		£0 £0	Oct-23 Oct-23	Feb-25 Feb-25
J.2.7	4+ bed house Total	-	11/.1		1,000		ĽŰ	001-23	1 60-20
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1	Flats (NIA) 2 bed house	0.00	55.0		£2,695		£0	Jun-24 Oct 22	Feb-25
3.3.2 3.3.3	2 bed house 3 bed house	0.00	74.5 93.0	-	£2,100 £2,100		£0 £0	Oct-23 Oct-23	Feb-25 Feb-25
3.3.4	4+ bed house	0.00	117.1	-	£2,100		£0	Oct-23	Feb-25
L.	Total	-		-					
3.4 3.4.1	Intermediate Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm -	£psm £3,773		Total Value £0	Jun-24	Feb-25
3.4.2	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23	Feb-25
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23	Feb-25
3.4.4	4+ bed house Total	0.00	117.1	-	£2,940		£0	Oct-23	Feb-25
	Gross Development Value	-		-			£3,733,567		
4.0	Development Costs								
4.1 4.1.1	Sales Cost Private units		3.00%	an OM CDV			6112.007	lue 24	Eab 25
4.1.1 4.1.3	Affordable units			on OM GDV per affordable housing	P		£112,007 £0	Jun-24 Jun-24	Feb-25 Feb-25
	Total Sales Costs				0		£112,007		
4.2	Build Costs	No. Contraction		T .(.)	6		Tablesi		
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm -	£psm £1,580		Total Cost £0	Apr-23	Aug-24
4.2.1.2	2 bed house	4.50	77.2	347	£1,402		£486,771	Apr-23	Aug-24
4.2.1.3	3 bed house	3.75	96.0	360	£1,402		£504,720	Apr-23	Aug-24
4.2.1.4	4+ bed house Total	1.75	120.5	211 918	£1,402		£295,551	Apr-23	Aug-24
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23	Aug-24
4.2.2.2	2 bed house	0.00	81.9	-	£1,402		£0	Apr-23	Aug-24
4.2.2.3 4.2.2.4	3 bed house 4+ bed house	0.00	101.3		£1,402 £1,402		£0 £0	Apr-23 Apr-23	Aug-24 Aug-24
	Total	-		-					
	_	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages Total Build Costs	4.333	18	78	£500		£38,993 £1,326,035	Apr-23	Aug-24
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)			extra-over on build co			£132,603	Apr-23	Aug-24
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)		5% £0	extra-over on build co per net ha	st for flats		£0	Apr-23	Aug-24 Oct-23
4.3.3	Site opening costs		£0	per unit			£0	Jan-23	Oct-23
	Total Extra-Over Construction Costs						£132,603		
4.4 4.4.1	Professional Fees Professional Fees		90/	on build costs (incl: ex	ternals)		£116,691	Jan-23	Aug-24
T-±	Total Professional Fees		670	en puna costs (mel: ex			£116,691	3011*23	Aug-24
4.5	Contingency								
4.5.1	Contingency Total Contingency		4%	on build costs (incl: ex	ternals)		£58,346 £58,346	Jan-23	Aug-24
4.6	Planning Obligations						200,040		
4.6.1.1	Cat 2			per house			£0	Apr-23	Aug-24
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £9,180	Apr-23 Apr-23	Aug-24
4.6.1.3	Cat(3)(A) Cat(3)(A)			per market nouse per market flat			£9,180 £0	Apr-23 Apr-23	Aug-24 Aug-24
4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£0	Apr-23	Aug-24
4.6.1.6	Cat(3)(B)			per affordable flat per unit (100% of hou:			£0	Apr-23	Aug-24
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of hou: per house	ses, 50% of flats)		£10,000 £150,000	Apr-23 Apr-23	Aug-24 Aug-24
4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£0	Apr-23	Aug-24
4.6.4	Policy G12 Biodiversity Net Gain			per unit			£12,120	Apr-23	Aug-24
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC			SAC per house SAC per flat			£10,000 £0	Apr-23 Apr-23	Aug-24 Aug-24
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£0	Apr-23	Aug-24
4.6.7	AH Commuted Sum payment		£28,000	total			£28,000	Jan-23	Oct-23
4.6.9.1	S106 Total Developer Contributions		£8,274	per unit			£82,740 £302,040	Jan-23	Oct-23
5.0	TOTAL DEVElOPMENT COSTS						£2,047,722		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTER						£3,611,795		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDIN	IG INTEREST]					£121,771		
8.0	Finance Costs		APR	PCM					
8.1	Finance		7.75%		net costs		-£121,771		
1									
9.0	TOTAL PROJECT COSTS [INCLUDING INTER	EST]					£3,733,567		
NB: This apprai	sal has been prepared in line with the RICS		urpose of the apprai	al is to assess the impa	ct of planning polic	ies on site viability at a strate		isal is not a fo	ormal 'Red
		(RICS Valuation – Profession							-

6 h h				TEOLOUS OUTOWS				64 CUT 01	
Suburban - Lar	ge - 140 dwellings - Greenfield 140 Private	Units Affordable	VA1	TECHNICAL CHECKS: Sqm/ha	3,215	DVA SUMMARY: RLV	£7,165,973	CASHFLOV	·
Gross ha	4.00 Nr of units 98	42		Dwgs/ha	40	BLV	£3,850,000		
Net ha Land type	3.50 AH tenures Intermediate Greenfield Affordable rent	8		Units/pa AH rate	93	Viable? Headroom	Yes £3,315,973		
LV description	Greenfield Affordable rent Suburban Social rent	17		GDV=Total costs	-	Headroom per net ha	£947,421		
	First Homes	-		Profit/total GDV	17.7%	Headroom per dwg	£23,686		
						Headroom psm Headroom psm CIL liable	£258 £362	Start	Finish
1.0	Site Acquisition					Headroom psin cit hable	1302	Juli	Fillisti
1.1	Net site value (residual land value)			1			£7,165,973	Jan-23	Aug-24
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0 £347,799	Jan-23 Jan-23	Aug-24
1.3	Purchaser costs	ĺ	1.75%	on land costs			£125,405	Jan-23	Aug-24 Aug-24
	Total Site Acquisition Costs						£7,639,177		
2.0 2.1	Developer's Return Central overheads		2.5%	on GDV			£1,513,440	Jan-23	Nov-26
2.2	Profit (net) on Private units	20.0%	Minus		n OM GDV		£5,967,353	Oct-26	Nov-26
2.4	Profit (net) on Affordable units	6.0%	overheads		n AH transfer values		£176,884	Oct-26	Nov-26
3.0	Total Developer's Return Development Value						£7,657,678		
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	25.73	55.0	1,415	£5,390		£7,626,176	Apr-25	Oct-26
3.1.2 3.1.3	2 bed house 3 bed house	18.38 36.75	74.5	1,369 3,418	£4,200 £4,200		£5,749,538 £14,354,550	Oct-23 Oct-23	Oct-26 Oct-26
3.1.5	4+ bed house	17.15	117.1	2,008	£4,200		£8,435,513	Oct-23 Oct-23	Oct-26
	Total	98.0		8,210					
3.2.1	Social rent Flats (NIA)	Nr of units 8.61	Size sqm 55.0	Total sqm 474	£psm £2,156		Total Value £1,020,974	Apr-25	Oct-26
3.2.2	2 bed house	3.15	74.5	235	£1,680		£394,254	Oct-23	Oct-26
3.2.3	3 bed house	3.78	93.0	352	£1,680		£590,587	Oct-23	Oct-26
3.2.4	4+ bed house Total	1.26	117.1	148 1,207	£1,680		£247,901	Oct-23	Oct-26
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1	Flats (NIA)	8.61	55.0	474	£2,695		£1,276,217	Apr-25	Oct-26
3.3.2 3.3.3	2 bed house 3 bed house	3.15	74.5	235 352	£2,100 £2,100		£492,818 £738,234	Oct-23 Oct-23	Oct-26 Oct-26
3.3.4	4+ bed house	1.26	117.1	148	£2,100		£309,876	Oct-23 Oct-23	Oct-26
	Total	16.8		1,207			T-4-114-1		
3.4 3.4.1	Intermediate Flats (NIA)	Nr of units 3.47	Size sqm 55.0	Total sqm 191	£psm £3,773		Total Value £719,039	Apr-25	Oct-26
3.4.2	2 bed house	2.00	74.5	149	£2,940		£436,965	Oct-23	Oct-26
3.4.3	3 bed house	2.31	93.0	215	£2,940		£631,600	Oct-23	Oct-26
3.4.4	4+ bed house Total	0.63	117.1	74 628	£2,940		£216,913	Oct-23	Oct-26
	Gross Development Value						£43,241,155		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units		3.00%	on OM GDV			£1,084,973	Apr-25	Oct-26
4.1.3	Affordable units			per affordable housi	ıg		£21,000	Apr-25	Oct-26
4.2	Total Sales Costs Build Costs						£1,105,973		
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1	Flats (GIA)	25.73	64.4	1,657	£1,580		£2,616,742	Apr-23	Apr-26
4.2.1.2 4.2.1.3	2 bed house 3 bed house	18.38 36.75	77.2 96.0	1,418 3,528	£1,242 £1,242		£1,760,812 £4,381,776	Apr-23 Apr-23	Apr-26 Apr-26
4.2.1.4	4+ bed house	17.15	120.5	2,066	£1,242		£2,565,858	Apr-23	Apr-26
	Total	98		8,668					
4.2.2 4.2.2.1	Affordable units Flats (GIA)	Nr of units 20.69	Size sqm 67.1	Total sqm 1,389	£psm £1,580		Total Cost £2,193,689	Apr-23	Apr-26
4.2.2.2	2 bed house	8.30	81.9	679	£1,242		£843,508	Apr-23	Apr-26
4.2.2.3	3 bed house	9.87	101.3	1,000	£1,242		£1,242,199	Apr-23	Apr-26
4.2.2.4	4+ bed house Total	3.15 42	126.4	398 3,466	£1,242		£494,580	Apr-23	Apr-26
		Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages	39.114	18	704	£500		£352,028	Apr-23	Apr-26
4.3	Total Build Costs Extra-Over Construction Costs						£16,451,191		
4.3.1.1	Externals (for houses)			extra-over on build c			£1,164,076	Apr-23	Apr-26
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)		5% £0	extra-over on build c per net ha	ost for flats		£240,522	Apr-23	Apr-26
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		20	per net na per unit			£910,000	Jan-23 Jan-23	Aug-24 Aug-24
	Total Extra-Over Construction Costs						£2,314,598		~
4.4 4.4.1	Professional Fees Professional Fees		001	on build costs (incl: e	vternals)		£1.439.403	120.22	Apr 20
19.19.1	Professional Fees Total Professional Fees		8%	on puna costs (Incl: e			£1,428,463 £1,428,463	Jan-23	Apr-26
4.5	Contingency								
4.5.1	Contingency Total Contingency		4%	on build costs (incl: e	xternals)		£714,232 £714,232	Jan-23	Apr-26
4.6	Planning Obligations								
4.6.1.1	Cat 2			per house			£0	Apr-23	Apr-26
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £89,964	Apr-23 Apr-23	Apr-26 Apr-26
4.6.1.4	Cat(3)(A)		£7,750	per market flat			£17,943	Apr-23	Apr-26
4.6.1.5 4.6.1.6	Cat(3)(B) Cat(3)(B)			per affordable house per affordable flat			£120,963 £40,853	Apr-23	Apr-26
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points			per affordable flat per unit (100% of hor	uses; 50% of flats)		£40,853 £116,795	Apr-23 Apr-23	Apr-26 Apr-26
4.6.3.1	Policy CC1, CC2 & CC3		£15,000	per house			£1,403,850	Apr-23	Apr-26
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£417,690 £169,680	Apr-23 Apr-23	Apr-26 Apr-26
4.6.5.1	Policy GI2 Biodiversity Net Galif Policy GI2a Stenshall SAC		£1,000	SAC per house			£93,590	Apr-23 Apr-23	Apr-26
4.6.5.2	Policy GI2a Stenshall SAC		£500	SAC per flat			£23,205	Apr-23	Apr-26
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£150,000 £0	per pitch total			£300,000 £0	Apr-23 Jan-23	Apr-26 Aug-24
4.6.9.1	S106			per unit			£1,158,360	Jan-23	Aug-24
	Total Developer Contributions						£3,952,893		
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£25,967,350 £41,264,205		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	r]					£1,976,951		
8.0	Finance Costs		400	DCt t					
8.1	Finance	j	APR 7.75%	PCM 0.624% 0	n net costs		-£1,976,951		
		I					, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
								ĺ	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£43,241,155		
	sal has been prepared in line with the RICS valuation gu	uidance. The n	urpose of the apprai	sal is to assess the imm	act of planning polici	es on site viability at a strate		isal is not a	formal 'Red
				anuary 2022 valuation					

Suburban Mer	dium - 38 dwellings - Greenfield 38	3 Units	VA1	TECHNICAL CHECKS:		DVA SUMMARY:	CASHFLOW
Site	aium - 38 aweilings - Greenneid 38 Privat		VAI	Sqm/ha	3,474	RLV £1,795,162	CASHFLOW
Gross ha	1.00 Nr of units 2	11		Dwgs/ha	40	BLV £1,045,000	
Net ha Land type	0.95 AH tenures Intermediate Greenfield Affordable rent	2		Units/pa AH rate	41 30.0%	Viable? Yes Headroom £750,162	
LV description	Suburban Social rent	5		GDV=Total costs	-	Headroom per net ha £789,644	
	First Homes	-		Profit/total GDV	17.7%	Headroom per dwg £19,741	
						Headroom psm £204	
1.0	Site Acquisition					Headroom psm CIL liable £290	Start Finish
1.1	Net site value (residual land value)					£1,795,162	Jan-23 Jan-24
1.2	Stamp Duty Land Tax	Category:	Commercial land			0 <u>1</u>	Jan-23 Jan-24
1.3	Purchaser costs	ĺ	1 75%	on land costs		£79,258 £31,415	Jan-23 Jan-24 Jan-23 Jan-24
1.5	Total Site Acquisition Costs		1.75%	on land costs		£1,905,835	Jan-25 Jan-24
2.0	Developer's Return						
2.1 2.2	Central overheads	20.0%	3.5% Minus	on GDV 16.5% on C	MCDV	£416,401 £1,638,662	Jan-23 Sep-25 Aug-25 Sep-25
2.2	Profit (net) on Private units Profit (net) on Affordable units	6.0%	overheads		H transfer values	£49,147	Aug-25 Sep-25 Aug-25 Sep-25
	Total Developer's Return					£2,104,211	
3.0	Development Value						
3.1 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390	Total Value £0	Sep-24 Aug-25
3.1.2	2 bed house	11.97	74.5	892	£4,200	£3,745,413	Oct-23 Aug-25
3.1.3	3 bed house	9.98	93.0	928	£4,200	£3,896,235	Oct-23 Aug-25
3.1.4	4+ bed house	4.66	117.1	545	£4,200	£2,289,639	Oct-23 Aug-25
3.2	Total Social rent	26.6 Nr of units	Size sqm	2,365 Total sqm	£psm	Total Value	
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156	£0	Sep-24 Aug-25
3.2.2	2 bed house	3.19	74.5	238	£1,680	£399,511	Oct-23 Aug-25
3.2.3	3 bed house	1.03	93.0	95	£1,680 £1,680	£160,302	Oct-23 Aug-25
3.2.4	4+ bed house Total	0.34	117.1	40 373	1,06U	£67,287	Oct-23 Aug-25
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm	Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695	£0	Sep-24 Aug-25
3.3.2 3.3.3	2 bed house 3 bed house	3.19	74.5	238 95	£2,100 £2,100	£499,388 £200,378	Oct-23 Aug-25 Oct-23 Aug-25
3.3.3	4+ bed house	0.34	93.0	40	£2,100 £2,100	£200,378 £84,109	Oct-23 Aug-25 Oct-23 Aug-25
	Total	4.6		373			
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm	Total Value	Son 24
3.4.1 3.4.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	- 110	£3,773 £2,940	£0 £324,602	Sep-24 Aug-25 Oct-23 Aug-25
3.4.3	3 bed house	0.63	93.0	58	£2,940	£171,434	Oct-23 Aug-25
3.4.4	4+ bed house	0.17	117.1	20	£2,940	£58,876	Oct-23 Aug-25
	Total	2.3		189		644 007 47C	
4.0	Gross Development Value Development Costs					£11,897,176	
4.1	Sales Cost						
4.1.1	Private units			on OM GDV		£297,939	Sep-24 Aug-25
4.1.3	Affordable units		£500	per affordable housing		£5,700	Sep-24 Aug-25
4.2	Total Sales Costs Build Costs					£303,639	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm	Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580	£0	Apr-23 Feb-25
4.2.1.2 4.2.1.3	2 bed house 3 bed house	11.97 9.98	77.2	924 958	£1,402 £1,402	£1,294,811 £1,342,555	Apr-23 Feb-25 Apr-23 Feb-25
4.2.1.4	4+ bed house	4.66	120.5	561	£1,402	£786,167	Apr-23 Feb-25
	Total	27		2,442			
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm	Total Cost	
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1 81.9	- 644	£1,580 £1,402	£0 £902,928	Apr-23 Feb-25 Apr-23 Feb-25
4.2.2.3	3 bed house	2.68	101.3	271	£1,402	£380,604	Apr-23 Feb-25
4.2.2.4	4+ bed house	0.86	126.4	108	£1,402	£151,537	Apr-23 Feb-25
	Total	11 No of conito	Cine com	1,024	C	Total Cost	
4.2.3	Garages	Nr of units 11.524	Size sqm 18	Total sqm 207	£psm £500	£103,720	Apr-23 Feb-25
	Total Build Costs					£4,962,321	
4.3	Extra-Over Construction Costs Externals (for houses)		10%	and an an an an install an at	farbauraa	£496,232	Ans 22 Eab 25
4.3.1.1 4.3.1.2	Externals (for flats)			extra-over on build cost extra-over on build cost		£496,232 £0	Apr-23 Feb-25 Apr-23 Feb-25
4.3.2	Site abnormals (remediation/demolition)		£0	per net ha		£0	Jan-23 Jan-24
4.3.3	Site opening costs		£0	per unit		£0	Jan-23 Jan-24
4.4	Total Extra-Over Construction Costs Professional Fees					£496,232	
4.4 4.4.1	Professional Fees		8%	on build costs (incl: exte	rnals)	£436,684	Jan-23 Feb-25
	Total Professional Fees					£436,684	
4.5 4.5.1	Contingency			on build costs (incl: exte	mals)		lan 23 set se
H.J.1	Contingency Total Contingency		4%	on build costs (Inci: exte	111d15]	£218,342 £218,342	Jan-23 Feb-25
4.6	Planning Obligations						
4.6.1.1	Cat 2			per house		<u>£0</u>	Apr-23 Feb-25
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house		£0 £24,419	Apr-23 Feb-25 Apr-23 Feb-25
4.6.1.4	Cat(3)(A)		£7,750	per market flat		£0	Apr-23 Feb-25
4.6.1.5	Cat(3)(B)		£22,700	per affordable house		£64,695	Apr-23 Feb-25
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points			per affordable flat per unit (100% of house	s 50% of flate)	£0 £38,000	Apr-23 Feb-25 Apr-23 Feb-25
4.6.2 4.6.3.1	Policy CC1, CC2 & CC3			per house	., 50% OF Hdt5)	£38,000 £570,000	Apr-23 Feb-25 Apr-23 Feb-25
4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat		£0	Apr-23 Feb-25
4.6.4	Policy G12 Biodiversity Net Gain			per unit		£46,056	Apr-23 Feb-25
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC			SAC per house SAC per flat		£38,000 £0	Apr-23 Feb-25 Apr-23 Feb-25
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000			£0	Apr-23 Feb-25
4.6.7	AH Commuted Sum payment		£0	total		<u>f0</u>	Jan-23 Jan-24
4.6.9.1	S106 Total Developer Contributions		£8,274	per unit		£314,412 £1,095,582	Jan-23 Jan-24
5.0	TOTAL DEVELOPMENT COSTS					£1,095,582 £7,512,800	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]					£11,522,846	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]					£374,330	
8.0	Finance Costs		APR	PCM			
8.1	Finance		7.75%		et costs	-£374,330	
		1					
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]					£11,897,176	
		idance The even	nose of the array	is to assess the impact	f planning collision		al is not a formal 'Bar'
IND. THIS appr	raisal has been prepared in line with the RICS valuation gu Book' (RICS Valuat			is to assess the impact of ary 2022 valuation and			and not a rormal Ked

	all - 8 dwellings - Greenfield	8 Units	VA1	TECHNICAL CHECKS:	2.556	DVA SUMMARY:		CASHFLOW
Site Gross ha	0.20 Nr of units	Private Affordable		Sqm/na Dwgs/ha	3,556	RLV BLV	£617,915 £220,000	
Net ha		ntermediate 0		Units/pa	12	Viable?	Yes	
Land type		Affordable rent 0		AH rate	0.0%	Headroom	£397,915	
LV description	Suburban	irst Homes -		GDV=Total costs	(0)	Headroom per net ha Headroom per dwg	£1,989,574	
	P	- Inst Homes		Profit/total GDV	20.0%	Headroom per dwg Headroom psm	£49,739 £499	
						Headroom psm CIL liabl		Start Finish
1.0	Site Acquisition							-
1.1	Net site value (residual land value)	Cotoroou	Commercial land	1			£617,915	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0 £20,396	Jan-23 Oct-23 Jan-23 Oct-23
1.3	Purchaser costs		1.75%	on land costs			£10,814	Jan-23 Oct-23
	Total Site Acquisition Costs						£649,124	
2.0	Developer's Return			1				
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% or	1 OM GDV		£104,540 £492,831	Jan-23 Feb-25 Jan-25 Feb-25
2.4	Profit (net) on Affordable units	6.0%	overheads		n AH transfer values		£0	Jan-25 Feb-25
	Total Developer's Return						£597,371	
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1 3.1.2	Flats (NIA) 2 bed house	0.00 3.60	55.0 74.5	268	£5,390 £4,200		£0 £1,126,440	May-24 Jan-25 Oct-23 Jan-25
3.1.3	3 bed house	3.00	93.0	279	£4,200		£1,171,800	Oct-23 Jan-25
3.1.4	4+ bed house	1.40	117.1	164	£4,200		£688,613	Oct-23 Jan-25
	Total	8.0	-	711	-			
3.2 3.2.1	Social rent	Nr of units	Size sqm 55.0	Total sqm	£psm		Total Value	May 24 Jan 25
3.2.2	Flats (NIA) 2 bed house	0.00	74.5		£2,156 £1,680		£0 £0	May-24 Jan-25 Oct-23 Jan-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Jan-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Jan-25
3.3	Total Affordable rent	- Nr of units	Size sam	-	£		Total Value	
3.3.1	Affordable rent Flats (NIA)	0.00	Size sqm 55.0	Total sqm -	£psm £2,695		Lotal Value £0	May-24 Jan-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Jan-25
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Jan-25
3.3.4	4+ bed house	0.00	117.1	-	£2,100		£0	Oct-23 Jan-25
3.4	Total Intermediate	- Nr of units	Size sqm	- Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	Size sqm 55.0	-	£9,773		fotal value £0	May-24 Jan-25
3.4.2	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23 Jan-25
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Jan-25
3.4.4	4+ bed house	0.00	117.1	-	£2,940		£0	Oct-23 Jan-25
	Total Gross Development Value	-		-			£2,986,853	
4.0	Development Costs						12,580,855	
4.1	Sales Cost							
4.1.1	Private units			on OM GDV			£89,606	May-24 Jan-25
4.1.3	Affordable units		£500	per affordable housin	Ig		£0	May-24 Jan-25
4.2	Total Sales Costs Build Costs						£89,606	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23 Jul-24
4.2.1.2	2 bed house	3.60	77.2	278	£1,402		£389,417	Apr-23 Jul-24
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	3.00	96.0 120.5	288 169	£1,402 £1,402		£403,776 £236,441	Apr-23 Jul-24 Apr-23 Jul-24
4.2.1.4	Total	1.40	120.5	734	11,402		1230,441	Apr-25 301-24
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Jul-24
4.2.2.2 4.2.2.3	2 bed house 3 bed house	0.00	81.9 101.3	-	£1,402 £1,402		£0 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.2.2.3	4+ bed house	0.00	101.3		£1,402 £1,402		£0	Apr-23 Jul-24 Apr-23 Jul-24
	Total	-		-				
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	3.466	18	62	£500		£31,194	Apr-23 Jul-24
4.3	Total Build Costs Extra-Over Construction Costs						£1,060,828	
4.3.1.1	Externals (for houses)		10%	extra-over on build co	ost for houses		£106,083	Apr-23 Jul-24
4.3.1.2	Externals (for flats)		5%				£0	Apr-23 Jul-24
4.3.2	Site abnormals (remediation/demolit	ion)	£0	per net ha			£0	Jan-23 Oct-23
4.3.3	Site opening costs Total Extra-Over Construction Costs		£0	per unit			£0 £106,083	Jan-23 Oct-23
4.4	Professional Fees						100,083	
4.4.1	Professional Fees		8%	on build costs (incl: e	xternals)		£93,353	Jan-23 Jul-24
	Total Professional Fees						£93,353	
4.5 4.5.1	Contingency Contingency		40/	on build costs (incl: es	rternals)		£46.676	Jan-23 Jul-24
4.3.1	Total Contingency		4%	Ton build costs (Incl. e)	ALC: HOIS		£46,676	Jaii-25 Jui-24
4.6	Planning Obligations			-				
4.6.1.1	Cat 2			per house			£0	Apr-23 Jul-24
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £7,344	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.3	Cat(3)(A) Cat(3)(A)			per market house per market flat			£7,344 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£0	Apr-23 Jul-24
4.6.1.6	Cat(3)(B)			per affordable flat			£0	Apr-23 Jul-24
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of hou per house	ises; 50% of flats)		£8,000 £120,000	Apr-23 Jul-24 Apr-23 Jul-24
4.6.3.1	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3			per nouse per flat			£120,000 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.4	Policy G12 Biodiversity Net Gain		£1,212	per unit			£9,696	Apr-23 Jul-24
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£8,000	Apr-23 Jul-24
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			SAC per flat per pitch			£0 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.7	AH Commuted Sum payment		£150,000 £28,000				£28,000	Apr-23 Jul-24 Jan-23 Oct-23
4.6.9.1	S106			per unit			£66,192	Jan-23 Oct-23
	Total Developer Contributions						£247,232	
5.0	TOTAL DEVELOPMENT COSTS	NTEDECT					£1,643,777	
6.0	TOTAL PROJECT COSTS [EXCLUDING I						£2,890,272 £96,581	
		SEARCHATEREDI]					150,581	
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCL] Finance Costs			PCM				
7.0			APR					
7.0			APR 7.75%		n net costs		-£96,581	
7.0 8.0	Finance Costs				n net costs		-£96,581	
7.0 8.0	Finance Costs				n net costs		-£96,581	
7.0 8.0	Finance Costs	NTEREST]			n net costs		-£96,581 £2,986,853	
7.0 8.0 8.1 9.0	Finance Costs		7.75%	0.624% or		ies on site viability at a strat	£2,986,853	isal is not a formal 'Red
7.0 8.0 8.1 9.0	Finance Finance TOTAL PROJECT COSTS [INCLUDING II isal has been prepared in line with the F		7.75%	0.624% or	act of planning polic		£2,986,853	isal is not a formal 'Red

	- 122 dwellings - Greenfield	122 Units	VA1	TECHNICAL CHECKS:	2.802	DVA SUMMARY:	66 224 222	CASHFLOW
Site Gross ha	5.00 Nr of units	Private Affordable 85 37		Sqm/na Dwgs/ha	2,802	RLV BLV	£6,234,332 £4,275,000	
Net ha		termediate 7		Units/pa	86	Viable?	Yes	
Land type		ffordable rent 15		AH rate	30.0%	Headroom	£1,959,332	
LV description	Village/Rural So	ocial rent 15		GDV=Total costs	-	Headroom per net ha	£559,809	
	P1	rst Homes -		Profit/total GDV	17.7%	Headroom per dwg Headroom psm	£16,060 £175	-
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)	6 .1		1			£6,234,332	Jan-23 Jul-24
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0 £301,217	Jan-23 Jul-24 Jan-23 Jul-24
1.3	Purchaser costs		1.75%	on land costs			£109,101	Jan-23 Jul-24
	Total Site Acquisition Costs						£6,644,650	
2.0	Developer's Return			1				
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% or	n OM GDV		£1,318,855 £5,200,122	Jan-23 Sep-26 Aug-26 Sep-26
2.4	Profit (net) on Affordable units	6.0%	overheads		AH transfer values		£154,142	Aug-26 Sep-26
	Total Developer's Return						£6,673,119	
3.0	Development Value							
3.1 3.1.1	Private units Flats (NIA)	Nr of units 22.42	Size sqm 55.0	Total sqm 1,233	£psm £5,390		Total Value £6,645,668	Mar-25 Aug-26
3.1.2	2 bed house	16.01	74.5	1,193	£4,200		£5,010,311	Oct-23 Aug-26
3.1.3	3 bed house	32.03	93.0	2,978	£4,200		£12,508,965	Oct-23 Aug-26
3.1.4	4+ bed house	14.95	117.1	1,750	£4,200		£7,350,947	Oct-23 Aug-26
	Total	85.4		7,154	6		T	
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 7.50	Size sqm 55.0	Total sqm 413	£psm £2,156		Total Value £889,706	Mar-25 Aug-26
3.2.2	2 bed house	2.75	74.5	205	£1,680		£343,564	Oct-23 Aug-26
3.2.3	3 bed house	3.29	93.0	306	£1,680		£514,655	Oct-23 Aug-26
3.2.4	4+ bed house	1.10	117.1	129	£1,680		£216,028	Oct-23 Aug-26
3.3	Total Affordable rent	14.6 Nr of units	Size sam	1,052 Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	7.50	55.0	413	£2,695		£1,112,132	Mar-25 Aug-26
3.3.2	2 bed house	2.75	74.5	205	£2,100		£429,455	Oct-23 Aug-26
3.3.3	3 bed house	3.29	93.0	306	£2,100		£643,318	Oct-23 Aug-26
3.3.4	4+ bed house Total	1.10	117.1	129 1,052	£2,100		£270,035	Oct-23 Aug-26
3.4	Intermediate	14.6 Nr of units	Size sqm	1,052 Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	3.02	55.0	166	£3,773		£626,592	Mar-25 Aug-26
3.4.2	2 bed house	1.74	74.5	130	£2,940		£380,784	Oct-23 Aug-26
3.4.3 3.4.4	3 bed house 4+ bed house	2.01	93.0 117.1	187 64	£2,940 £2,940		£550,394 £189,024	Oct-23 Aug-26 Oct-23 Aug-26
3.4.4	Total	7.3	117.1	547	12,540		1105,024	OCC-23 Aug-20
	Gross Development Value						£37,681,578	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£945,477	Mar-25 Aug-26
4.1.3	Affordable units			per affordable housin	Ig		£18,300	Mar-25 Aug-26
	Total Sales Costs				•		£963,777	
4.2	Build Costs							
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 22.42	Size sqm 64.4	Total sqm 1,444	£psm £1,580		Total Cost £2,280,304	Apr-23 Feb-26
4.2.1.2	2 bed house	16.01	77.2	1,235	£1,242		£1,534,422	Apr-23 Feb-26
4.2.1.3	3 bed house	32.03	96.0	3,074	£1,242		£3,818,405	Apr-23 Feb-26
4.2.1.4	4+ bed house	14.95	120.5	1,800	£1,242		£2,235,962	Apr-23 Feb-26
4.2.2	Total Affordable units	85 Nr of units	Size sqm	7,554 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	18.03	67.1	1,210	£1,580		£1,911,643	Apr-23 Feb-26
4.2.2.2	2 bed house	7.23	81.9	592	£1,242		£735,057	Apr-23 Feb-26
4.2.2.3	3 bed house	8.60	101.3	872	£1,242		£1,082,487	Apr-23 Feb-26
4.2.2.4	4+ bed house Total	2.75	126.4	347 3,021	£1,242		£430,991	Apr-23 Feb-26
	- Ctal	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	34.085	18		£500		£306,767	Apr-23 Feb-26
	Total Build Costs						£14,336,038	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)		10%	extra-over on build co	ost for houses		£1,014,409	Apr-23 Feb-26
4.3.1.2	Externals (for flats)		5%				£209,597	Apr-23 Feb-26
4.3.2	Site abnormals (remediation/demoliti	on)	£0	per net ha			£0	Jan-23 Jul-24
4.3.3	Site opening costs		£6,500	per unit			£793,000	Jan-23 Jul-24
4.4	Total Extra-Over Construction Costs Professional Fees						£2,017,006	
4.4.1	Professional Fees		8%	on build costs (incl: ex	(ternals)		£1,244,804	Jan-23 Feb-26
	Total Professional Fees						£1,244,804	
4.5 4.5.1	Contingency Contingency			on build costs (incl: ex	ternals)		£622,402	Jan-23 Feb-26
4.J.1	Total Contingency		4%	Ton build costs (Incl: e)	ALC: HOIS		£622,402 £622,402	Jaii-25 Feb-26
4.6	Planning Obligations			_				
4.6.1.1	Cat 2			per house			£0	Apr-23 Feb-26
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £78,397	Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.4	Cat(3)(A) Cat(3)(A)			per market flat			£15,636	Apr-23 Feb-26
4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£105,410	Apr-23 Feb-26
4.6.1.6	Cat(3)(B)			per affordable flat			£35,600	Apr-23 Feb-26
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of hou per house	ises; 50% of flats)		£101,779 £1,223,355	Apr-23 Feb-26 Apr-23 Feb-26
4.6.3.2	Policy CC1, CC2 & CC3			per flat			£363,987	Apr-23 Feb-26
4.6.4	Policy G12 Biodiversity Net Gain		£1,212	per unit			£147,864	Apr-23 Feb-26
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£81,557	Apr-23 Feb-26
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			SAC per flat per pitch			£20,222 £300,000	Apr-23 Feb-26 Apr-23 Feb-26
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Jul-24
4.6.9.1	S106		£8,274	per unit			£1,009,428	Jan-23 Jul-24
	Total Developer Contributions						£3,483,235	
F 0		ITEREST]					£22,667,262 £35,985,031	
5.0	TOTAL DEVELOPMENT COSTS						£1,696,547	
5.0 6.0 7.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU							
6.0	TOTAL PROJECT COSTS [EXCLUDING IN						22,050,547	
6.0 7.0 8.0	TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU Finance Costs		APR	PCM				
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU		APR 7.75%		n net costs		-£1,696,547	
6.0 7.0 8.0	TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU Finance Costs				n net costs			
6.0 7.0 8.0 8.1	TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU Finance Costs	JDING INTEREST]			n net costs		-£1,696,547	
6.0 7.0 8.0	TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU Finance Costs	JDING INTEREST]			n net costs			
6.0 7.0 8.0 8.1 9.0	TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU Finance Costs Finance TOTAL PROJECT COSTS [INCLUDING IN sal has been prepared in line with the R	JDING INTEREST] ITEREST] ICS valuation guidance. The pr	7.75% urpose of the apprais	0.624% or	act of planning polic		-£1,696,547 £37,681,578	isal is not a formal 'Red
6.0 7.0 8.0 8.1 9.0	TOTAL PROJECT COSTS [EXCLUDING IN TOTAL INCOME - TOTAL COSTS [EXCLU Finance Costs Finance TOTAL PROJECT COSTS [INCLUDING IN sal has been prepared in line with the R	JDING INTEREST]	7.75% urpose of the apprais	0.624% or	act of planning polic		-£1,696,547 £37,681,578	isal is not a formal 'Rec

Village - Large - Site	- 33 dwellings - Greenfield 33 Privat	Units Affordable	VA1	TECHNICAL CHECKS: Som/ha	3.017	DVA SUMMARY: RLV	£1,561,938	CASHFLOW
Gross ha	1.00 Nr of units 23	10]	Dwgs/ha	35	BLV	£892,500	
Net ha	0.95 AH tenures Intermediate	2		Units/pa	36	Viable?	Yes	
Land type LV description	Greenfield Affordable rent Village/Rural Social rent	4		AH rate GDV=Total costs	30.0%	Headroom Headroom per net ha	£669,438 £704,671	
	First Homes	-		Profit/total GDV	17.7%	Headroom per dwg	£20,286	
						Headroom psm	£210	
1.0	Site Acquisition					Headroom psm CIL liable	£298	Start Finish
1.1	Net site value (residual land value)			•			£1,561,938	Jan-23 Jan-24
1.2	Stamp Duty Land Tax	Category:	Commercial land	_			£0	Jan-23 Jan-24
1.3	Purchaser costs		1 75%	on land costs			£67,597 £27,334	Jan-23 Jan-24 Jan-23 Jan-24
	Total Site Acquisition Costs						£1,656,868	
2.0	Developer's Return							
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% c	n OM GDV		£361,612 £1,423,049	Jan-23 Aug-25 Jul-25 Aug-25
2.4	Profit (net) on Affordable units	6.0%	overheads		n AH transfer values		£42,680	Jul-25 Aug-25
	Total Developer's Return						£1,827,341	
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Aug-24 Jul-25
3.1.2	2 bed house	10.40	74.5	774	£4,200		£3,252,596	Oct-23 Jul-25
3.1.3 3.1.4	3 bed house 4+ bed house	8.66	93.0 117.1	806 473	£4,200 £4,200		£3,383,573 £1,988,371	Oct-23 Jul-25 Oct-23 Jul-25
	Total	23.1		2,053	,			
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1 3.2.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	207	£2,156 £1,680		£0 £346,944	Aug-24 Jul-25 Oct-23 Jul-25
3.2.3	3 bed house	0.89	93.0	83	£1,680		£139,210	Oct-23 Jul-25
3.2.4	4+ bed house	0.30	117.1	35	£1,680		£58,434	Oct-23 Jul-25
3.3	Total Affordable rent	4.0 Nr of units	Size sqm	324 Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	Aug-24 Jul-25
3.3.2	2 bed house 3 bed house	2.77	74.5	207	£2,100		£433,679 £174,012	Oct-23 Jul-25
3.3.3 3.3.4	3 bed house 4+ bed house	0.89	93.0 117.1	83	£2,100 £2,100		£1/4,012 £73,042	Oct-23 Jul-25 Oct-23 Jul-25
	Total	4.0		324				
3.4 3.4.1	Intermediate Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £3,773		Total Value £0	Aug-24 Jul-25
3.4.1	2 bed house	1.29	74.5	- 96	£2,940		£281,892	Aug-24 Jul-25 Oct-23 Jul-25
3.4.3	3 bed house	0.54	93.0	51	£2,940		£148,877	Oct-23 Jul-25
3.4.4	4+ bed house	0.15	117.1	17	£2,940		£51,130	Oct-23 Jul-25
	Total Gross Development Value	2.0		164			£10,331,758	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		2.00%	on OM GDV			6258 726	Aug 24 Jul 25
4.1.1	Affordable units			per affordable housi	ng		£258,736 £4,950	Aug-24 Jul-25 Aug-24 Jul-25
	Total Sales Costs				0		£263,686	
4.2 4.2.1	Build Costs Private units	No. C. Ma		T atal	<u></u>		7.1.1.0.1	
4.2.1	Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm -	£psm £1,580		Total Cost £0	Apr-23 Jan-25
4.2.1.2	2 bed house	10.40	77.2	802	£1,402		£1,124,441	Apr-23 Jan-25
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	8.66	96.0 120.5	832 487	£1,402		£1,165,903	Apr-23 Jan-25
4.2.1.4	Total	4.04	120.5	2,121	£1,402		£682,724	Apr-23 Jan-25
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1 81.9	- 559	£1,580 £1,402		£0 £784,122	Apr-23 Jan-25 Apr-23 Jan-25
4.2.2.3	3 bed house	2.33	101.3	236	£1,402		£330,524	Apr-23 Jan-25
4.2.2.4	4+ bed house	0.74	126.4	94	£1,402		£131,598	Apr-23 Jan-25
	Total	10 Nr of units	Size sqm	889 Total sqm	£psm		Total Cost	
4.2.3	Garages	10.008	18	180	£500		£90,073	Apr-23 Jan-25
	Total Build Costs						£4,309,384	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)		10%	extra-over on build o	ost for houses		£430,938	Apr-23 Jan-25
4.3.1.2	Externals (for flats)		5%				£0	Apr-23 Jan-25
4.3.2	Site abnormals (remediation/demolition)		£0	per net ha			£0	Jan-23 Jan-24
4.3.3	Site opening costs Total Extra-Over Construction Costs		£0	per unit			£0 £430,938	Jan-23 Jan-24
4.4	Professional Fees							
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl: e	externals)		£379,226 £379,226	Jan-23 Jan-25
4.5	Contingency						£379,226	
4.5.1	Contingency		4%	on build costs (incl:	externals)		£189,613	Jan-23 Jan-25
4.6	Total Contingency Planning Obligations						£189,613	
4.6.1.1	Cat 2		£0	per house			£0	Apr-23 Jan-25
4.6.1.2	Cat 2		£0	per flat			£0	Apr-23 Jan-25
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)			per market house per market flat			£21,206	Apr-23 Jan-25
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)			per market flat per affordable house	2		£0 £56,183	Apr-23 Jan-25 Apr-23 Jan-25
4.6.1.6	Cat(3)(B)		£7,900	per affordable flat			£0	Apr-23 Jan-25
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of ho per house	uses; 50% of flats)		£33,000 £495,000	Apr-23 Jan-25 Apr-23 Jan-25
4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£0	Apr-23 Jan-25
4.6.4	Policy G12 Biodiversity Net Gain		£1,212	per unit			£39,996	Apr-23 Jan-25
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC			SAC per house SAC per flat			£33,000 £0	Apr-23 Jan-25 Apr-23 Jan-25
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£0	Apr-23 Jan-25
4.6.7	AH Commuted Sum payment			total			£0	Jan-23 Jan-24
4.6.9.1	S106 Total Developer Contributions		£8,274	per unit			£273,042 £951,426	Jan-23 Jan-24
5.0	TOTAL DEVELOPMENT COSTS						£6,524,274	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£10,008,483	
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERE: Finance Costs	<u>ат]</u>					£323,275	
			APR	PCM				
8.1	Finance		7.75%		n net costs		-£323,275	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£10,331,758	
NB: This apprai	sal has been prepared in line with the RICS valuation g						egic level. This appra	isal is not a formal 'Red
	Book' (RICS Valu	ation – P <u>rofessi</u>	onal Standards UK Ja	nuary 2022 valuation	and should not be re	elied upon as such.		

Village - Mediu Site Gross ha Net ha								
Gross ha	um - 7 dwellings - Greenfield Priv		VA1	TECHNICAL CHECKS:	2 4 4 4	DVA SUMMARY: RLV	£538,626	CASHFLOW
	0.20 Nr of units	7 -		Sqm/na Dwgs/ha	3,111	BLV	£538,626 £180,000	
	0.20 AH tenures Intermediate	0		Units/pa	11	Viable?	Yes	
Land type	Greenfield Affordable re			AH rate	0.0%	Headroom	£358,626	
LV description		0		GDV=Total costs	(0)	Headroom per net ha	£1,793,131	
	First Homes	-	I	Profit/total GDV	20.0%	Headroom per dwg Headroom psm	£51,232 £514	
						Headroom psm CIL liable	£514	Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)						£538,626	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £16,431	Jan-23 Oct-23 Jan-23 Oct-23
1.3	Purchaser costs		1.75%	on land costs			£9,426	Jan-23 Oct-23
2.0	Total Site Acquisition Costs		1.7570	on land costs			£564,484	3411 25 047 25
2.0	Developer's Return							
2.1	Central overheads			on GDV			£91,472	Jan-23 Feb-25
2.2	Profit (net) on Private units	20.0%	Minus		OM GDV		£431,227	Jan-25 Feb-25
2.4	Profit (net) on Affordable units Total Developer's Return	6.0%	overheads	2.5% OF	AH transfer values		£0 £522,699	Jan-25 Feb-25
3.0	Development Value						1322,033	
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	May-24 Jan-25
3.1.2 3.1.3	2 bed house 3 bed house	3.15	74.5	235	£4,200 £4,200		£985,635 £1,025,325	Oct-23 Jan-25 Oct-23 Jan-25
3.1.3	4+ bed house	1.23	117.1	143	£4,200		£602,537	Oct-23 Jan-25
	Total	7.0		622	,			
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156		£0	May-24 Jan-25
3.2.2 3.2.3	2 bed house 3 bed house	0.00	74.5 93.0	-	£1,680 £1,680		£0 £0	Oct-23 Jan-25
3.2.3	4+ bed house	0.00	93.0	-	£1,680 £1,680		£0	Oct-23 Jan-25 Oct-23 Jan-25
	Total	-		-	1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -			
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Jan-25
3.3.2 3.3.3	2 bed house 3 bed house	0.00	74.5 93.0	-	£2,100 £2,100		£0 £0	Oct-23 Jan-25 Oct-23 Jan-25
3.3.4	4+ bed house	0.00	117.1	-	£2,100		£0	Oct-23 Jan-25
	Total	-		-				
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1 3.4.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	-	£3,773 £2,940		£0 £0	May-24 Jan-25 Oct-23 Jan-25
3.4.2	3 bed house	0.00	93.0		£2,940 £2,940		£0	Oct-23 Jan-25 Oct-23 Jan-25
3.4.4	4+ bed house	0.00	117.1	-	£2,940		£0	Oct-23 Jan-25
	Total	-		-				
	Gross Development Value						£2,613,497	
4.0 4.1	Development Costs Sales Cost							
4.1.1	Private units		3.00%	on OM GDV			£78,405	May-24 Jan-25
4.1.3	Affordable units			per affordable housin	g		£0	May-24 Jan-25
	Total Sales Costs						£78,405	
4.2	Build Costs				-			
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm	£psm £1,580		Total Cost £0	Apr-23 Jul-24
4.2.1.2	2 bed house	3.15	77.2	243	£1,402		£340,740	Apr-23 Jul-24
4.2.1.3	3 bed house	2.63	96.0	252	£1,402		£353,304	Apr-23 Jul-24
4.2.1.4	4+ bed house	1.23	120.5	148	£1,402		£206,886	Apr-23 Jul-24
4.2.2	Total	7	Cian anan	643 Tatal and	C		Tatal Cast	
4.2.2 4.2.2.1	Affordable units Flats (GIA)	Nr of units 0.00	Size sqm 67.1	Total sqm	£psm £1,580	ĺ	Total Cost £0	Apr-23 Jul-24
4.2.2.2	2 bed house	0.00	81.9	-	£1,402		£0	Apr-23 Jul-24
4.2.2.3	3 bed house	0.00	101.3	-	£1,402		£0	Apr-23 Jul-24
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Jul-24
	Total	- No of	Size sqm	- Total ages	C		Tatal Cast	
4.2.3	Garages	Nr of units 3.033	512e sqffi 18	Total sqm 55	£psm £500	1	Total Cost £27,295	Apr-23 Jul-24
	Total Build Costs						£928,224	
4.3	Extra-Over Construction Costs							
4.3.1.1	Externals (for houses)		10%	extra-over on build co			£92,822	Apr-23 Jul-24
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)		5% £0	extra-over on build co per net ha	st for flats		£0	Apr-23 Jul-24
4.3.3	Site opening costs		£0	per unit				Apr-23 Jul-24 Jan-23 Oct-23
	Total Extra-Over Construction Costs						£0	Jan-23 Oct-23 Jan-23 Oct-23
							£0 £92,822	Jan-23 Oct-23
4.4	Professional Fees						£92,822	Jan-23 Oct-23 Jan-23 Oct-23
4.4 4.4.1	Professional Fees			on build costs (incl: ex	ternals)		£92,822 £81,684	Jan-23 Oct-23
	Professional Fees Total Professional Fees				ternals)		£92,822	Jan-23 Oct-23 Jan-23 Oct-23
4.4.1	Professional Fees Total Professional Fees Contingency Contingency		8%				£92,822 £81,684 £81,684 £40,842	Jan-23 Oct-23 Jan-23 Oct-23
4.4.1 4.5 4.5.1	Professional Fees Total Professional Fees Contingency Total Contingency		8%	on build costs (incl: ex			£92,822 £81,684 £81,684	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24
4.4.1 4.5 4.5.1 4.6	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations		8% 4%	on build costs (incl: ex			£92,822 £81,684 £81,684 £40,842 £40,842	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24
4.4.1 4.5 4.5.1	Professional Fees Total Professional Fees Contingency Total Contingency		8% 4% £0	on build costs (incl: ex			£92,822 £81,684 £81,684 £40,842	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24
4.4.1 4.5 4.5.1 4.6 4.6.1.1	Professional Fees Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A)		8% 4% <u>£0</u> £0	on build costs (incl: ex on build costs (incl: ex per house			£92,822 £81,684 £81,684 £40,842 £40,842 £40,842 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24
4.4.1 4.5 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 3)(A) Cat(3)(A) Cat(3)(A)		8% 4% <u>£0</u> <u>£10,200</u> £7,750	on build costs (incl: e) on build costs (incl: e) per house per flat per market house per market flat			£92,822 £81,684 £81,684 £40,842 £40,842 £0 £0 £0 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Jan-23 Jul-24
4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.3 4.6.1.4 4.6.1.5	Professional Fees Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3)(A) Cat(3)(B)		8% 4% £0 £10,200 £7,750 £22,700	on build costs (incl: ex on build costs (incl: ex per house per flat per market house per market flat per affordable house			£92,822 f81,684 £81,684 £40,842 £40,842 £0 £0 £6,426 £0 £0 £0 £0 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24
4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Cotal Contingency Catage Catage <t< td=""><td></td><td>8% 4% £0 £10,200 £7,750 £22,700 £7,500</td><td>on build costs (incl: e) on build costs (incl: e) per house per market house per market house per affordable house per affordable flat</td><td>ternals)</td><td></td><td>£92,822 £81,684 £81,684 £40,842 £40,842 £0,642 £0,642 £6,425 £6,425 £0,642 £0,642 £0,642 £0,642 £0,642 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0</td><td>Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24</td></t<>		8% 4% £0 £10,200 £7,750 £22,700 £7,500	on build costs (incl: e) on build costs (incl: e) per house per market house per market house per affordable house per affordable flat	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £0,642 £0,642 £6,425 £6,425 £0,642 £0,642 £0,642 £0,642 £0,642 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24
4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.3 4.6.1.4 4.6.1.5	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 3()(A) Cat(3)(A) Cat(3)(B) Electric charging points		8% 60 60 610,200 67,750 622,700 61,000 61,000	on build costs (incl: ex on build costs (incl: ex per house per flat per market house per market flat per affordable house	ternals)		£92,822	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24
4.4.1 4.5 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.16 4.6.2	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Cotal Contingency Catage Catage <t< td=""><td></td><td>8% £0 £10,200 £1,750 £2,700 £1,000 £1,000 £15,000 £19,000</td><td>on build costs (incl: ex on build costs (incl: ex per house per market house per market thouse per market flat per affordable house per affordable flat per unit (100% of hou per house per flat</td><td>ternals)</td><td></td><td>£92,822 £81,684 £81,684 £40,842 £40,842 £0,642 £0,642 £6,425 £6,425 £0,642 £0,642 £0,642 £0,642 £0,642 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0</td><td>Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24</td></t<>		8% £0 £10,200 £1,750 £2,700 £1,000 £1,000 £15,000 £19,000	on build costs (incl: ex on build costs (incl: ex per house per market house per market thouse per market flat per affordable house per affordable flat per unit (100% of hou per house per flat	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £0,642 £0,642 £6,425 £6,425 £0,642 £0,642 £0,642 £0,642 £0,642 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0,6444 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24 Apr-23 Jul-24
4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.3.2 4.6.4 4.6.4 4.6.3.2 4.6.4 4.6.5	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CCL, CC2 & CC3 Policy CCL, CC2 & CC3 Policy CCL, Ed Biodiversity Net Gain		8% 4% £0 £10,200 £12,700 £2,700 £12,000 £1,9000 £15,000 £13,000 £1,212	on build costs (incl: ex on build costs (incl: ex per house per flat per market flat per andrekt flat per affordable flat per affordable flat per flordable flat per flat per flat	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £00 £00 £6,426 £00 £00 £105,000 £105,000 £8,484	Jan-23 Oct-23 Jan-23 Jot-24 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-33
4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1	Professional Fees Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC3 Electorial Stenshall SAC		8% <u>f00</u> <u>f10,200</u> <u>f27,500</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1</u>	on build costs (incl: e) on build costs (incl: e) per house per flat per market house per market flat per affordable house per affordable house per affordable house per flat per house	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £00 £00 £6,426 £00 £00 £00 £00 £00 £00 £00 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24
4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.3.1 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5.1	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC2, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Einschall SAC		8%, 4%, 60 £10,200 £7,750 £7,950 £1,000 £1,000 £1,000 £1,000 £1,000 £1,000 £1,000 £1,000 £1,000 £1,000 £1,212 £1,000 £1,212 £1,000 £1,212 £1,000 £1,212 £1,000 £1,0	on build costs (incl: ex on build costs (incl: ex per house per flat per market house per market flat per affordable house per flat per unit (100% of hou per house per flat per unit SAC per house SAC per flat	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £00 £00 £01 £01 £02 £03 £040,842 £00 £00 £00 £01 £02 £03 £04 £05 £00 £00 £00 £00 £00 £04 £105,000 £100	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1	Professional Fees Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC3 Electrical Categorial Policy CC4 Electrical Categorial Policy CC5 Electrical C		8% <u>f00</u> <u>f10,200</u> <u>f27,500</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1,000</u> <u>f1</u>	on build costs (incl: e) on build costs (incl: e) per house per flat per anrket flat per anrket flat per affordable flat per affordable flat per unit (100% of hou per flat per unit SAC per house SAC per flat per pitch	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £00 £00 £6,426 £00 £00 £00 £00 £00 £00 £00 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24
4.4.1 4.5 4.5.1 4.6.12 4.6.12 4.6.13 4.6.14 4.6.15 4.6.14 4.6.2 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.5.1 4.6.5.1 4.6.5.2 4.6.6 4.6.5.2 4.6.5 4.5.5 4.5	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 3(JA) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC3 Enshall SAC Policy CC1, CC2 & CC3 Policy CC3 Enshall SAC		8%	on build costs (incl: e) on build costs (incl: e) per house per flat per anrket flat per anrket flat per affordable flat per affordable flat per unit (100% of hou per flat per unit SAC per house SAC per flat per pitch	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £40,842 £00 £00 £60 £60 £00 £00 £105,000 £105,000 £105,000 £105,000 £00 £0,000 £1,000 £0,000 £1,00	Jan-23 Oct-23 Jan-23 Oct-24 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-33 Jul-24 Apr-33 Jul-24 Apr-33 Jul-24 Apr-33
4.4.1 4.5 4.5.1 4.6.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.4 4.6.1.4 4.6.1.4 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1	Professional Fees Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC3 CC4 & CC4 Policy CC4 CC4 & CC4 Policy CC4 CC4 Policy CC4 CC4 Policy CC4 CC4 CC4 CC4 CC4 CC4 CC4 CC4		8%	on build costs (incl: ex on build costs (incl: ex per house per market house per market house per affordable house per affordable flat per prich total	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £40,842 £60 £60 £60 £60 £60 £60 £60 £60	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.5.5 4.6.5.2 4.6.	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CCL, CC2 & CC3 Policy CCL, CC2 & CC3 Policy CCL, CC2 & CC3 Policy GL3 Elediversity Net Gain Policy GL3 Elenshall SAC Policy GL3 Developer Contributions TotAL DeveLopPMENT COSTS		8%	on build costs (incl: ex on build costs (incl: ex per house per market house per market house per affordable house per affordable flat per prich total	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £40,842 £00 £60 £60 £60 £60 £60 £00 £105,000 £105,000 £105,000 £28,484 £7,000 £28,000 £37,918 £21,828 £14,48,805	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.2 4.5.	Professional Fees Total Professional Fees Contingency Otal Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat 3(A) Cat 3(A) Cat 3(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC3 CC3 Policy CC1, CC2 & CC3 Policy CC1, CC3 CC3 Policy CC1, CC3 CC4 Policy CC1, CC3 CC4 Policy CC1, CC4 CC3 Policy CC1, CC4 CC4 Policy CC4 Policy CC4 CC4 Policy CC4 Policy CC4 Po	26511	8%	on build costs (incl: ex on build costs (incl: ex per house per market house per market house per affordable house per affordable flat per prich total	ternals)		£92,822 £81,684 £40,842 £40,842 £40,842 £00 £00 £64,425 £00 £00 £7,000 £105,000 £105,000 £00 £00 £10,000	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5 4.5 4.5 4.5 4.5 4.5 4.5	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 3 Cat 3 C	REST]	8%	on build costs (incl: ex on build costs (incl: ex per house per market house per market house per affordable house per affordable flat per prich total	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £40,842 £00 £60 £60 £60 £60 £60 £00 £105,000 £105,000 £105,000 £28,484 £7,000 £28,000 £37,918 £21,828 £14,48,805	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.2 4.5.	Professional Fees Total Professional Fees Contingency Otal Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat 3(A) Cat 3(A) Cat 3(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC3 CC3 Policy CC1, CC2 & CC3 Policy CC1, CC3 CC3 Policy CC1, CC3 CC4 Policy CC1, CC3 CC4 Policy CC1, CC4 CC3 Policy CC1, CC4 CC4 Policy CC4 Policy CC4 CC4 Policy CC4 Policy CC4 Po	REST]	8%	on build costs (incl: er on build costs (incl: er per house per flat per anrket flat per anrket flat per affordable flat per affordable flat per unit (100% of hou per flat per unit SAC per house SAC per flat per per pitch total per unit PER MENTER SAC	ternals)		£92,822 £81,684 £81,684 £40,842 £40,842 £60 £0 £0 £0 £0 £7,000 £0,0000 £0,000 £0,	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5 4.5 4.5 4.5 4.5 4.5 4.5	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 3 Cat 3 C	REST]	8% 4% 60 60 610,200 67,750 67,900 61,000 61,000 61,000 61,212 61,000 61,212 61,000 61,212 61,000 61,212 61,000 61,212 61,000 61,212 61,000 61,00	on build costs (incl: er on build costs (incl: er per house per flat per market flat per affordable flat per affordable flat per discusse per flat per unit SAC per house SAC per flat per pitch total per unit PER	ternals)		£92,822 £81,684 £40,842 £40,842 £40,842 £00 £00 £64,425 £00 £00 £7,000 £105,000 £105,000 £00 £00 £10,000	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.5 4.5.2 4.5.5 5.0 6.0 7.0 8.0	Professional Fees Total Professional Fees Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3)(A) Cat 3)(A) Cat 3)(A) Cat 3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy GI2a Stenshall SAC Policy GI2C COSTS [EXCLUDING INTEREST] TOTAL POLICY COSTS [EXCLUDING INTEREST]	REST]	8% <u>f</u> 00 <u>f</u> 0,200 <u>f</u> 10,200 <u>f</u> 1,200 <u>f</u> 2,7900 <u>f</u> 1,000 <u>f</u> 1,5000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 15,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u>	on build costs (incl: er on build costs (incl: er per house per flat per anrket flat per anrket flat per affordable flat per affordable flat per unit (100% of hou per flat per unit SAC per house SAC per flat per pitch total per unit PER MENTION	ternals) ses; 50% of flats)		£92,822 £81,684 £81,684 £40,842 £40,842 £60 £0 £0 £0 £0 £7,000 £0,0000 £0,000 £0,	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.5 4.5.2 4.5.5 5.0 6.0 7.0 8.0	Professional Fees Total Professional Fees Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3)(A) Cat 3)(A) Cat 3)(A) Cat 3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy GI2a Stenshall SAC Policy GI2C COSTS [EXCLUDING INTEREST] TOTAL POLICY COSTS [EXCLUDING INTEREST]	REST]	8% <u>f</u> 00 <u>f</u> 0,200 <u>f</u> 10,200 <u>f</u> 1,200 <u>f</u> 2,7900 <u>f</u> 1,000 <u>f</u> 1,5000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 15,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u>	on build costs (incl: er on build costs (incl: er per house per flat per anrket flat per anrket flat per affordable flat per affordable flat per unit (100% of hou per flat per unit SAC per house SAC per flat per pitch total per unit PER MENTION	ternals) ses; 50% of flats)		£92,822 £81,684 £81,684 £40,842 £40,842 £60 £0 £0 £0 £0 £0,0000 £0,0000 £0,000 £0,000 £0,000 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.3 4.5.2 4.5.5 4.5.2 4.5.5 5.0 6.0 7.0 8.0	Professional Fees Total Professional Fees Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3)(A) Cat 3)(A) Cat 3)(A) Cat 3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy GI2a Stenshall SAC Policy GI2C COSTS [EXCLUDING INTEREST] TOTAL POLICY COSTS [EXCLUDING INTEREST]	REST]	8% <u>f</u> 00 <u>f</u> 0,200 <u>f</u> 10,200 <u>f</u> 1,200 <u>f</u> 2,7900 <u>f</u> 1,000 <u>f</u> 1,5000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 15,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u> 1,000 <u>f</u> 12,21 <u>f</u>	on build costs (incl: er on build costs (incl: er per house per flat per anrket flat per anrket flat per affordable flat per affordable flat per unit (100% of hou per flat per unit SAC per house SAC per flat per pitch total per unit PER MENTION	ternals) ses; 50% of flats)		£92,822 £81,684 £81,684 £40,842 £40,842 £60 £0 £0 £0 £0 £0,0000 £0,0000 £0,000 £0,000 £0,000 £0	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23
4.4.1 4.5 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.2 4.6.3 4.6.3 4.6.3 4.6.3 4.6.5 4.5.5 4.5.	Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 3](A) Cat 3](B) Electric charging points Policy CC1, CC2 & CC3 Policy GI2 Biodiversity Net Gain Finance TotAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST]	1	8% 4% £0 £10,200 £1,200 £2,700 £1,000 £1,000 £1,000 £150,000 £150,000 £150,000 £28,000 £8,274 APR 7,75%	on build costs (incl: ex on build costs (incl: ex per house per flat per market flat per affordable flat per affordable flat per difordable flat per unit (100% of hou per house SAC per flat per putth SAC per flat per pitch total per unit PCM 0.624% or	ternals) ses; 50% of flats) net costs	ies on site viability at a strate	£92,822 £81,684 £40,842 £40,842 £40,842 £00 £00 £60 £60 £00 £00 £105,000 £105,000 £105,000 £105,000 £105,000 £00 £00 £1,441,805 £1,441,805 £1,441,805 £2,528,988 £84,509 £2,613,497	Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Apr-24 Ap
4.4.1 4.5 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.1 4.5.2 4.6.3 4.6.3 4.6.3 4.6.3 4.6.5 4.5.5 4.5.	Professional Fees Total Professional Fees Contingency Total Contingency Total Contingency Total Contingency Total Contingency Cat 2 Cat 3 Cat 4 Cat 3 Cat 4 Cat 3 Cat 4 Cat 3 Cat 4 Cat 3	n guidance. The pu	8% <u>f</u> 00 <u>f</u> 0,200 <u>f</u> 1,2700 <u>f</u> 2,7900 <u>f</u> 1,200 <u>f</u> 1,212 <u>f</u> 1,000 <u>f</u> 1,212 <u>f</u> 1,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 15,000 <u>f</u> 28,000 <u>f</u> 27,5% <u>APR</u> 7.75%	on build costs (incl: ex on build costs (incl: ex per house per flat per market flat per affordable flat per affordable flat per difordable flat per unit (100% of hou per house SAC per flat per putth SAC per flat per pitch total per unit PCM 0.624% or	ternals) ses; 50% of flats) net costs ct of planning polic		£92,822 £81,684 £40,842 £40,842 £40,842 £00 £00 £60 £60 £00 £00 £105,000 £105,000 £105,000 £105,000 £105,000 £00 £00 £1,441,805 £1,441,805 £1,441,805 £2,528,988 £84,509 £2,613,497	Jan-23 Oct-23 Jan-23 Oct-23 Jan-23 Jul-24 Jan-23 Jul-24 Apr-23 Jul-24 Apr-24 Jul-24 Ap

Village - Small - Site	4 dwellings - Greenfield	4 Units Private Affordable	VA1	TECHNICAL CHECKS:	0.114	DVA SUMMARY: RLV	£326,429	CASHFLOW
Gross ha	0.11 Nr of units	4 -	l	Dwgs/ha	35	BLV	£102,857	
Net ha	0.11 AH tenures Intermed			Units/pa	7	Viable?	Yes	
Land type	Greenfield Affordabl			AH rate GDV=Total costs	0.0%	Headroom	£223,572 £1,956,253	
LV description	Village/Rural Social ren First Hom			Profit/total GDV	20.0%	Headroom per net ha Headroom per dwg	£1,956,253 £55,893	
						Headroom psm	£561	
						Headroom psm CIL liable	£561	Start Finish
1.0 1.1	Site Acquisition Net site value (residual land value)						£326,429	Jan-23 Sep-23
1.2	Stamp Duty Land Tax	Category:	Commercial land]			£0	Jan-23 Sep-23
			1	-			£5,821	Jan-23 Sep-23
1.3	Purchaser costs Total Site Acquisition Costs		1.75%	on land costs			£5,713 £337,963	Jan-23 Sep-23
2.0	Developer's Return						1337,503	
2.1	Central overheads			on GDV			£52,270	Jan-23 Jan-25
2.2	Profit (net) on Private units Profit (net) on Affordable units	20.0%	Minus		n OM GDV		£246,415	Dec-24 Jan-25
2.4	Total Developer's Return	6.0%	overheads	2.5% 0	n AH transfer values		£0 £298,685	Dec-24 Jan-25
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1 3.1.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	134	£5,390 £4,200		£0 £563,220	May-24 Dec-24 Oct-23 Dec-24
3.1.3	3 bed house	1.50	93.0	140	£4,200		£585,900	Oct-23 Dec-24
3.1.4	4+ bed house	0.70	117.1	82	£4,200		£344,307	Oct-23 Dec-24
3.2	Total	4.0 No of units	Cine en er	356	C		Tatal Value	
3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm -	£psm £2,156		Total Value £0	May-24 Dec-24
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Dec-24
3.2.3	3 bed house	0.00	93.0		£1,680		£0	Oct-23 Dec-24
3.2.4	4+ bed house Total	0.00	117.1		£1,680		£0	Oct-23 Dec-24
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Dec-24
3.3.2 3.3.3	2 bed house 3 bed house	0.00	74.5		£2,100 £2,100		£0 £0	Oct-23 Dec-24 Oct-23 Dec-24
3.3.3 3.3.4	3 bed house 4+ bed house	0.00	93.0		£2,100 £2,100		£0	Oct-23 Dec-24 Oct-23 Dec-24
	Total	-		-				
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	May 24
3.4.1 3.4.2	Flats (NIA) 2 bed house	0.00	55.0 74.5		£3,773 £2,940		£0 £0	May-24 Dec-24 Oct-23 Dec-24
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Dec-24
3.4.4	4+ bed house	0.00	117.1	-	£2,940		£0	Oct-23 Dec-24
	Total Gross Development Value	-		-			£1,493,427	
4.0	Development Costs						1,433,427	
4.1	Sales Cost		-	1				
4.1.1 4.1.3	Private units Affordable units			on OM GDV			£44,803 £0	May-24 Dec-24 May-24 Dec-24
4.1.5	Total Sales Costs		E300	per affordable housi	18		£44,803	Way-24 Dec-24
4.2	Build Costs							
4.2.1 4.2.1.1	Private units	Nr of units 0.00	Size sqm 64.4	Total sqm	£psm		Total Cost	Apr-23 Jun-24
4.2.1.1	Flats (GIA) 2 bed house	1.80	77.2	139	£1,580 £1,402		£0 £194,708	Apr-23 Jun-24 Apr-23 Jun-24
4.2.1.3	3 bed house	1.50	96.0	144	£1,402		£201,888	Apr-23 Jun-24
4.2.1.4	4+ bed house	0.70	120.5	84	£1,402		£118,221	Apr-23 Jun-24
4.2.2	Total Affordable units	4 Nr of units	Size sqm	367 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Jun-24
4.2.2.2	2 bed house	0.00	81.9	-	£1,402		£0	Apr-23 Jun-24
4.2.2.3 4.2.2.4	3 bed house 4+ bed house	0.00	101.3 126.4	-	£1,402 £1,402		£0 £0	Apr-23 Jun-24 Apr-23 Jun-24
4.2.2.4	Total	-	120.4		£1,402		EU	Apr-25 Jun-24
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages Total Build Costs	1.733	18	31	£500		£15,597 £530,414	Apr-23 Jun-24
4.3	Extra-Over Construction Costs						1550,414	
4.3.1.1	Externals (for houses)		10%	extra-over on build c			£53,041	Apr-23 Jun-24
4.3.1.2	Externals (for flats)		5%		ost for flats		£0	Apr-23 Jun-24
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		E0 F0	per net ha per unit			£0	Jan-23 Sep-23 Jan-23 Sep-23
	Total Extra-Over Construction Costs						£53,041	
4.4	Professional Fees							
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl: e	aternais)		£46,676 £46,676	Jan-23 Jun-24
4.5	Contingency		-					-
4.5.1	Contingency Total Contingency		4%	on build costs (incl: e	xternals)		£23,338 £23,338	Jan-23 Jun-24
4.6	Total Contingency Planning Obligations						123,338	
4.6.1.1	Cat 2			per house			£0	Apr-23 Jun-24
4.6.1.2	Cat 2			per flat			£0 £3,672	Apr-23 Jun-24
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)			per market house per market flat			£3,672 £0	Apr-23 Jun-24 Apr-23 Jun-24
4.6.1.5	Cat(3)(B)		£22,700	per affordable house	:		£0	Apr-23 Jun-24
4.6.1.6	Cat(3)(B)			per affordable flat			£0	Apr-23 Jun-24
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of ho per house	uses; 50% of flats)		£4,000 £60,000	Apr-23 Jun-24 Apr-23 Jun-24
4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£0	Apr-23 Jun-24
4.6.4	Policy G12 Biodiversity Net Gain		£1,212	per unit			£4,848	Apr-23 Jun-24
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC			SAC per house SAC per flat			£4,000 £0	Apr-23 Jun-24 Apr-23 Jun-24
4.6.6	Policy H5 Gypsy and Traveller sites			per pitch			£0	Apr-23 Jun-24 Apr-23 Jun-24
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Sep-23
4.6.9.1	S106 Total Developer Contributions		£8,274	per unit			£33,096 £109,616	Jan-23 Sep-23
5.0	TOTAL DEVELOPMENT COSTS						£109,616 £807,889	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST						£1,444,537	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING II						£48,890	
8.0	Finance Costs		APR	PCM				
8.1	Finance		7.75%		n net costs		-£48,890	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST	1					£1,493,427	
	sal has been prepared in line with the RICS valu		urpose of the apprai	sal is to assess the imp	act of planning polic	ies on site viability at a strat		isal is not a formal 'Red
I - ···		S Valuation – Professi						

Centre/ City C Site Gross ha Net ha	entre Extension - Large OE dwellinge Dre	Unite	VA1	TECHNICAL CHECKS		DVA SUMMARY	CASHELOW
Gross ha	entre Extension - Large - 95 dwellings - Bro 95 Private	Units Affordable	VA1	TECHNICAL CHECKS: Sqm/ha	5,500	DVA SUMMARY: RLV £3,989,033	CASHFLOW
Net ha	1.00 Nr of units 76	19	1 [Dwgs/ha	100	BLV £1,700,000	
Land type	0.95 AH tenures Intermediate Brownfield Affordable rent	4		Units/pa AH rate	71 20.0%	Viable? Yes Headroom £2,289,033	
Land type LV description		8		GDV=Total costs	-	Headroom E2,289,033 Headroom per net ha £2,409,509	
	First Homes	-		Profit/total GDV	18.4%	Headroom per dwg £24,095	
						Headroom psm £364	Chart Finish
1.0	Site Acquisition					Headroom psm CIL liable £458	Start Finish
1.1	Net site value (residual land value)					£3,989,033	Jan-23 Jun-24
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-23 Jun-24
1.3	Purchaser costs	I	1.75%	on land costs		£188,952 £69,808	Jan-23 Jun-24 Jan-23 Jun-24
	Total Site Acquisition Costs					£4,247,793	
2.0	Developer's Return		2.5%	(D)/		5007 407	10.22
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% on C	M GDV	£887,127 £3,717,483	Jan-23 Jun-26 May-26 Jun-26
2.4	Profit (net) on Affordable units	6.0%	overheads		AH transfer values	£70,407	May-26 Jun-26
2.0	Total Developer's Return					£4,675,017	
3.0 3.1	Development Value	Nr of units	Size sqm	Total sqm	£psm	Total Value	
3.1.1	Flats (NIA)	76.00	55.0	4,180	£5,390	£22,530,200	Jan-25 May-26
3.1.2	2 bed house	0.00	74.5	-	£4,200	£0 £0	Oct-23 May-26
3.1.3 3.1.4	3 bed house 4+ bed house	0.00	93.0 117.1	-	£4,200 £4,200	£0 £0	Oct-23 May-26 Oct-23 May-26
5.1.4	Total	76.0	11/11	4,180	24,200	20	ott 25 may 20
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm	Total Value	
3.2.1 3.2.2	Flats (NIA) 2 bed house	7.60	55.0 74.5	418	£2,156 £1,680	£901,208 £0	Jan-25 May-26 Oct-23 May-26
3.2.3	3 bed house	0.00	93.0		£1,680	£0	Oct-23 May-26
3.2.4	4+ bed house	0.00	117.1		£1,680	£0	Oct-23 May-26
3.3	Total Affordable rent	7.6 Nr of units	Size sqm	418 Total sqm	£psm	Total Value	
3.3.1	Flats (NIA)	7.60	55.0	418	£2,695	f1,126,510	Jan-25 May-26
3.3.2	2 bed house	0.00	74.5	-	£2,100	£0	Oct-23 May-26
3.3.3 3.3.4	3 bed house 4+ bed house	0.00	93.0 117.1		£2,100 £2,100	£0 £0	Oct-23 May-26 Oct-23 May-26
	Total	7.6		418			
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm	Total Value	
3.4.1 3.4.2	Flats (NIA) 2 bed house	3.80	55.0 74.5	- 209	£3,773 £2,940	£788,557 £0	Jan-25 May-26 Oct-23 May-26
3.4.3	3 bed house	0.00	93.0	-	£2,940	f0	Oct-23 May-26
3.4.4	4+ bed house	0.00	117.1	-	£2,940	£0	Oct-23 May-26
	Total Gross Development Value	3.8		209		£25,346,475	
4.0	Development Costs					225,5-10,475	
4.1	Sales Cost		2.00%	an OM CDV		6675.000	Ing 25 May 26
4.1.1 4.1.3	Private units Affordable units			on OM GDV per affordable housing		£675,906 £9,500	Jan-25 May-26 Jan-25 May-26
	Total Sales Costs					£685,406	
4.2	Build Costs				-		
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 76.00	Size sqm 64.4	Total sqm 4,894	£psm £1,580	Total Cost £7,730,705	Apr-23 Nov-25
4.2.1.2	2 bed house	0.00	77.2		£1,242	£0	Apr-23 Nov-25
4.2.1.3	3 bed house	0.00	96.0		£1,242	£0	Apr-23 Nov-25
4.2.1.4	4+ bed house Total	0.00	120.5	4,894	£1,242	£0	Apr-23 Nov-25
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm	Total Cost	
4.2.2.1	Flats (GIA)	19.00	67.1	1,276	£1,580	£2,014,991	Apr-23 Nov-25
4.2.2.2 4.2.2.3	2 bed house 3 bed house	0.00	81.9 101.3	-	£1,242 £1,242	£0 £0	Apr-23 Nov-25 Apr-23 Nov-25
4.2.2.4	4+ bed house	0.00	126.4	-	£1,242	£0	Apr-23 Nov-25
	Total	19		1,276			
4.2.3	Garages	Nr of units 6.840	Size sqm 18	Total sqm 123	£psm £500	Total Cost £61,560	
	Total Build Costs	<u>,</u>				£9,807,256	Apr-23 Nov-25
4.3 4.3.1.1	Extra-Over Construction Costs						Apr-23 Nov-25
	E to cole (for the cole)		40%		factor and		
	Externals (for houses) Externals (for flats)			extra-over on build cost extra-over on build cost		£6,156	Apr-23 Nov-25
4.3.1.2 4.3.2	Externals (for houses) Externals (for flats) Site abnormals (remediation/demolition)		5%	extra-over on build cost extra-over on build cost per net ha		£6,156 £487,285 £380,000	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24
4.3.1.2	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs		5% £400,000	extra-over on build cost		<u>£6,156</u> <u>£487,285</u> <u>£380,000</u> £0	Apr-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs		5% £400,000	extra-over on build cost per net ha		£6,156 £487,285 £380,000	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees		5% £400,000 £0	extra-over on build cost per net ha	for flats	£6,156 £487,285 £380,000 £0 £0 £873,441 £824,056	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees		5% £400,000 £0	extra-over on build cost per net ha per unit	for flats	<u>f6,156</u> <u>£487,285</u> <u>£380,000</u> <u>£0</u> <u>£873,441</u>	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24
4.3.1.2 4.3.2 4.3.3 4.4	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency		5% £400,000 £0	extra-over on build cost per net ha per unit	for flats emals)	£6,156 £487,285 £380,000 £0 £0 £873,441 £824,056	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Total Contingency Total Contingency		5% £400,000 £0	extra-over on build cost per net ha per unit on build costs (incl: exte	for flats emals)	£6,156 £487,285 £380,000 £0 £873,441 £824,056	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6	Externals (for flats) Site opening (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Planning Obligations		5% £400,000 £0 8%	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte	for flats emals)	£6,156 £437,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £412,028	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6 4.6.1.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Total Contingency Total Contingency		5% £400,000 £0 8% 4%	extra-over on build cost per net ha per unit on build costs (incl: exte	for flats emals)	£6,156 £487,285 £380,000 £00 £873,441 £824,056 £824,056 £824,056 £824,056 £412,028	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5.1 4.5 4.6 4.6.1.1 4.6.1.2 4.6.1.3	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 2 Cat 2 Cat 2 Cat 2) Cat 3 Cat 2 Cat 3 Cat 3		5% £400,000 £0 8% 4% <u>£0</u> £0 £10,200	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house	for flats emals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £412,028 £00 £00 £00 £00 £00 £00	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4 4.4.1 4.5 4.5.1 4.5 4.5.1 4.6 1.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4	Externals (for flats) Site abnormals (remediation/demolition) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 3](A) Cat(3)(A)		5% £400,000 £0 8% 4% £0 £0 £0,200 £7,750	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per market flat	for flats emals)	£6,156 £487,285 £380,000 £0 £873,441 £824,056 £824,056 £412,028 £412,028 £0 £0 £60,768 £53,010	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.3 4.6.1.5	Externals (for flats) Site apening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 3](A) Cat(3)(A) Cat(3)(B)		5% £400,000 £0 8% 4% £0 £0 £10,200 £12,200 £12,2700	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per market flat per arflordable house	for flats emals)	£6,156 £437,285 £380,000 £00 £00 £873,441 £824,056 £412,028 £412,028 £00 £69,768 £53,010 £10	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.3 4.4 4.5 4.5 4.5 4.5 4.5 4.6 4.6 4.6 4.6 4.6 4.6 4.6 4.6 4.6 4.6	Externals (for flats) Site apening costs Total Extra-Over Construction Costs Professional Fees Contingency Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(B) Electric charging points		5% £400,000 £0 8% 4% 4% £0 £0,200 £7,750 £22,700 £1,000 £1,000	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per flat per affordable house per affordable house per unit (100% of house	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £00 £00 £00 £00 £00 £00 £12,028 £12,028 £12,028 £13,010 £0 £13,020 £13,520 £47,520	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.3 4.4 4.5.1 4.5.1 4.6.1.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Contingency Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3 Cat 3		5% £400,000 £0 8% 4% £0 £10,200 £1,750 £1,900 £1,900 £1,5,000	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per bouse per flat per market flat per affordable house per affordable flat per unit (100% of house per house	ernals)	£6,156 £487,285 £380,000 £00 £01 £873,441 £824,056 £824,056 £824,056 £824,056 £824,056 £60 £60 £60 £69,768 £63,525 £647,500 £12,028	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.3 4.4 4.5 4.5 4.5 4.5 4.5 4.6 4.6 4.6 4.6 4.6 4.6 4.6 4.6 4.6 4.6	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Total Contingency Cat 2 Cat 2 Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, C2 & CC3 Policy CC2, C2 & CC3		5% £400,000 £00	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per bouse per flat per market flat per affordable house per affordable flat per unit (100% of house per house	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £00 £00 £00 £00 £00 £00 £12,028 £12,028 £12,028 £13,010 £0 £13,020 £13,520 £47,520	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4.1 4.5.1 4.5.1 4.6.1.2 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.1.4 4.6.3.1 4.6.3.1 4.6.3.2 4.6.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 2 Cat 3 (A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, C2 & CC3 Policy CC1, C2 & CC3 Policy CC1, C2 & SCC3 Policy CC1, CC3 & SCC3 Policy		5% £400,000 £0	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market flat per affordable flat per affordable flat per affordable flat per nouse per flat per house per flat per house	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £825,020 £0 £69,768 £69,768 £75,525 £47,500 £855,000 £1,945 £0	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25 Apr-23
4.3.12 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.1.6 4.6.3.1 4.6.5.2 4.6.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Contingency Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, C2 & CC3 Policy CC2, C2 & CC3 Policy C12 Extenshall SAC		5% £400,000 £0 8% 4% 4% £0 £0,200 £1,020 £1,000 £15,000 £15,000 £15,000 £15,000 £15,000 £15,000 £1,000	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per flat per affordable house per affordable house per affordable house per affordable flat per unit (10% of house) per flat per unit SAC per house SAC per house SAC per house	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £412,028 £412,028 £60 £60 £60 £60 £60 £60 £61,525 £61,525 £62,626 £75,525 £61,525 £61,500 £61,525 £62,500 £62,945 £60 £61,945 £60 £61,945 £60 £61,945 £61 £61,500 £21,945 £61 £61 £61,500 £21,945 £61 £61 £61 £61 £61 £61 £61 £61 £61 £61 £61 £61	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4.1 4.5.1 4.5.1 4.6.1.2 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.1.4 4.6.3.1 4.6.3.1 4.6.3.2 4.6.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 2 Cat 3 (A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, C2 & CC3 Policy CC1, C2 & CC3 Policy CC1, C2 & SCC3 Policy CC1, CC3 & SCC3 Policy		5% £400,000 £00 8% 4% 4% £00 £10,200 £1,200 £1,200 £1,200 £1,5000 £13,000 £13,000 £13,000 £10,00	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per flat per affordable house per affordable house per affordable house per affordable flat per unit (10% of house) per flat per unit SAC per house SAC per house SAC per house	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £824,056 £825,020 £0 £69,768 £69,768 £75,525 £47,500 £855,000 £1,945 £0	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25 Apr-23
4.3.12 4.3.2 4.3.3 4.4 4.4.1 4.5.1 4.6.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.5 4.6.1.5 4.6.3.1 4.6.3.1 4.6.3.1 4.6.5.1 4.6.5.1 4.6.5.1	Externals (for flats) Site apening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Total Contingency Cat 2 Cat 2 Cat 2 Cat 3 Cat 2 Cat 3 Cat 3 Ca		5% £400,000 £00 8% 4% 4% £00 £10,200 £1,200 £1,200 £1,200 £1,5000 £13,000 £13,000 £13,000 £10,00	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per market house per affordable house per affordable house per flat per affordable house per flat per unit (100% of house) per flat per unit SAC per house SAC per flat per plat per flat	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £412,028 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £61,500 £61,500 £62,500 £61,500 £61,500 £61,500 £61,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £60 £76,503 £776,503	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.12 4.3.2 4.3.3 4.4 4.4.1 4.5.1 4.5.1 4.6.12 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.5 4.6.1.5 4.6.1.5 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Contingency Contingency Contingency Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 3 Cat 3 C		5% £400,000 £00 500 500 500 500 500 500	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per market house per affordable house per affordable house per flat per affordable house per flat per unit (100% of house) per flat per unit SAC per house SAC per flat per plat per flat	ernals)	£6,156 £487,285 £380,000 £00 £01 £873,441 £824,056 £824,056 £412,028 £412,028 £01 £60,752 £61,552 £67,525 £67,525 £67,500 £12,945 £12,525 £67,500 £61,652,000 £19,162,745 £01 £786,030 £19,818,730	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.12 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.1.6 4.6.3.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.5 4.6.5.1 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6.5.2 4.6.5 4.6	Externals (for flats) Site apening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Total Contingency Cat 2 Cat 2 Cat 2 Cat 3 Cat 2 Cat 3 Cat 3 Ca		5% £400,000 £00 500 500 500 500 500 500	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per market house per affordable house per affordable house per flat per affordable house per flat per unit (100% of house) per flat per unit SAC per house SAC per flat per plat per flat	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £412,028 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £61,500 £61,500 £62,500 £61,500 £61,500 £61,500 £61,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £61,500 £62,500 £60 £76,503 £776,503	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.2 4.6.1.4 4.6.1.4 4.6.1.4 4.6.1.5 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.2 4.6.5 4.6.5 4.6.5 4.6.5 1 4.6.5.2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,2 4.6.5,1 4.6.5,2 4.5.5,2 4.5,2,2 4.5,2,2,2 4.5,2,2,4,5,2,4,5,2,4,5,4,5,4,5,4,5,4,5,4,	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2) Cat 3)(A) Cat 3)(A) Cat 3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC3, CC3 Policy CC3, CC3 Policy CC1, CC3 & CC3 Policy CC3, CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC3, CC3 Policy CC3 Policy CC3, CC3 Policy CC3, CC3 Policy CC3 Policy CC3, CC3 Policy CC3 Policy CC3, CC3 Policy CC3, CC3 P		5% £400,000 £00 500 500 500 500 500 500	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per flat per market house per market house per affordable house per affordable house per flat per affordable house per flat per unit (100% of house) per flat per unit SAC per house SAC per flat per plat per flat	ernals)	É6,156 £487,285 £380,000 £00 £873,441 £824,056 £412,028 £412,028 £412,028 £60 £60 £61,526,620 £61 £62,028 £61 £62,028 £61 £62,028 £63,010 £63,010 £63,010 £63,010 £63,010 £75,525 £60 £721,945 £0 £73,600 £74,500 £74,500 £74,500 £74,500 £74,500 £74,500 £74,500 £74,500 £74,500 £74,500 £74,500 £10 £74,500 £10 £10 £10,50,664	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.12 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.3 1 4.6.2 4.6.3 1 4.6.3 4.6.3 4.6.3 4.6.5 4.5.5 5.0 6.0	Externals (for flats) Site apening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3 Cat 3 C		5% £400,000 £00 8% 4% 4% 500 £10,200 £10,200 £1,000 £15,000 £15,000 £15,000 £15,000 £22,700 £15,000 £22,700 £1,000 £0,000 £	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market house per affordable house per affordable house per affordable flat per unit (10% of house: per flat per unit SAC per house SAC per house SAC per house sAC per that per unit	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £412,028 £412,028 £00 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £61,500 £0 £755,500 £1,945 £0 £67,500 £12,945 £0 £14,500,461 £14,500,461 £14,500,461 £23,483,278 £14,520,464 £23,483,278	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.12 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.3 4.6.1 4.6.3 4.6.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 5.5	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2) Cat 3)(A) Cat 3)(A) Cat 3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC3, CC3 Policy CC3, CC3 Policy CC1, CC3 & CC3 Policy CC3, CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC1, CC3 & CC3 Policy CC3, CC3 Policy CC3 Policy CC3, CC3 Policy CC3, CC3 Policy CC3 Policy CC3, CC3 Policy CC3 Policy CC3, CC3 Policy CC3, CC3 P		5% £400,000 £0 8% 4% £0 £0 £10,200 £1,200 £1,200 £1,900 £1,900 £1,5000 £1,50,000 £2311 £1,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2,74 £0 £0 £1,50,000 £2,74 £0 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £2,740 £4,740 £2,740 £4,740 £	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market flat per affordable flat per affordable flat per unit (100% of house) per flat per nouse per flat per unit SAC per house SAC per flat per pitch total per unit	emals) emals) es; 50% of flats)	£6,156 £487,285 £380,000 £00 £01 £873,441 £824,056 £824,056 £824,056 £824,056 £824,056 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £61,500 £725,976 £60 £855,000 £10,120,28 £10,500 £10,120,200 £10,913,278 £11,520,464 £12,343,273 £1,903,202	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.2 4.6.1.4 4.6.1.4 4.6.1.4 4.6.1.5 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.2 4.6.5 4.6.5 4.6.5 4.6.5 1 4.6.5.2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5 1 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,1 4.6.5,2 4.6.5,2 4.6.5,1 4.6.5,2 4.5.5,2 4.5,2,2 4.5,2,2,2 4.5,2,2,4,5,2,4,5,2,4,5,4,5,4,5,4,5,4,5,4,	Externals (for flats) Site apening (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Contingency Contingency Contingency Total Contingency Total Developer Contributions Cat 2 Cat 3 Cat 3		5% £400,000 £00 8% 4% 4% 500 £10,200 £10,200 £1,000 £15,000 £15,000 £15,000 £15,000 £22,700 £15,000 £22,700 £1,000 £0,000 £	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market flat per affordable flat per affordable flat per unit (100% of house) per flat per nouse per flat per unit SAC per house SAC per flat per pitch total per unit	ernals)	£6,156 £487,285 £380,000 £00 £00 £873,441 £824,056 £824,056 £412,028 £412,028 £412,028 £00 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £61,500 £0 £755,500 £1,945 £0 £67,500 £12,945 £0 £14,500,461 £14,500,461 £14,500,461 £23,483,278 £14,520,464 £23,483,278	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.12 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.1 4.6.3 4.6.1 4.6.3 4.6.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 4.5.5 5.5	Externals (for flats) Site apening (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Contingency Contingency Contingency Total Contingency Total Developer Contributions Cat 2 Cat 3 Cat 3		5% £400,000 £0 8% 4% £0 £0 £10,200 £1,200 £1,200 £1,900 £1,900 £1,5000 £1,50,000 £2311 £1,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2,74 £0 £0 £1,50,000 £2,74 £0 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £2,740 £4,740 £2,740 £4,740 £	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market flat per affordable flat per affordable flat per unit (100% of house) per flat per nouse per flat per unit SAC per house SAC per flat per pitch total per unit	emals) emals) es; 50% of flats)	£6,156 £487,285 £380,000 £00 £01 £873,441 £824,056 £824,056 £824,056 £824,056 £824,056 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £61,500 £725,976 £60 £855,000 £10,120,28 £10,500 £10,120,200 £10,913,278 £11,520,464 £12,343,273 £1,903,202	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6 4.6.3.1 4.6.5.2 4.6.4 4.6.5.2 4.6.4 4.6.5.2 4.6.5 4.6.5 4.6.7 4.6.9.1 5.0 6.0 8.0 8.1	Externals (for flats) Site apening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Data Contingency Data Contingency Data Contingency Contingency Contingency Data Contingency Contingenc		5% £400,000 £0 8% 4% £0 £0 £10,200 £1,200 £1,200 £1,900 £1,900 £1,5000 £1,50,000 £2311 £1,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2311 £1,50,000 £2,74 £0 £0 £1,50,000 £2,74 £0 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £1,50,000 £2,74 £0 £2,740 £4,740 £2,740 £4,740 £	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market flat per affordable flat per affordable flat per unit (100% of house) per flat per nouse per flat per unit SAC per house SAC per flat per pitch total per unit	emals) emals) es; 50% of flats)	€6,156 £437,285 £380,000 €0 £00 £873,441 £824,056 £412,028 £412,028 £412,028 £60 £60 £60 £67,500 £75,500 £75,500 £75,500 £75,500 £76,630 £1,945 £10 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £14,520,464 £1,903,202	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Nov-25
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.4 4.6.1.5 4.6.1.6 4.6.5.2 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.5.1 5.0 6.0 7.0 8.0 8.1	Externals (for flats) Site apening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Total Contingency Total Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3()(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC3 Etenshall SAC Policy CC3 Estenshall SAC Policy CC3 Estenshall SAC Policy CC3 TotAl Developer Contributions TotAL Development Costs TOTAL Development Costs TotAL PROJECT COSTS [EXCLUDING INTEREST] Finance TOTAL DEVELOPMENT COSTS [INCLUDING INTEREST]		5% £400,000 £00 8% 4% 4% £00 £10,000 £1,000 £1,000 £1,000 £15,000 £15,000 £15,000 £15,000 £2,274 £1,000 £2,274 £1,000 £0,000 £0,00	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market house per affordable house per affordable flat per affordable flat per unit (10% of house: per flat per lots SAC per flat per pitch total per pitch total per unit <u>PCCM</u> on n	ernals) ernals	£6,156 £437,285 £380,000 £873,441 £824,056 £824,056 £412,028 £412,028 £412,028 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £60 £61,500 £7,525 £7,525 £7,500 £75,500 £75,500 £75,500 £75,500 £75,500 £75,500 £75,500 £71,943 £1,913,278 £1,913,278 £1,903,202 -£1,903,202 £25,346,475	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24
4.3.1.2 4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.4 4.6.1.5 4.6.1.6 4.6.5.2 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.5.1 5.0 6.0 7.0 8.0 8.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 3 Cat 4 Cat 3 Cat 3		5% £400,000 £0 8% 4% £0 £0 £10,200 £1,200 £1,200 £1,200 £1,200 £1,5000 £1,5000 £2311 £1,000 £2311 £1,5000 £2311 £1,5000 £2311 £1,5000 £2311 £1,5000 £2311 £1,5000 £2311 £1,5000 £2311 £1,5000 £1,75% APR 7,75%	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte on build costs (incl: exte per house per flat per market house per affordable house per affordable flat per affordable flat per unit (10% of house: per flat per lots SAC per flat per pitch total per pitch total per unit <u>PCCM</u> on n	ernals) ernals	£6,156 £487,285 £380,000 £0 £0 £873,441 £824,056 £824,056 £824,056 £824,056 £824,056 £60 £60 £60 £60 £60 £69,768 £7525 £47,500 £855,000 £21,945 £0 £60 £77500 £1,918,278 £14,920,464 £12,243,273 £14,903,202 £25,346,475 \$ on site viability at a strategic level. This apprais	Apr-23 Nov-25 Apr-23 Nov-25 Jan-23 Jun-24 Jan-23 Jun-24 Jan-23 Nov-25 Jan-23 Nov-25 Jan-23 Nov-25 Apr-23 Jun-24 Jan-23 Jun-24 Jan-23 Jun-24

Centre/ City Ce Site	ntre Extension - Medium - 50 dwellin	50 Units Private Affordable	VA1	TECHNICAL CHECKS: Sgm/ha	5.500	DVA SUMMARY: RLV	£2,200,203	CASHFLOW	
Gross ha	0.50 Nr of units	40 10		Dwgs/ha	100	BLV	£850,000		
Net ha		nediate 2 Jable rent 4		Units/pa AH rate	50 20.0%	Viable?	Yes		
Land type LV description	Brownfield Afford City centre Social	dole rene .		AH rate GDV=Total costs	- 20.0%	Headroom Headroom per net ha	£1,350,203 £2,700,406		
		lomes -		Profit/total GDV	18.4%	Headroom per dwg	£27,004		
						Headroom psm	£408	6 1.1	
1.0	Site Acquisition					Headroom psm CIL liable	£514	Start	Finish
1.1	Net site value (residual land value)						£2,200,203	Jan-23	Feb-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Feb-24
1.3	Purchaser costs		1 75%	on land costs			£99,510 £38,504	Jan-23 Jan-23	Feb-24 Feb-24
1.0	Total Site Acquisition Costs		2.7576	on land costs			£2,338,217	5411 2.5	100 24
2.0	Developer's Return								
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% or	OM GDV		£466,909 £1,956,570	Jan-23 Oct-25	Nov-25 Nov-25
2.4	Profit (net) on Affordable units	6.0%	overheads		AH transfer values		£37,056	Oct-25	Nov-25
	Total Developer's Return						£2,460,535		
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	40.00	55.0	2,200	£5,390		£11,858,000	Oct-24	Oct-25
3.1.2	2 bed house	0.00	74.5	-	£4,200		£0	Oct-23	Oct-25
3.1.3 3.1.4	3 bed house 4+ bed house	0.00	93.0	-	£4,200 £4,200		£0 £0	Oct-23 Oct-23	Oct-25 Oct-25
5.1.4	Total	40.0	117.1	2,200	14,200		10	001-23	001-23
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1 3.2.2	Flats (NIA) 2 bed house	4.00	55.0	220	£2,156 £1,680		£474,320 £0	Oct-24 Oct-23	Oct-25 Oct-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23	Oct-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23	Oct-25
3.3	Total Affordable rent	4.0 Nr of units	Size sqm	220 Total sqm	£psm		Total Value		ľ
3.3.1	Flats (NIA)	4.00	55.0	220	£2,695		£592,900	Oct-24	Oct-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23	Oct-25
3.3.3 3.3.4	3 bed house 4+ bed house	0.00	93.0	-	£2,100 £2,100		£0 £0	Oct-23 Oct-23	Oct-25 Oct-25
3.3.4	Total	4.0	11/.1	220	12,100		EU	501-25	551-25
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm	1	Total Value	L	
3.4.1 3.4.2	Flats (NIA) 2 bed house	2.00	55.0	110	£3,773 £2,940		£415,030 £0	Oct-24 Oct-23	Oct-25 Oct-25
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23	Oct-25
3.4.4	4+ bed house	0.00	117.1	-	£2,940		£0	Oct-23	Oct-25
	Total Gross Development Value	2.0		110			£13,340,250		
4.0	Development Costs						£13,340,230		
4.1	Sales Cost								
4.1.1 4.1.3	Private units Affordable units		3.00%	on OM GDV per affordable housin	a		£355,740 £5,000	Oct-24 Oct-24	Oct-25 Oct-25
4.1.5	Total Sales Costs		2500	per anordable nousin	5		£360,740	000-24	000-25
4.2	Build Costs								
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 40.00	Size sqm 64.4	Total sqm 2,576	£psm £1,580		Total Cost £4,068,792	Apr-23	Apr-25
4.2.1.2	2 bed house	0.00	77.2	-	£1,242		£0	Apr-23 Apr-23	Apr-25
4.2.1.3	3 bed house	0.00	96.0	-	£1,242		£0	Apr-23	Apr-25
4.2.1.4	4+ bed house Total	0.00	120.5	- 2,576	£1,242		£0	Apr-23	Apr-25
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1	Flats (GIA)	10.00	67.1	671	£1,580		£1,060,521	Apr-23	Apr-25
4.2.2.2 4.2.2.3	2 bed house 3 bed house	0.00	81.9	-	£1,242 £1,242		£0 £0	Apr-23	Apr-25
4.2.2.3	4+ bed house	0.00	101.3	-	£1,242		£0	Apr-23 Apr-23	Apr-25 Apr-25
	Total	10		671					
4.2.3	Garages	Nr of units 3.600	Size sqm 18	Total sqm 65	£psm £500		Total Cost £32,400	Apr-23	Apr-25
4.2.3	Total Build Costs	3.000	10	05	1000		£5,161,713	Apr=25	Apr=23
4.3	Extra-Over Construction Costs								
4.3.1.1 4.3.1.2	Externals (for houses) Externals (for flats)		10%	extra-over on build co extra-over on build co			£3,240 £256,466	Apr-23 Apr-23	Apr-25 Apr-25
4.3.2	Site abnormals (remediation/demolition)		£400,000	per net ha			£200,000	Jan-23	Feb-24
4.3.3	Site opening costs		£0	per unit			£0	Jan-23	Feb-24
4.4	Total Extra-Over Construction Costs Professional Fees						£459,706		
4.4.1	Professional Fees		8%	on build costs (incl: ex	(ternals)		£433,714	Jan-23	Apr-25
	Total Professional Fees						£433,714		
4.5 4.5.1	Contingency Contingency		194	on build costs (incl: ex	(ternals)		£216,857	Jan-23	Apr-25
	Total Contingency		+/0				£216,857		<u></u>
4.6	Planning Obligations			and have				A	A.:
4.6.1.1 4.6.1.2	Cat 2 Cat 2			per house per flat			£0 £0	Apr-23 Apr-23	Apr-25 Apr-25
4.6.1.3	Cat(3)(A)		£10,200	per market house			£36,720	Apr-23 Apr-23	Apr-25
4.6.1.4	Cat(3)(A)			per market flat			£27,900	Apr-23	Apr-25
4.6.1.5 4.6.1.6	Cat(3)(B) Cat(3)(B)			per affordable house per affordable flat			£0 £19,750	Apr-23 Apr-23	Apr-25 Apr-25
4.6.2	Electric charging points		£1,000	per unit (100% of hou	ses; 50% of flats)		£25,000	Apr-23	Apr-25
4.6.3.1	Policy CC1, CC2 & CC3			per house			£0	Apr-23	Apr-25
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£450,000 £11,550	Apr-23 Apr-23	Apr-25 Apr-25
4.6.5.1	Policy GI2a Stenshall SAC		£1,000	SAC per house			£0	Apr-23	Apr-25
4.6.5.2	Policy GI2a Stenshall SAC Policy H5 Gyrpsy and Traveller sites			SAC per flat			£25,000	Apr-23	Apr-25
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£150,000 £0	per pitch total			£0 £0	Apr-23 Jan-23	Apr-25 Feb-24
4.6.9.1	S106			per unit			£413,700	Jan-23	Feb-24
5.0	Total Developer Contributions						£1,009,620		
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTER	EST]					£7,642,349 £12,441,101		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDIN						£899,149		
8.0	Finance Costs		400	DCh:					
8.1	Finance	1	APR 7.75%	PCM 0.624% or	net costs	I	-£899,149		
				0	'		/=		
9.0	TOTAL PROJECT COSTS [INCLUDING INTER	EST]					£13,340,250	<u> </u>	
	sal has been prepared in line with the RICS v		irpose of the apprai	al is to assess the imn	act of planning polic	ies on site viability at a strate		isal is not a fr	ormal 'Red
		(RICS Valuation – Professio							
		· · · · · · · · · · · · · · · · · · ·							

Centre/ City Ce Site	entre Extension - Small - 20 dwellings 20 Privat	Units Affordable	VA1	TECHNICAL CHECKS: Som/ha	5.500	DVA SUMMARY: RLV	£929,766	CASHFLOW
Gross ha	0.20 Nr of units 16			Dwgs/ha	100	BLV	£340,000	
Net ha	0.20 AH tenures Intermediate	1		Units/pa	27	Viable?	Yes	
Land type LV description	Brownfield Affordable rent City centre Social rent	2		AH rate GDV=Total costs	20.0%	Headroom Headroom per net ha	£589,766 £2,948,829	
LV description	First Homes	-		Profit/total GDV	18.4%	Headroom per dwg	£29,488	
						Headroom psm	£445	
1.0						Headroom psm CIL liable	£561	Start Finish
1.0	Site Acquisition Net site value (residual land value)						£929,766	Jan-23 Dec-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Dec-23
							£35,988	Jan-23 Dec-23
1.3	Purchaser costs		1.75%	on land costs			£16,271 £982,025	Jan-23 Dec-23
2.0	Total Site Acquisition Costs Developer's Return						£982,025	
2.1	Central overheads		3.5%	on GDV			£186,764	Jan-23 May-25
2.2	Profit (net) on Private units	20.0%	Minus		n OM GDV		£782,628	Apr-25 May-25
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% 0	n AH transfer values		£14,823 £984,214	Apr-25 May-25
3.0	Total Developer's Return Development Value						£984,214	
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	16.00	55.0	880	£5,390		£4,743,200	Jul-24 Apr-25
3.1.2 3.1.3	2 bed house 3 bed house	0.00	74.5 93.0	-	£4,200 £4,200		£0 £0	Oct-23 Apr-25 Oct-23 Apr-25
3.1.5	4+ bed house	0.00	117.1	-	£4,200		£0	Oct-23 Apr-25
-	Total	16.0		880				
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1 3.2.2	Flats (NIA) 2 bed house	1.60	55.0 74.5	- 88	£2,156 £1,680		£189,728 £0	Jul-24 Apr-25 Oct-23 Apr-25
3.2.2	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Apr-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Apr-25
	Total Affordable cont	1.6 Nr of units	e	88 Total com	6 ··		Tatalard	
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 1.60	Size sqm 55.0	Total sqm 88	£psm £2,695		Total Value £237,160	Jul-24 Apr-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Apr-25
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Apr-25
3.3.4	4+ bed house	0.00	117.1	- 88	£2,100		£0	Oct-23 Apr-25
3.4	Total Intermediate	1.6 Nr of units	Size sqm	88 Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.80	55.0	44	£3,773		£166,012	Jul-24 Apr-25
3.4.2	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23 Apr-25
3.4.3 3.4.4	3 bed house 4+ bed house	0.00	93.0 117.1	-	£2,940 £2,940		£0 £0	Oct-23 Apr-25 Oct-23 Apr-25
5.4.4	Total	0.8	117.1	44	£2,540		10	000-25 Apr-25
	Gross Development Value						£5,336,100	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£142,296	Jul-24 Apr-25
4.1.3	Affordable units			per affordable housi	ng		£2,000	Jul-24 Apr-25
	Total Sales Costs						£144,296	
4.2	Build Costs	Nexturity	Cine open	Tatal com	Casar		Tatal Cast	
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 16.00	Size sqm 64.4	Total sqm 1,030	£psm £1,580		Total Cost £1,627,517	Apr-23 Oct-24
4.2.1.2	2 bed house	0.00	77.2	-	£1,402		£0	Apr-23 Oct-24
4.2.1.3	3 bed house	0.00	96.0	-	£1,402		£0	Apr-23 Oct-24
4.2.1.4	4+ bed house Total	0.00	120.5	- 1,030	£1,402		£0	Apr-23 Oct-24
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	4.00	67.1	269	£1,580		£424,209	Apr-23 Oct-24
4.2.2.2	2 bed house 3 bed house	0.00	81.9	-	£1,402		£0	Apr-23 Oct-24
4.2.2.3 4.2.2.4	4+ bed house	0.00	101.3	-	£1,402 £1,402		£0 £0	Apr-23 Oct-24 Apr-23 Oct-24
	Total	4		269				
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages Total Build Costs	1.440	18	26	£500		£12,960 £2,064,685	Apr-23 Oct-24
4.3	Extra-Over Construction Costs						12,004,005	
4.3.1.1	Externals (for houses)		10%	extra-over on build c			£1,296	Apr-23 Oct-24
4.3.1.2	Externals (for flats)		5%	extra-over on build c	ost for flats		£102,586	Apr-23 Oct-24
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		£400,000 £0	per net ha per unit			£80,000 £0	Jan-23 Dec-23 Jan-23 Dec-23
	Total Extra-Over Construction Costs						£183,882	
4.4	Professional Fees			1.41				
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl: e	externals)		£173,485 £173,485	Jan-23 Oct-24
4.5	Contingency							
4.5.1	Contingency		4%	on build costs (incl: e	xternals)		£86,743	Jan-23 Oct-24
4.6	Total Contingency						£86,743	
4.6 4.6.1.1	Planning Obligations Cat 2		f0	per house			£0	Apr-23 Oct-24
4.6.1.2	Cat 2		£0	per flat			£0	Apr-23 Oct-24 Apr-23 Oct-24
4.6.1.3	Cat(3)(A)			per market house			£14,688	Apr-23 Oct-24
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)			per market flat per affordable house			£11,160 £0	Apr-23 Oct-24 Apr-23 Oct-24
4.6.1.6	Cat(3)(B)			per affordable flat			£7,900	Apr-23 Oct-24 Apr-23 Oct-24
4.6.2	Electric charging points		£1,000	per unit (100% of ho	uses; 50% of flats)		£10,000	Apr-23 Oct-24
4.6.3.1 4.6.3.2	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3			per house per flat			£0 £180,000	Apr-23 Oct-24 Apr-23 Oct-24
4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per nat per unit			£180,000 £4,620	Apr-23 Oct-24 Apr-23 Oct-24
4.6.5.1	Policy GI2a Stenshall SAC		£1,000	SAC per house			£0	Apr-23 Oct-24
4.6.5.2	Policy GI2a Stenshall SAC			SAC per flat			£10,000	Apr-23 Oct-24
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£150,000 £0	per pitch total			£0 £0	Apr-23 Oct-24 Jan-23 Dec-23
4.6.9.1	S106			per unit			£165,480	Jan-23 Dec-23
	Total Developer Contributions						£403,848	
5.0	TOTAL DEVELOPMENT COSTS						£3,056,940	
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	5T]					£5,023,179 £312,921	
8.0	Finance Costs							
			APR	PCM			6245.55	
8.1	Finance		7.75%	0.624% 0	n net costs		-£312,921	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£5,336,100	1
<u>NB</u> : This apprai	sal has been prepared in line with the RICS valuation g						egic level. This appra	isal is not a formal 'Red
	Book' (RICS Valu	auon – P <u>rotessi</u>	Juai Standards UK Ja	anuary 2022 valuation	and should not be r	eneu upon as such.		

Urban - Large - Site	45 dwellings - Brownfield 48 Private	Units Affordable	VA1	TECHNICAL CHECKS:	4.446	DVA SUMMARY: RLV	£2.471.958	CASHFLOW
Site Gross ha	1.00 Nr of units 38	Affordable 10	1	Sqm/na Dwgs/ha	4,446	BLV	£2,471,958 £1,109,550	
Net ha	0.95 AH tenures Intermediate	2		Units/pa	48	Viable?	Yes	
Land type	Brownfield Affordable rent	4		AH rate	20.0%	Headroom	£1,362,408	
LV description	Urban Social rent First Homes	4		GDV=Total costs	(0)	Headroom per net ha Headroom per dwg	£1,441,702 £28,384	
	First Homes	-	1	Profit/total GDV	18.6%	Headroom per dwg Headroom psm	£28,384 £291	
						Headroom psm CIL liable	£362	Start Finish
1.0	Site Acquisition							-
1.1 1.2	Net site value (residual land value)	Catagoria	Commercial land				£2,471,958	Jan-23 Feb-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £113,098	Jan-23 Feb-24 Jan-23 Feb-24
1.3	Purchaser costs		1.75%	on land costs			£43,259	Jan-23 Feb-24
	Total Site Acquisition Costs						£2,628,315	
2.0	Developer's Return		2.5%				6550 700	1
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% or	OM GDV		£559,733 £2,365,588	Jan-23 Nov-25 Oct-25 Nov-25
2.4	Profit (net) on Affordable units	6.0%	overheads		AH transfer values		£41,387	Oct-25 Nov-25
	Total Developer's Return						£2,966,708	
3.0	Development Value							
3.1 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390		Total Value £0	Oct-24 Oct-25
3.1.2	2 bed house	17.28	74.5	1,287	£4,200		£5,406,912	Oct-23 Oct-25
3.1.3	3 bed house	14.40	93.0	1,339	£4,200		£5,624,640	Oct-23 Oct-25
3.1.4	4+ bed house	6.72	117.1	787	£4,200		£3,305,344	Oct-23 Oct-25
	Total	38.4		3,414	6		T	
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	Oct-24 Oct-25
3.2.2	2 bed house	2.69	74.5	200	£1,680		£336,430	Oct-23 Oct-25
3.2.3	3 bed house	0.86	93.0	80	£1,680		£134,991	Oct-23 Oct-25
3.2.4	4+ bed house	0.29	117.1	34	£1,680		£56,663	Oct-23 Oct-25
3.3	Total Affordable rent	3.8 Nr of units	Size sqm	314 Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	Oct-24 Oct-25
3.3.2	2 bed house	2.69	74.5	200	£2,100		£420,538	Oct-23 Oct-25
3.3.3	3 bed house	0.86	93.0	80	£2,100		£168,739	Oct-23 Oct-25
3.3.4	4+ bed house Total	0.29	117.1	34 314	£2,100		£70,829	Oct-23 Oct-25
3.4	Intermediate	5.6 Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0	-	£3,773		£0	Oct-24 Oct-25
3.4.2 3.4.3	2 bed house	1.25	74.5	93 49	£2,940 £2,940		£273,349 £144,366	Oct-23 Oct-25
3.4.3	3 bed house 4+ bed house	0.53	93.0	49	£2,940 £2,940		£144,366 £49,580	Oct-23 Oct-25 Oct-23 Oct-25
5	Total	1.9	11/11	159	22,540		243,300	our 25 our 25
	Gross Development Value						£15,992,381	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£430,107	Oct-24 Oct-25
4.1.3	Affordable units			per affordable housin	g		£4,800	Oct-24 Oct-25 Oct-24 Oct-25
	Total Sales Costs				0		£434,907	
4.2	Build Costs							
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm	£psm £1,580		Total Cost £0	Apr-23 Apr-25
4.2.1.2	2 bed house	17.28	77.2	1,333	£1,402		£1,869,200	Apr-23 Apr-25
4.2.1.3	3 bed house	14.40	96.0	1,382	£1,402		£1,938,125	Apr-23 Apr-25
4.2.1.4	4+ bed house	6.72	120.5	809	£1,402		£1,134,917	Apr-23 Apr-25
4.2.2	Total Affordable units	38 Nr of units	Size sqm	3,525 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Apr-25
4.2.2.2	2 bed house	6.62	81.9	542	£1,402		£760,361	Apr-23 Apr-25
4.2.2.3	3 bed house	2.26	101.3	229	£1,402		£320,508	Apr-23 Apr-25
4.2.2.4	4+ bed house Total	0.72	126.4	91 862	£1,402		£127,610	Apr-23 Apr-25
	lotal	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	16.637	18	299	£500		£149,731	Apr-23 Apr-25
	Total Build Costs						£6,300,453	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)		10%	extra-over on build co	st for houses		£630,045	Apr-23 Apr-25
4.3.1.2	Externals (for flats)		5%				£050,045	Apr-23 Apr-25
4.3.2	Site abnormals (remediation/demolition)		£400,000	per net ha			£378,000	Jan-23 Feb-24
4.3.3	Site opening costs		£0	per unit			£0	Jan-23 Feb-24
4.4	Total Extra-Over Construction Costs Professional Fees						£1,008,045	
4.4.1	Professional Fees		8%	on build costs (incl: ex	(ternals)		£554,440	Jan-23 Apr-25
	Total Professional Fees						£554,440	
4.5 4.5.1	Contingency Contingency			on build costs (incl: ex	(ternals)		£277,220	Jan-23 Apr-25
4.J.1	Total Contingency		4%	on build costs (Incl: e)	Accillats)		£277,220	3011-25 Apr-25
4.6	Planning Obligations							
4.6.1.1	Cat 2			per house			£0	Apr-23 Apr-25
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £35,251	Apr-23 Apr-25 Apr-23 Apr-25
4.6.1.4	Cat(3)(A) Cat(3)(A)			per market flat			£35,251 £0	Apr-23 Apr-25
4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£54,480	Apr-23 Apr-25
4.6.1.6	Cat(3)(B)			per affordable flat			£0	Apr-23 Apr-25
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of hou per house	ses; 50% of flats)		£48,000 £720,000	Apr-23 Apr-25 Apr-23 Apr-25
4.6.3.2	Policy CC1, CC2 & CC3			per flat			£0	Apr-23 Apr-25
4.6.4	Policy G12 Biodiversity Net Gain		£231	per unit			£11,088	Apr-23 Apr-25
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£48,000	Apr-23 Apr-25
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			SAC per flat per pitch			£0 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Feb-24
4.6.9.1	\$106		£8,274	per unit			£397,152	Jan-23 Feb-24
E 0	Total Developer Contributions						£1,313,971	
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£9,889,036 £15,484,059	
8.0 7.0	TOTAL PROJECT COSTS [EXCLODING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	т]					£508,322	1
8.0	Finance Costs							
0.1	Finance		APR	PCM			CE00.057	
8.1	Finance		7.75%	0.624% or	net costs		-£508,322	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£15,992,381	
NB: This apprai	sal has been prepared in line with the RICS valuation g						egic level. This appra	isal is not a formal 'Red
	Book' (RICS Valu	ation – Professi	onal Standards UK Ja	nuary 2022 valuation	and should not be re	lied upon as such.		

1								
Urban - Mediur Site	m - 25 dwellings - Brownfield 2 Priva	5 Units te Affordable	VA1	TECHNICAL CHECKS:	4.376	DVA SUMMARY: RLV	£1,286,550	CASHFLOW
Gross ha	0.50 Nr of units 2	0 5]	Dwgs/ha	50	BLV	£560,000	
Net ha	0.50 AH tenures Intermediate	1		Units/pa	27	Viable?	Yes	
Land type LV description	Brownfield Affordable ren Urban Social rent	t 2		AH rate GDV=Total costs	20.0%	Headroom Headroom per net ha	£726,550 £1,453,099	
LV description	First Homes	-		Profit/total GDV	18.6%	Headroom per dwg	£29,062	
			•			Headroom psm	£298	
1.0	Site Acquisition					Headroom psm CIL liable	£371	Start Finish
1.0	Site Acquisition Net site value (residual land value)						£1,286,550	Jan-23 Dec-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Dec-23
				1			£53,827	Jan-23 Dec-23
1.3	Purchaser costs Total Site Acquisition Costs		1.75%	on land costs			£22,515 £1,362,892	Jan-23 Dec-23
2.0	Developer's Return						21,002,002	
2.1	Central overheads	-		on GDV			£291,528	Jan-23 Jul-25
2.2	Profit (net) on Private units	20.0%	Minus		OM GDV AH transfer values		£1,232,077	Jun-25 Jul-25
2.4	Profit (net) on Affordable units Total Developer's Return	6.0%	overheads	2.5% ON	AH transfer values		£21,556 £1,545,161	Jun-25 Jul-25
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1 3.1.2	Flats (NIA) 2 bed house	0.00 9.00	55.0 74.5	- 671	£5,390 £4,200		£0 £2,816,100	Jul-24 Jun-25 Oct-23 Jun-25
3.1.2	3 bed house	7.50	93.0	698	£4,200		£2,929,500	Oct-23 Jun-25
3.1.4	4+ bed house	3.50	117.1	410	£4,200		£1,721,533	Oct-23 Jun-25
	Total	20.0		1,778				
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	Jul-24 Jun-25
3.2.2	2 bed house	1.40	74.5	104	£1,680		£175,224	Oct-23 Jun-25
3.2.3	3 bed house	0.45	93.0	42	£1,680		£70,308	Oct-23 Jun-25
3.2.4	4+ bed house	0.15	117.1	18	£1,680		£29,512	Oct-23 Jun-25
3.3	Total Affordable rent	2.0 Nr of units	Size sam	164 Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	Jul-24 Jun-25
3.3.2	2 bed house	1.40	74.5	104	£2,100		£219,030	Oct-23 Jun-25
3.3.3 3.3.4	3 bed house 4+ bed house	0.45	93.0 117.1	42	£2,100		£87,885 £36,890	Oct-23 Jun-25 Oct-23 Jun-25
5.5.4	Total	2.0	11/.1	18	£2,100		130,890	000-23 JUII-23
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	ļ,
3.4.1	Flats (NIA)	0.00	55.0		£3,773		0 <u>1</u>	Jul-24 Jun-25
3.4.2 3.4.3	2 bed house 3 bed house	0.65	74.5 93.0	48 26	£2,940 £2,940		£142,370 £75,191	Oct-23 Jun-25 Oct-23 Jun-25
3.4.4	4+ bed house	0.08	117.1	9	£2,940		£25,823	Oct-23 Jun-25
	Total	1.0		83				
4.0	Gross Development Value						£8,329,365	
4.0 4.1	Development Costs Sales Cost							
4.1.1	Private units		3.00%	on OM GDV			£224,014	Jul-24 Jun-25
4.1.3	Affordable units		£500	per affordable housing			£2,500	Jul-24 Jun-25
4.2	Total Sales Costs Build Costs						£226,514	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23 Dec-24
4.2.1.2	2 bed house	9.00	77.2	694	£1,402		£973,542	Apr-23 Dec-24
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	7.50	96.0 120.5	720	£1,402 £1,402		£1,009,440 £591,103	Apr-23 Dec-24 Apr-23 Dec-24
	Total	20		1,836				
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1 81.9	- 282	£1,580 £1,402		£0 £396,021	Apr-23 Dec-24 Apr-23 Dec-24
4.2.2.2	3 bed house	1.18	101.3	119	£1,402		£166,931	Apr-23 Dec-24 Apr-23 Dec-24
4.2.2.4	4+ bed house	0.38	126.4	47	£1,402		£66,464	Apr-23 Dec-24
	Total	5	0	449	6		T-1-1 01	
4.2.3	Garages	Nr of units 8.665	Size sqm 18	Total sqm 156	£psm £500		Total Cost £77,985	Apr-23 Dec-24
	Total Build Costs						£3,281,486	
4.3	Extra-Over Construction Costs		4.00/				6220 4 40	1
4.3.1.1 4.3.1.2	Externals (for houses) Externals (for flats)		10%	extra-over on build cos extra-over on build cos			£328,149 £0	Apr-23 Dec-24 Apr-23 Dec-24
4.3.2	Site abnormals (remediation/demolition)		£400,000	per net ha			£200,000	Jan-23 Dec-23
4.3.3	Site opening costs		£0	, per unit			£0	Jan-23 Dec-23
4.4	Total Extra-Over Construction Costs Professional Fees						£528,149	
4.4 4.4.1	Professional Fees		8%	on build costs (incl: ext	ernals)		£288,771	Jan-23 Dec-24
	Total Professional Fees				· · · · · · · · · · · · · · · · · · ·		£288,771	
4.5	Contingency			an huild control to t			· · · · · · ·	les 32
4.5.1	Contingency Total Contingency		4%	on build costs (incl: ext	errid15)		£144,385 £144,385	Jan-23 Dec-24
4.6	Planning Obligations							
4.6.1.1	Cat 2			per house			£0	Apr-23 Dec-24
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £18,360	Apr-23 Dec-24 Apr-23 Dec-24
4.6.1.4	Cat(3)(A)		£7,750	per market flat			£0	Apr-23 Dec-24 Apr-23 Dec-24
4.6.1.5	Cat(3)(B)			per affordable house			£28,375	Apr-23 Dec-24
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points			per affordable flat per unit (100% of hous	es: 50% of flate)		£0 £25,000	Apr-23 Dec-24 Apr-23 Dec-24
4.6.3.1	Policy CC1, CC2 & CC3			per house	, 50,000 natsj		£375,000	Apr-23 Dec-24 Apr-23 Dec-24
4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£0	Apr-23 Dec-24
4.6.4	Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC			per unit SAC per house			£5,775 £25,000	Apr-23 Dec-24
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC			SAC per house SAC per flat			£25,000 £0	Apr-23 Dec-24 Apr-23 Dec-24
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£0	Apr-23 Dec-24
4.6.7	AH Commuted Sum payment			total			£0	Jan-23 Dec-23
4.6.9.1	S106 Total Developer Contributions		±8,2/4	per unit			£206,850 £684,360	Jan-23 Dec-23
5.0	TOTAL DEVELOPMENT COSTS						£5,153,664	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£8,061,717	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	ST]					£267,649	
8.0	Finance Costs		APR	PCM				
8.1	Finance		7.75%		net costs		-£267,649	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£8,329,365	
	isal has been prepared in line with the RICS valuation	guidance. The n	urpose of the apprai	sal is to assess the impa	ct of planning polici	es on site viability at a strat		isal is not a formal 'Red
				anuary 2022 valuation a				

				VA1	TECHNICAL CHECKS	4.445	DVA SUMMARY:	6700.400	CASHFLOW
	Gross ha			1	Dwgs/ha	4,445			
	Net ha		0					Yes	
			-			0.0%			
	LV description		- 0		Profit/total GDV	20.0%			
				•				£487	
	10	Site Acquisition					Headroom psm CIL liable	£487	Start Finish
	1.1							£709,400	Jan-23 Oct-23
1 Nutation cont TRADE TRADE TRADE TRADE 30 Nutation cont 10000 </th <td>1.2</td> <td></td> <td>Category:</td> <td>Commercial land</td> <td></td> <td></td> <td></td> <td>£0</td> <td>Jan-23 Oct-23</td>	1.2		Category:	Commercial land				£0	Jan-23 Oct-23
	1 2	Burshasor costs		1 759/	on land costs				
	1.5			1.73/6	on land costs				Jan-23 Oct-23
	2.0	Developer's Return			-				
0 mate incirca Alterioder units 0.80 0.8100 0.8100 0.8100 0.8200	2.1		20.0%			OM CDV			
	2.2								
								£746,713	
	3.0		Nr of units	Sizo com	Total cam	form		Total Value	
	3.1.1				-				Jun-24 Feb-25
	3.1.2								
Total Total <th< th=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>									
	5.1.4			117.1		14,200		1000,707	000-25
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	3.2				Total sqm				
3.3.1 bet hoose 000 100	3.2.1 3.2.2								
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	3.2.3				-				
3.3Alfochker metmet antExc andTotal yindTotal yindTotal yind3.3.1Alfochker met0.003.3.0-10.2.0.00	3.2.4		0.00	117.1	-	£1,680		£0	Oct-23 Feb-25
3.3.1 Hish MM 0.00 55.0 - 2.220 0.01 0.01 0.021 0.011 0.01	3.3		- Nr of units	Size som	- Total som	£psm		Total Value	
3.3.3 1 bit hous 000 10.1 0.100	3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	
1.3.4 4 - be brows 0.00 0.7.2	3.3.2								Oct-23 Feb-25
Total Inclusion Inclusion Inclusion Inclusion Inclusion 4.4 Hornelske Nord Lists Size opt Si	3.3.3 3.3.4								
1.4.1 Fits (NA) 0.00 55.0 1.0.7.7 0.0.2 1.0.2		Total	-		-				
1.4.3 2 bits house 000 2.5.5 1.2340 $1000000000000000000000000000000000000$	3.4				Total sqm				lup 24 E-F or
14.3 be forwar 000 0.00 1.72 0.249 0.00	3.4.1 3.4.2				-				
Total Sector of Cost Sector of Cost Sector of Cost Sector of Cost 11 Protection (Cost 1000 an OM GOV 1012 at 100 an OM GOV 1012 at 100 a	3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Feb-25
Gross Development Value BAR Cost Image: Cost of the second seco	3.4.4		0.00	117.1	-	£2,940		£0	Oct-23 Feb-25
100 Development Casts Product surfits					-			£3,733,567	
1.1.1 More units 1000 no OM GOV 112,200 1,21,200	4.0								
1.1.1 Attroduce units (50) per attroduce housing (61) Jun 24.0 Fe-25 3.1 Ball Costs 1000 Costs <t< th=""><td>4.1</td><td></td><td></td><td>2.00%</td><td>on OM CDV</td><td></td><td></td><td>6112.007</td><td>lup 24 Eob 25</td></t<>	4.1			2.00%	on OM CDV			6112.007	lup 24 Eob 25
Total Sales Costs Hit Costs Hit Costs 1.3.1 Private units Nr of units Size spin fetal spin fptal spin spin spin spin spin spin spin spin	4.1.1					ng			
12.11 Prote units N of units Size and Total gam from Total cat Total cat 12.12 Ext (GA) 4.00 4.00 1.00 4.00						0			
12.1.1 Hists (GA) 0.00 64.4 1.1350 400 64.23 Auge 23 Auge 23 Auge 24 Au	4.2		March 1914		T 1 1 1 1 1 1	6		Tablesi	
12.12.3 2 both house 4.50 7.72 3.47 1.4.022 4.680.77 4.67.23 4.620 12.13 3 both house 1.75 20.5 1.16 1.4.022 4.695.77 4.7.23 4.620 12.14 4* both house 1.75 20.5 1.11 1.10 </th <td>4.2.1 4.2.1.1</td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td>Apr-23 Aug-24</td>	4.2.1 4.2.1.1				-				Apr-23 Aug-24
12.1.4 4-bed house 1.75 12.05 21.1 1.1.4.00 2295.50 Apr.23 Aug.24 12.2 Affordable units Nr of units Size gam Total gam Control Control <td>4.2.1.2</td> <td>2 bed house</td> <td></td> <td></td> <td></td> <td>£1,402</td> <td></td> <td>£486,771</td> <td>Apr-23 Aug-24</td>	4.2.1.2	2 bed house				£1,402		£486,771	Apr-23 Aug-24
Total 10 918 Total Gam 12.2.1 Affordable units Net of units Size of 21,0 - CL302 12.2.1 Fists (GIA) 000 67,1 - CL302 001 Apr.23 Aug.22 12.2.2 2 bet house 0.00 101.3 - CL402 001 Apr.23 Aug.23 Apr.23 Aug.23 Apr.23 Aug.23 Apr.23 Aug.24 Apr									
12.2.1 Pists (GA) 0.00 67.2 - 61.402 60 4pr.23 Aug.24 2.2.2 Pist House 0.00 10.3 - 61.402 60 4pr.23 Aug.24 2.2.3 A the House 0.00 10.3 - 61.402 60 4pr.23 Aug.24 2.2.4 A the House 0.00 12.3.6 - 61.402 60 Apr.23 Aug.24 2.2.3 And House 0.00 12.6.4 - 61.402 60 Apr.23 Aug.24 2.3.4 And House 0.00 12.6.4 - 61.402 60 Apr.23 Aug.24 2.3.4 And House 10% entra over on build cost for houses 61.33 Apr.23 Aug.24 3.1.2 Externals (for houses) 10% entra over on build cost for houses 61.03 Apr.23 Aug.24 3.2.3 Site abrormals (remediator) demolition) 60.0000 per net ha 61.0000 Apr.23 Aug.24 3.3 Site abrormals (remediator) demolition) 60.0000 build cost (nci: externals) 611.6001 Apr.23 A	4.2.1.4			120.5		11,402		2235,551	Api-23 Aug-24
12.2.2 2 beth house 0.00 81.5 - 61.402 0.01 0.02 3.02 0.02	4.2.2				Total sqm				
12.2.3 3 bed house 0.00 101.3 - 61.402 0.0 Apr.23 Apr.24 Apr.23 Apr.24 Apr.23 Apr.24 Apr.24 Apr.23 Apr.24 <					-				
Total Nor of units Size sam Total sam Epum Total cost 4.2.3 Garages 4.33 18 78 4.500 (53,693) Apr.23 Aug.24 1.3.1 Extra-Over Construction Costs 63,693 Apr.23 Aug.24 Aug.24 3.1.2 Externals (for houses) 100% extra-over on build cost for houses 613,2001 Apr.23 Aug.24 3.1.3 Externals (for flats) 20% extra-over on build cost for houses 610 Apr.23 Aug.24 3.1.3 Externals (for flats) 20% extra-over on build cost for flats 60 Jp.13 Oct 21 3.1.3 Stea opening costs 610 Jp.13 Oct 21 Jp.13 Jp.14 Oct 22 Jp.13 Jp.14 Oct 22 Jp.13 Jp.24 Jp.13 Jp.14 Jp.13 Jp.14 Jp.13 Jp.14 Jp.13 Jp.14	4.2.2.3				-				
Nerf units Size agn Total agn Epsn Total Cost Total build Cots 4.33 18 78 500 6.35631 Apr.23 Aug.2 13 Dista Over Construction Cost 10%	4.2.2.4		0.00	126.4	-	£1,402		£0	Apr-23 Aug-24
12.3 Garges 4.333 18 78 6500 625,093 Apr. 73 Aug. 24 Total build Cots 105%		Total	- Nr of units	Size som	- Total som	fnsm		Total Cost	
13.1 Extra-Over construction Costs	4.2.3	Garages							Apr-23 Aug-24
13.1.1 Externals (for houses) 10% extra over on build cost for houses f.13.6.03 Apr.23 Aug.23 13.1.2 Externals (for flats) 5% extra over on build cost for flats 60 Apr.23 Aug.23 13.2 Site abnormals (for flats) 60 peror 60 perol perol 40 <								£1,326,035	
31.2 Externals (for flats) 5% extra over on build cost for flats fb Apr-23 Log2 31.2 Site opening costs fb Apr-23 Cog2 Total professional Fees fb Apr-23 Cog2 14 Professional Fees fb Apr-23 Cog2 15.1 Contingency 4% on build costs (incl: externals) fb Apr-23 Aug-24 16.1 Cost fb Apr-23 Aug-24 Fb Aug-24 16 Contingency 4% on build costs (incl: externals) fb Apr-23 Aug-24 16 Proining Obligations fb Apr-23 Aug-24 Aug-24 16.1.1 Cat 2 fb per house fb Apr-23 Aug-24 16.1.2 Cat 2 fb per house fb Apr-23 Aug-24 16.1.3 Cat 3(JA) fb fb Apr-23 Aug-24 Aug-24 16.1.3 Cat 3(JA) fb fb Apr-23 Aug-24 Aug-24	4.3 4.3.1.1			10%	extra-over on build	ost for houses		£132.603	Apr-23 Aug-24
13.3 Site opening costs ED per unit ED ED per unit ED De Jan 23 Oct 23 14.1 Professional Fees 8% on build costs (incl: externals) 111, 6631 Jan 23 Aug 24 15.1 Contingency 4% on build costs (incl: externals) 111, 6631 Jan 23 Aug 24 15.1 Contingency 4% on build costs (incl: externals) 153, 846 Jan 23 Aug 24 16.1 Cartingency 4% on build costs (incl: externals) 153, 946 Jan 23 Aug 24 16.1 Cart 2 100 per house 101 Aug 24 Aug 24 Aug 24 16.1 Cart 2 100 per market flat 100 Apr 23 Aug 24 16.1 Cart 2 100 per market flat 100 Apr 23 Aug 24 16.1 Cart 2 100 per market flat 100 Apr 23 Aug 24 16.1 Cart 2 100 per market flat 100 per 24 Aug 24 16.1 Cart 200 per affordable flat 100 per 24 <t< th=""><td>4.3.1.2</td><td>Externals (for flats)</td><td></td><td></td><td>extra-over on build</td><td></td><td></td><td></td><td></td></t<>	4.3.1.2	Externals (for flats)			extra-over on build				
Total Extra Over Construction Costs E22,663 44 Professional Fees 8% on build costs (incl: externals) £116,691 4.4.1 Professional Fees £116,691 Jan-23 Aug 24 15.1 Contingency 4% on build costs (incl: externals) £15,691 Jan-23 Aug 24 Total Extra Over Construction £58,346 Jan-23 Aug 24 Total Contingency 4% on build costs (incl: externals) £58,346 Jan-23 Aug 24 Total Contingency 60 per flot £00 Apr-23 Aug 24 16.1 C.12 £0 per flot £0 Apr-23 Aug 24 16.1.1 C.12 £0 per flot Apr-23 Aug 24 16.1.1 C.12 £1,000 per affordable house £0,00 Apr-23 Aug 24 16.1.2 C.12 £0,000 per affordable house £0,000 Apr-23 Aug 24 16.1.4 C.13(3(0) £2,2000 per affordable house £0,000 Apr-23 Aug 24	4.3.2			£400,000				£80,000	Jan-23 Oct-23
14.1 Professional Fees 8% on build costs (incl: externals) F116.691 N=n-23 Aug 24 15.1 Contingency 4% on build costs (incl: externals) £15.601 Aug 24 15.1 Contingency 4% on build costs (incl: externals) £5.346 Jan-23 Aug 24 16.1 Cat 2 £60 Planning Obligations £5.346 Jan-23 Aug 24 16.1.2 Cat 2 £00 per flat £00 Apr-23 Aug-24 16.1.3 Cat (3)(A) £10,200 per market flat £61 Apr-23 Aug-24 16.1.4 Cat (3)(A) £10,200 per market flat £61 Apr-23 Aug-24 16.1.5 Cat (3)(A) £12,2700 per affordable flat £61 Apr-23 Aug-24 16.2 Eletric charging points £10000 Apr-23 Aug-24 16.2 Eletric charging points £10,000 Apr-23 Aug-24 16.3 Policy C1, C2 & C3 £10,000 Apr-23 Aug-24 16.4 Apr 23 Aug-24 Apr 24	4.3.3			EO	per unit				Jaii-23 UCT-23
Total Professional Fees Efficiency 15 Contingency 4% on build costs (incl: externals) £58,346 Jan.23 Aug.24 15.1 Contingency 659 Flanning Obligations 600 Apr.23 Aug.24 16.1.1 Cat 2 £0 per flat £0 Apr.23 Aug.24 16.1.3 Cat 3(3)(A) £10,200 per market flat £0 Apr.23 Aug.24 16.1.4 Cat 3(3)(A) £10,200 per market flat £0 Apr.23 Aug.24 16.1.5 Cat 3(3)(A) £10,200 per affordable flat £0 Apr.23 Aug.24 16.1.4 Cat 3(3)(A) £10,200 per affordable flat £0 Apr.23 Aug.24 16.1.5 Cat 3(3)(B) £10,200 per affordable flat £0 Apr.23 Aug.24 16.2 Elstric charging points £1,000 per affordable flat £0 Apr.23 Aug.24 16.3.1 Policy CL, C2 & CC3 £1,000 per unit £2,310 Apr.23	4.4	Professional Fees	_	-					-
15.1 Contingency 4% on build costs (incl: externals) E58.46 Jan.2 Aug.24 15.1 Contingency E58.346 Jan.2 Aug.24 16.1 Catl 2 E0 Planning Obligations E0 Apr.23 Aug.24 16.1.1 Catl 2 E0 per house E0 Apr.23 Aug.24 16.1.2 Catl 2 E0 per flat E0 Apr.23 Aug.24 16.1.3 Catl3(A) E7.750 per market flat E0 Apr.23 Aug.24 16.1.4 Catl3(J6) E7.750 per affordable flat E0 Apr.23 Aug.24 16.1.6 Catl3(J6) E7.900 per affordable flat E0 Apr.23 Aug.24 16.2 Electric charging points E1.000 Apr.23 Aug.24 Aug.24 16.3.1 Policy CL2, CC2 & CC3 E1.000 Per house E1.000 Apr.23 Aug.24 16.3.2 Policy GL2 Stenshall SAC E1.000 Apr.23 Aug.24 Ap	4.4.1			8%	on build costs (incl:	externals)			Jan-23 Aug-24
5.1.1 Contingency 4% on build costs (incl: externals) £58,346 Jan.2.3 Aug.24 16 Planning Obligations £69,346 400 Apr.2.3 Aug.22 16.1.1 Cat 2 £0 per house £0 Apr.2.3 Aug.22 16.1.2 Cat 2 £0 per flat £0 Apr.2.3 Aug.22 16.1.3 Cat (3)(A) £10.200 per market house £9.180 Apr.2.3 Aug.22 16.1.5 Cat(3)(A) £10.200 per market house £0 Apr.2.3 Aug.24 16.1.5 Cat(3)(B) £22,700 per affordable house £0 Apr.2.3 Aug.24 16.1.6 Cat(3)(B) £7.900 per affordable flat £0 Apr.2.3 Aug.24 16.2 Eletric charging points £10.000 per unit (100% of houses; 50% of flats) £10.000 Apr.23 Aug.24 16.3.2 Policy CL; C2: & C3 £15.000 per house £15.000 Apr.23 Aug.24 16.3.2 Policy G12 biodiversity Net Gain £12.310 Apr.23 Aug.24 Apr.23 Aug.24	4.5								
6.6 Planning Obligations 4.6.1.1 Cat 2 É0 6.1.2 Cat 2 É0 6.1.3 Cat 3(A) É10,200 per market house 6.1.4 Cat 3(A) É10,200 per market house 6.1.5 Cat 3(A) É10,200 per market house 6.1.6 Cat 3(A) É10,200 per market house 6.1.6 Cat 3(B) É22,700 per affordable flat 6.1.6 Cat 3(B) É10,000 per unit (100% of house; 50% of flats) 6.1.1 Policy CL, CC & CG 3 É10,000 per unit (100% of house; 50% of flats) 6.2 Electric charging points É10,000 per unit (100% of house; 50% of flats) 6.3.2 Policy CL, CC & CG 3 É15,000 per lons 6.3.2 Policy CL, CC & CG 3 É10,000 Apr.23 6.5.1 Policy CL 2 & CG 3 É10,000 Apr.23 6.5.2 Policy CL 2 & CG 3 É10,000 Apr.23 6.5.3 Policy G12 Standhershit SAC É10,000 Apr.23 6.5.4 Policy G12 Stanshall SAC É10,000 Apr.23 6.5.5 Policy G12 Stanshall SAC É10,000 Apr.23 6.5.6 Policy G12 Stanshall SAC É10,000 Apr.23 6.5.7 Policy G12 Stanshall SAC É10,000 Apr.23 6.6 Policy H5 Gyops and Traveller sites É10,000 Apr.23 <td>4.5.1</td> <td>Contingency</td> <td></td> <td>4%</td> <td>on build costs (incl:</td> <td>externals)</td> <td></td> <td></td> <td>Jan-23 Aug-24</td>	4.5.1	Contingency		4%	on build costs (incl:	externals)			Jan-23 Aug-24
46.1.1 Cat 2 E0 per house E1 per house E1 per house E1 per flat E1 per per market flat E1 per per per flat E1 per per per per market flat E1 per per per per flat E1 per	4.6							£58,346	
46.1.3 Cat(3)(A) E10.200 per market house E9.180 Apr.23 Aug.24 4.6.1.4 Cat(3)(A) E7.750 per market flat E0 Apr.23 Aug.24 4.6.1.5 Cat(3)(B) E22.700 per affordable house E0 Apr.23 Aug.24 4.6.1.6 Cat(3)(B) E22.700 per affordable house E0 Apr.23 Aug.24 4.6.1.6 Cat(3)(B) E10.000 per affordable flat E0 Apr.23 Aug.24 4.6.2 Eletric charging points E11.000 per unit (100% of houses; 50% of flats) E10.000 Apr.23 Aug.24 4.6.3.1 Policy C1, C2 & C3 E15.000 per flat E0 Apr.23 Aug.24 4.6.3.2 Policy G12 idoversity NE Gain E131 per unit E2311 per unit E2311 Apr.23 Aug.24 4.6.5.2 Policy G12 adoversity NE Gain E150.000 per flat E0 Apr.23 Aug.24 4.6.5.2 Policy G12 adoversity NE Gain E150.000 per flat E0 Apr.23 Aug.24 4.6.5.2 Policy G12 adoversity NE Gain E150.000 per per flat E0 Apr.23 Aug.24 4.6.7 Alt Commuted	4.6.1.1								Apr-23 Aug-24
46.1.4 Cart(3)(A) E7.750 per arket flat Ef.753 Aug.24 16.1.5 Cart(3)(B) E22,700 per arket flat Ef.00 per arket flat Ef.00 per arket flat 16.1.5 Cart(3)(B) E7.790 per arket flat Ef.00 per unit (100% of houses; 50% of flats) Ef10,000 Apr.23 Aug.24 16.3.1 Policy CL; C2 & CC3 Ef15,000 per unit (100% of houses; 50% of flats) Ef10,000 Apr.23 Aug.24 16.3.1 Policy CL; C2 & CC3 Ef10,000 Apr.23 Aug.24 Apr.23 Aug.24 16.3.1 Policy CL; C2 & CC3 Ef10,000 Apr.23 Aug.24 Apr.23 Aug.24 16.3.1 Policy GL 2 Stenshall SAC Ef10,000 Apr.23 Aug.24 Apr.23 Aug.24 16.5.1 Policy GL 2 Stenshall SAC Ef10,000 Apr.23 Aug.24 Apr.23 Aug.24 16.5.2 Policy GL 2 Stenshall SAC Ef10,000 Apr.23 Aug.24 Apr.23 Aug.24 16.5.1 Policy GL 2 Stenshall SAC Ef10,000 Apr.23 Aug.24 Apr.23 Aug.24 16.5.1 Policy GL 2 Stenshall SAC Ef10,000 Apr.23 Aug.24 Apr.23 Aug.24 16.5.1 Policy GL 2 Stensha	4.6.1.2			£0	per flat				Apr-23 Aug-24
46.1.5 Cat(3)(B) E22,700 per affordable house E0 Apr-23 Aug-24 46.1.6 Cat(3)(B) E7,700 per affordable flat E0 Apr-23 Aug-24 46.1.6 Cat(3)(B) E1,000 per unit (00% of houses; 50% of flats) E10,000 Apr-23 Aug-24 46.3.1 Policy CC1, CC2 & CC3 E15,000 per house E10,000 Apr-23 Aug-24 46.3.2 Policy C1, CC2 & CC3 E9,000 per flat E12,310 Apr-23 Aug-24 4.6.5.2 Policy G12 Stenshall SAC E10,000 Apr-23 Aug-24 Aug-24 4.6.5.2 Policy G12 Stenshall SAC E10,000 Apr-23 Aug-24 4.6.5 Policy G12 Stenshall SAC E10,000 Apr-23 Aug-24 4.6.6 Policy G12 Stenshall SAC E10,000 Apr-23 Aug-24 4.6.7 Alter Stenshall SAC E10,000 Apr-23 Aug-24 4.6.6 Policy G12 Stenshall SAC E10,000 Apr-23 Aug-24 4.6.6 Policy G12 Bionshall SAC E10,000 Apr-23 Aug-24 4	4.6.1.3 4.6.1.4								
4.6.2 Electric charging points <u>E1000</u> per munit (100% of houses; 50% of flats) <u>E10,000</u> <u>Apr.23</u> Aug.24 1.6.3.1 Policy CL1, CC2 & CC3 <u>E15,000</u> per house <u>E15,000</u> per house <u>E15,000</u> Apr.23 Aug.24 1.6.4.2 Policy CL1, CC2 & CC3 <u>E15,000</u> per flat <u>E13,000</u> per flat <u>Apr.23</u> Aug.24 1.6.4.4 Policy CL2 Biodiversity Net Gain <u>E13,000</u> per flat <u>E13,000</u> Apr.23 Aug.24 1.6.5.1 Policy GL2 Stenshall SAC <u>E10,000</u> Apr.23 Aug.24 1.6.6 Policy GL2 Stenshall SAC <u>E10,000</u> per flat <u>E10,000</u> Apr.23 Aug.24 1.6.6 Policy GL2 Stenshall SAC <u>E10,000</u> per pitch <u>E0</u> Apr.23 Aug.24 1.6.7 AH Commuted Sum payment <u>E28,000</u> lotal <u>E10,000</u> Apr.23 Aug.24 1.6.9.1 Stoper Contributions <u>E10,000</u> Apr.23 Aug.24 1.6.9.1 Total Developer Contributions <u>E28,000</u> lotal <u>E28,000</u> lotal <u>E28,000</u> lot-23 1.6.9.1 Total Developer Costrs [EXCLUDING INTEREST] <u>E129,213</u> <u>E129,213</u> <u>E129,213</u> 3.0 Total Developer Costrs [EXCLUDING INTEREST]	4.6.1.5	Cat(3)(B)		£22,700	per affordable hous	2		£0	Apr-23 Aug-24
46.3.1 Policy CC1, C2 & CC3 E15000 Per house E15000 Per Jack	4.6.1.6					uror: E0% -f.f			
46.3.2 Policy CC1, CC2 & CC3 E9000 per flat E0 Apr.23 Aug.24 1.6.4 Policy C12 Biodiversity Net Gain £231 per unit £1,000 Apr.23 Aug.24 1.6.5.1 Policy G12 Biodiversity Net Gain £231 per unit £1,000 Apr.23 Aug.24 1.6.5.2 Policy G12 Stenshall SAC £10,000 SAC per flat £10,000 Apr.23 Aug.24 1.6.6 Policy G12 Stenshall SAC £10,000 SAC per flat £0 Apr.23 Aug.24 1.6.7 At Commuted Sum payment £10,000 per pitch £0 Apr.23 Aug.24 1.6.7 At Commuted Sum payment £28,000 total £28,700 Jan.23 Oct.23 1.6.9.1 S106 £28,714 per unit £82,714 per unit £82,7140 Jan.23 Oct.23 5.0 TOTAL Developer Contributions £29,230 £21,119,912 £3,611,409 50 50 50.1 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £122,158 50 Finance Costs £122,158 50 51,567 51,567 51,567 51,567 51,567 51,567	4.6.2 4.6.3.1					uses; 50% Of flats)		£150,000	
4.6.5.1 Policy Gi2a Stenshall SAC E1.000 Apr.23 Aug.24 4.6.5.2 Policy Gi2a Stenshall SAC E500 SAC per flat E0 Apr.23 Aug.24 4.6.5.2 Policy Gi2a Stenshall SAC E500 SAC per flat E0 Apr.23 Aug.24 4.6.5.2 Policy H5 (Spsy and Travelle sites E150,000 per jitch E0 Apr.23 Aug.24 4.6.7 AH Commuted Sum payment E28,000 total E82,74 per unit E292,230 5.0 TOTAL Developer Contributions E292,230 E3,611,409 E122,158 E122,158 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] E122,158 E122,158 E122,158 7.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] E122,158 E122,158 E122,158 3.0 Finance Costs -122,158 E13,733,567 E13,733,567	4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£0	Apr-23 Aug-24
A6.5.2 Policy Gl2a Stenshall SAC É500 SAC per flat Image: Contribution of the second of the se	4.6.4								
4.6.6 Policy H5 Gypsy and Traveller sites £150.000 bc1 Apr.23 Aug.24 4.6.7 AH Commuted Sum payment £28,000 bcal £28,000 bcal Jan-23 Oct.23 4.6.7 AH Commuted Sum payment £28,000 bcal £28,000 bcal Jan-23 Oct.23 5.9.1 S106 £82,740 per unit £82,740 Jan-23 Oct.23 5.0 Total Developer Contributions £82,740 per unit £29,230 Oct.23 Jan-23 Oct.23 5.0 Total Developer Contributions £82,740 per unit £29,230 Oct.23 Jan-23 Oct.23 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,611,409 Status Status </th <td>4.6.5.1 4.6.5.2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Apr-23 Aug-24</td>	4.6.5.1 4.6.5.2								Apr-23 Aug-24
16.9.1 5106 £8,274 per unit £82,740 Jan-23 Oct-23 Total Developer Contributions £29,230 £29,230 £29,230 £29,230 £20,230 £20,230 £20,230 £3,611,409 £3,611,409 £20,217,912 £3,611,409 £20,215,912 £3,611,409 £20,217,912 £3,611,409 £20,215,81 £3,611,409 £20,215,81 £3,611,409 £20,215,81 £3,611,409 £20,215,81 £3,611,409 £20,215,81 <td>4.6.6</td> <td>Policy H5 Gypsy and Traveller sites</td> <td></td> <td>£150,000</td> <td>per pitch</td> <td></td> <td></td> <td>£0</td> <td>Apr-23 Aug-24</td>	4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£0	Apr-23 Aug-24
Total Developer Contributions £29,230 5.0 TOTAL DEVELOPMENT COSTS £2,117,912 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £3,611,409 7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £122,158 8.0 Finance Costs £122,158 8.1 Finance 7.75% 0.624% 7.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £3,733,567	4.6.7 4.6.9.1								
5.0 TOTAL DEVELOPMENT COSTS €2,117,912 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] €3,611,409 5.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] €122,158 5.0 Finance Costs 4122,158 5.1 Finance 7.75% 0.624% 5.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] €3,733,567				20,274				£292,230	
P.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £122,158 8.0 Finance Costs APR PCM 8.1 Finance 7.75% 0.624% on net costs -£122,158 9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £3,733,567 E3,733,567 VB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal "Ret	5.0	TOTAL DEVELOPMENT COSTS							
3.0 Finance Costs 3.1 Finance 7.75% 0.624% on net costs	6.0 7.0		ST]						
APR PCM 3.1 Finance 7.75% 0.624% on net costs	8.0							1122,138	
2.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] E3.733,567 B: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re									
VB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Ref	8.1	Finance		7.75%	0.624%	on net costs		-£122,158	
VB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Ref									
VB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Ref									
	9.0			-					I
noon fuice renorment in oriestimus seuraliste an sunal 4 sere sunariou and susquin indire relien about 95 sorth	NB : This apprais							egic level. This appra	sai is not a formal 'Red
		Book (MCS Val							

								-
Suburban - Ları Site	ge - 140 dwellings - Brownfield 1 Priv	40 Units ate Affordable	VA1	TECHNICAL CHECKS	2.250	DVA SUMMARY: RLV	£8,287,608	CASHFLOW
Site Gross ha		12 28	1	Sqm/na Dwgs/ha	3,260	BLV	£8,287,608 £3,850,000	
Net ha	3.50 AH tenures Intermediate	6		Units/pa	93	Viable?	Yes	
Land type	Brownfield Affordable re			AH rate	20.0%	Headroom	£4,437,608	
LV description	Suburban Social rent	11		GDV=Total costs	0	Headroom per net ha	£1,267,888	
	First Homes	-		Profit/total GDV	18.6%	Headroom per dwg Headroom psm	£31,697 £341	
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							
1.1 1.2	Net site value (residual land value)	Catagory	Commercial land	1			£8,287,608	Jan-23 Aug-24
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0 £403,880	Jan-23 Aug-24 Jan-23 Aug-24
1.3	Purchaser costs	1	1.75%	on land costs			£145,033	Jan-23 Aug-24
	Total Site Acquisition Costs						£8,836,521	
2.0	Developer's Return		<i>(</i>	1				
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% o	on OM GDV		£1,611,723 £6,819,832	Jan-23 Nov-26 Oct-26 Nov-26
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£117,923	Oct-26 Nov-26
	Total Developer's Return						£8,549,478	
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm		£psm		Total Value	A 25
3.1.1 3.1.2	Flats (NIA) 2 bed house	29.40	55.0 74.5	1,617 1,565	£5,390 £4,200		£8,715,630 £6,570,900	Apr-25 Oct-26 Oct-23 Oct-26
3.1.3	3 bed house	42.00	93.0	3,906	£4,200		£16,405,200	Oct-23 Oct-26
3.1.4	4+ bed house	19.60	117.1	2,295	£4,200		£9,640,587	Oct-23 Oct-26
	Total	112.0	-	9,383				
3.2 3.2.1	Social rent	Nr of units	Size sqm 55.0	Total sqm	£psm		Total Value	Apr 2E Oct 26
3.2.2	Flats (NIA) 2 bed house	5.74	74.5	316 156	£2,156 £1,680		£680,649 £262,836	Apr-25 Oct-26 Oct-23 Oct-26
3.2.3	3 bed house	2.52	93.0	234	£1,680		£393,725	Oct-23 Oct-26
3.2.4	4+ bed house	0.84	117.1	98	£1,680		£165,267	Oct-23 Oct-26
	Total	11.2 No of units		805 Tatal ann	C			
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 5.74	Size sqm 55.0	Total sqm 316	£psm £2,695		Total Value £850,812	Apr-25 Oct-26
3.3.2	2 bed house	2.10	74.5	156	£2,100		£328,545	Oct-23 Oct-26
3.3.3	3 bed house	2.52	93.0	234	£2,100		£492,156	Oct-23 Oct-26
3.3.4	4+ bed house	0.84	117.1	98	£2,100		£206,584	Oct-23 Oct-26
3.4	Total Intermediate	11.2 Nr of units	Size sqm	805 Total sgm	£psm		Total Value	
3.4.1	Flats (NIA)	2.31	Size sqm 55.0	10tai sqm 127	£3,773		£479,360	Apr-25 Oct-26
3.4.2	2 bed house	1.33	74.5	99	£2,940		£291,310	Oct-23 Oct-26
3.4.3	3 bed house	1.54	93.0	143	£2,940		£421,067	Oct-23 Oct-26
3.4.4	4+ bed house	0.42	117.1	49	£2,940		£144,609	Oct-23 Oct-26
	Total Gross Development Value	5.6		419			£46,049,236	
4.0	Development Costs						140,045,250	
4.1	Sales Cost							
4.1.1	Private units			on OM GDV			£1,239,970	Apr-25 Oct-26
4.1.3	Affordable units		£500	per affordable housi	ng		£14,000	Apr-25 Oct-26
4.2	Total Sales Costs Build Costs						£1,253,970	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	29.40	64.4	1,893	£1,580		£2,990,562	Apr-23 Apr-26
4.2.1.2	2 bed house	21.00	77.2	1,620	£1,242		£2,012,357	Apr-23 Apr-26
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	42.00	96.0 120.5	4,032 2,361	£1,242 £1,242		£5,007,744 £2,932,409	Apr-23 Apr-26 Apr-23 Apr-26
1.2.2.1	Total	112	120.5	9,907	21,242		22,552,465	7491 20 7491 20
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	13.79	67.1	926	£1,580		£1,462,459	Apr-23 Apr-26
4.2.2.2 4.2.2.3	2 bed house 3 bed house	5.53	81.9 101.3	453 667	£1,242 £1,242		£562,339 £828,132	Apr-23 Apr-26
4.2.2.3	4+ bed house	6.58	101.3	265	£1,242		£329,720	Apr-23 Apr-26 Apr-23 Apr-26
	Total	28		2,311	/_ · -			·
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	44.702	18	805	£500		£402,318	Apr-23 Apr-26
4.3	Total Build Costs Extra-Over Construction Costs						£16,528,040	
4.3.1.1	Externals (for houses)		10%	extra-over on build o	cost for houses		£1,207,502	Apr-23 Apr-26
4.3.1.2	Externals (for flats)		5%				£222,651	Apr-23 Apr-26
4.3.2	Site abnormals (remediation/demolition)		£400,000	per net ha			£1,400,000	Jan-23 Aug-24
4.3.3	Site opening costs Total Extra-Over Construction Costs		£0	per unit			£0 £2,830,153	Jan-23 Aug-24
4.4	Professional Fees						12,830,153	
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£1,436,655	Jan-23 Apr-26
	Total Professional Fees						£1,436,655	
4.5 4.5.1	Contingency		49/	on build costs (incl:	enternale)		£718,328	Jan-23 Apr-26
	Contingency Total Contingency		4%	Torribunu costs (INCI:)			£718,328 £718,328	Jan-23 Apr-26
4.6	Planning Obligations			_				
4.6.1.1	Cat 2			per house			£0	Apr-23 Apr-26
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £102,816	Apr-23 Apr-26 Apr-23 Apr-26
4.6.1.3	Cat(3)(A) Cat(3)(A)			per market house per market flat			£102,816 £20,507	Apr-23 Apr-26 Apr-23 Apr-26
4.6.1.5	Cat(3)(B)		£22,700	per affordable house	2		£80,642	Apr-23 Apr-26
4.6.1.6	Cat(3)(B)			per affordable flat			£27,235	Apr-23 Apr-26
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of ho per house	uses; 50% of flats)		£118,405 £1,452,150	Apr-23 Apr-26 Apr-23 Apr-26
4.6.3.1	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3			per flat			£1,452,150 £388,710	Apr-23 Apr-26 Apr-23 Apr-26
4.6.4	Policy G12 Biodiversity Net Gain		£231	per unit			£32,340	Apr-23 Apr-26
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£96,810	Apr-23 Apr-26
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			SAC per flat per pitch			£21,595 £300,000	Apr-23 Apr-26 Apr-23 Apr-26
	AH Commuted Sum payment			total			£300,000 £0	Jan-23 Apr-26 Jan-23 Aug-24
4.6.7				per unit			£1,158,360	Jan-23 Aug-24
4.6.7 4.6.9.1	S106						£3,799,570	
4.6.9.1	Total Developer Contributions						£26,566,715	
4.6.9.1 5.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS							
4.6.9.1 5.0 6.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]	REST					£43,952,715	
4.6.9.1 5.0 6.0 7.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	REST]						
5.0 6.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]	REST]	APR	PCM			£43,952,715	
4.6.9.1 5.0 6.0 7.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	REST]	APR 7.75%		on net costs		£43,952,715	
4.6.9.1 5.0 6.0 7.0 8.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTE Finance Costs	REST]			on net costs		£43,952,715 £2,096,521	
4.6.9.1 5.0 6.0 7.0 8.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTE Finance Costs	REST]			on net costs		£43,952,715 £2,096,521	
4.6.9.1 5.0 6.0 7.0 8.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTE Finance Costs	REST]			on net costs		£43,952,715 £2,096,521	
4.6.9.1 5.0 6.0 7.0 8.0 8.1 9.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER Finance Finance TOTAL PROJECT COSTS [INCLUDING INTEREST]		7.75%	0.624% c		es on site viability at a strat	£43,952,715 £2,096,521 -£2,096,521 £46,049,236	isal is not a formal 'Red
4.6.9.1 5.0 6.0 7.0 8.0 8.1 9.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL ROLOTE COSTS [EXCLUDING INTEREST] Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] sal has been prepared in line with the RICS valuation	n guidance. The pu	7.75% urpose of the apprais	0.624% c			£43,952,715 £2,096,521 -£2,096,521 £46,049,236	isal is not a formal 'Red

Suburban - Mer Site	dium - 38 dwellings - Brownfield	38 Units Private Affordable	VA1	TECHNICAL CHECKS:	3,501	DVA SUMMARY: RLV	£1.881.595	CASHFLOW
Gross ha	1.00 Nr of units	30 8	1	Sqm/na Dwgs/ha	3,501	BLV	£1,881,595 £1,045,000	
Net ha		ntermediate 2		Units/pa	41	Viable?	Yes	
Land type		Affordable rent 3		AH rate	20.0%	Headroom	£836,595	
LV description	Suburban	irst Homes -		GDV=Total costs	-	Headroom per net ha Headroom per dwg	£880,627	
	r.			Profit/total GDV	18.0%	Headroom per dwg Headroom psm	£22,016 £225	
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							-
1.1 1.2	Net site value (residual land value)	Catagory	Commercial land				£1,881,595	Jan-23 Jan-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £83,580	Jan-23 Jan-24 Jan-23 Jan-24
1.3	Purchaser costs		1.75%	on land costs			£32,928	Jan-23 Jan-24
	Total Site Acquisition Costs						£1,998,103	
2.0	Developer's Return		2.5%				6442 422	10.000
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% o	n OM GDV		£443,122 £1,872,757	Jan-23 Sep-25 Aug-25 Sep-25
2.4	Profit (net) on Affordable units	6.0%	overheads		n AH transfer values		£32,765	Aug-25 Sep-25 Aug-25 Sep-25
	Total Developer's Return						£2,348,644	
3.0	Development Value							
3.1.1 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390		Total Value £0	Sep-24 Aug-25
3.1.2	2 bed house	13.68	74.5	1,019	£4,200		£4,280,472	Oct-23 Aug-25
3.1.3	3 bed house	11.40	93.0	1,060	£4,200		£4,452,840	Oct-23 Aug-25
3.1.4	4+ bed house	5.32	117.1	623	£4,200		£2,616,731	Oct-23 Aug-25
	Total	30.4		2,702	6		T	
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	Sep-24 Aug-25
3.2.2	2 bed house	2.13	74.5	159	£1,680		£266,340	Oct-23 Aug-25
3.2.3	3 bed house	0.68	93.0	64	£1,680		£106,868	Oct-23 Aug-25
3.2.4	4+ bed house	0.23	117.1	27	£1,680		£44,858	Oct-23 Aug-25
3.3	Total Affordable rent	3.0 Nr of units	Size sam	249 Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	5126 Sq11		£2,695		£0	Sep-24 Aug-25
3.3.2	2 bed house	2.13	74.5	159	£2,100		£332,926	Oct-23 Aug-25
3.3.3	3 bed house	0.68	93.0	64	£2,100		£133,585	Oct-23 Aug-25
3.3.4	4+ bed house Total	0.23	117.1	27 249	£2,100		£56,073	Oct-23 Aug-25
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0	-	£3,773		£0	Sep-24 Aug-25
3.4.2	2 bed house	0.99	74.5	74	£2,940		£216,402	Oct-23 Aug-25
3.4.3 3.4.4	3 bed house 4+ bed house	0.42	93.0 117.1	39 13	£2,940 £2,940		£114,290 £39,251	Oct-23 Aug-25 Oct-23 Aug-25
5.4.4	Total	1.5	117.1	126	12,540		133,231	Ott-25 Aug-25
	Gross Development Value						£12,660,635	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£340,501	Sep-24 Aug-25
4.1.3	Affordable units			per affordable housir	ng		£3,800	Sep-24 Aug-25
	Total Sales Costs				•		£344,301	
4.2	Build Costs							
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm	£psm £1,580		Total Cost £0	Apr-23 Feb-25
4.2.1.2	2 bed house	13.68	77.2	1,055	£1,402		£1,479,784	Apr-23 Feb-25
4.2.1.3	3 bed house	11.40	96.0	1,094	£1,402		£1,534,349	Apr-23 Feb-25
4.2.1.4	4+ bed house	5.32	120.5	641	£1,402		£898,476	Apr-23 Feb-25
4.2.2	Total Affordable units	30 Nr of units	Size sqm	2,791 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Feb-25
4.2.2.2	2 bed house	5.24	81.9	429	£1,402		£601,952	Apr-23 Feb-25
4.2.2.3	3 bed house	1.79	101.3	181	£1,402		£253,736	Apr-23 Feb-25
4.2.2.4	4+ bed house Total	0.57	126.4	72 682	£1,402		£101,025	Apr-23 Feb-25
	10101	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	13.171	18	237	£500		£118,537	Apr-23 Feb-25
	Total Build Costs						£4,987,858	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)		10%	extra-over on build o	ost for houses		£498,786	Apr-23 Feb-25
4.3.1.2	Externals (for flats)		5%				£0	Apr-23 Feb-25
4.3.2	Site abnormals (remediation/demolit	ion)	£400,000	per net ha			£380,000	Jan-23 Jan-24
4.3.3	Site opening costs		£0	per unit			£0	Jan-23 Jan-24
4.4	Total Extra-Over Construction Costs Professional Fees						£878,786	
4.4.1	Professional Fees		8%	on build costs (incl: e	xternals)		£438,932	Jan-23 Feb-25
	Total Professional Fees						£438,932	
4.5 4.5.1	Contingency Contingency			on build costs (incl: e	vternals)		£219,466	Jan-23 Feb-25
4.3.1	Total Contingency		4%	on bunu costs (INCI: e	ALCITION		£219,466 £219,466	Jaii-25 Feb-25
4.6	Planning Obligations							
4.6.1.1	Cat 2			per house			£0	Apr-23 Feb-25
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £27,907	Apr-23 Feb-25 Apr-23 Feb-25
4.6.1.4	Cat(3)(A) Cat(3)(A)			per market flat			£27,907	Apr-23 Feb-25
4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£43,130	Apr-23 Feb-25
4.6.1.6	Cat(3)(B)			per affordable flat			£0	Apr-23 Feb-25
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of hou per house	ises; 50% of flats)		£38,000 £570,000	Apr-23 Feb-25 Apr-23 Feb-25
4.6.3.2	Policy CC1, CC2 & CC3			per flat			£0	Apr-23 Feb-25
4.6.4	Policy G12 Biodiversity Net Gain		£231	per unit			£8,778	Apr-23 Feb-25
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£38,000	Apr-23 Feb-25
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			SAC per flat per pitch			£0 £0	Apr-23 Feb-25 Apr-23 Feb-25
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Jan-24
4.6.9.1	S106		£8,274	per unit			£314,412	Jan-23 Jan-24
5.0	Total Developer Contributions						£1,040,227	
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING I	NTEREST]					£7,909,570 £12,256,317	
8.0 7.0	TOTAL INCOME - TOTAL COSTS [EXCL						£12,256,317 £404,318	
8.0	Finance Costs							
0.1	Ciana a		APR	PCM			6404.045	
8.1	Finance		7.75%	0.624% o	n net costs		-£404,318	
9.0	TOTAL PROJECT COSTS [INCLUDING I	NTEREST]					£12,660,635	
NB: This apprai	sal has been prepared in line with the F						egic level. This appra	sal is not a formal 'Red
	8	ook' (RICS Valuation – Profession	onal Standards UK Ja	nuary 2022 valuation	and should not be r	elied upon as such.		

Suburban - Sma Site	all - 8 dwellings - Brownfield Priv	8 Units ate Affordable	VA1	TECHNICAL CHECKS	3.556	DVA SUMMARY: RLV	£550,057	CASHFLOW
Gross ha	0.20 Nr of units	8 -]	Dwgs/ha	40	BLV	£220,000	
Net ha	0.20 AH tenures Intermediate	0		Units/pa	12	Viable?	Yes	
Land type LV description	Brownfield Affordable re Suburban Social rent	nt 0 0		AH rate GDV=Total costs	0.0%	Headroom Headroom per net ha	£330,057 £1,650,287	
	First Homes			Profit/total GDV	20.0%	Headroom per dwg	£41,257	
						Headroom psm	£414	
1.0	Site Acquisition					Headroom psm CIL liable	£414	Start Finish
1.1	Net site value (residual land value)			•			£550,057	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land	_			£0	Jan-23 Oct-23
1.3	Purchaser costs		1 75%	on land costs			£17,003 £9,626	Jan-23 Oct-23 Jan-23 Oct-23
	Total Site Acquisition Costs						£576,686	
2.0	Developer's Return							
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% (on OM GDV		£104,540 £492,831	Jan-23 Feb-25 Jan-25 Feb-25
2.4	Profit (net) on Affordable units	6.0%	overheads		n AH transfer values		£0	Jan-25 Feb-25
	Total Developer's Return						£597,371	
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	May-24 Jan-25
3.1.2	2 bed house	3.60	74.5	268	£4,200		£1,126,440	Oct-23 Jan-25
3.1.3 3.1.4	3 bed house 4+ bed house	3.00	93.0 117.1	279 164	£4,200 £4,200		£1,171,800 £688,613	Oct-23 Jan-25 Oct-23 Jan-25
	Total	8.0		711	,			
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1 3.2.2	Flats (NIA) 2 bed house	0.00	55.0 74.5		£2,156 £1,680		£0 £0	May-24 Jan-25 Oct-23 Jan-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Jan-25
3.2.4	4+ bed house Total	0.00	117.1	-	£1,680		£0	Oct-23 Jan-25
3.3	lotal Affordable rent	- Nr of units	Size sqm	- Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Jan-25
3.3.2	2 bed house 3 bed house	0.00	74.5		£2,100		£0	Oct-23 Jan-25
3.3.3 3.3.4	3 bed house 4+ bed house	0.00	93.0 117.1	-	£2,100 £2,100		£0 £0	Oct-23 Jan-25 Oct-23 Jan-25
	Total	-		-				
3.4 3.4.1	Intermediate Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £3,773		Total Value £0	May-24 Jan-25
3.4.2	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23 Jan-25
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Jan-25
3.4.4	4+ bed house Total	0.00	117.1	-	£2,940		£0	Oct-23 Jan-25
	Gross Development Value						£2,986,853	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£89,606	May-24 Jan-25
4.1.3	Affordable units			per affordable hous	ng		£0	May-24 Jan-25
	Total Sales Costs						£89,606	
4.2 4.2.1	Build Costs Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23 Jul-24
4.2.1.2	2 bed house	3.60	77.2	278	£1,402		£389,417	Apr-23 Jul-24
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	3.00	96.0 120.5	288	£1,402 £1,402		£403,776 £236,441	Apr-23 Jul-24 Apr-23 Jul-24
	Total	8		734				
4.2.2 4.2.2.1	Affordable units Flats (GIA)	Nr of units 0.00	Size sqm 67.1	Total sqm	£psm £1,580		Total Cost	Apr-23 Jul-24
4.2.2.1	2 bed house	0.00	81.9	-	£1,402		£0 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.2.2.3	3 bed house	0.00	101.3	-	£1,402		£0	Apr-23 Jul-24
4.2.2.4	4+ bed house Total	0.00	126.4	-	£1,402		£0	Apr-23 Jul-24
	lotal	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	3.466	18	62	£500		£31,194	Apr-23 Jul-24
4.3	Total Build Costs Extra-Over Construction Costs						£1,060,828	
4.3.1.1	Externals (for houses)		10%	extra-over on build	ost for houses		£106,083	Apr-23 Jul-24
4.3.1.2	Externals (for flats)		5%		ost for flats		£0	Apr-23 Jul-24
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		±400,000 f0	per net ha per unit			£80,000 £0	Jan-23 Oct-23 Jan-23 Oct-23
	Total Extra-Over Construction Costs						£186,083	
4.4	Professional Fees			an huild out the f	utomole ³			lag 32
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl:	externals)		£93,353 £93,353	Jan-23 Jul-24
4.5	Contingency							
4.5.1	Contingency Total Contingency		4%	on build costs (incl:	externals)		£46,676 £46,676	Jan-23 Jul-24
4.6	Planning Obligations							
4.6.1.1	Cat 2			per house			£0	Apr-23 Jul-24
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £7,344	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.4	Cat(3)(A)		£7,750	per market flat			£0	Apr-23 Jul-24
4.6.1.5	Cat(3)(B)			per affordable hous	2		£0	Apr-23 Jul-24
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points			per affordable flat per unit (100% of ho	uses; 50% of flats)		£0 £8,000	Apr-23 Jul-24 Apr-23 Jul-24
4.6.3.1	Policy CC1, CC2 & CC3		£15,000	per house			£120,000	Apr-23 Jul-24
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£0 £1,848	Apr-23 Jul-24 Apr-23 Jul-24
4.6.5.1	Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC			per unit SAC per house			£1,848 £8,000	Apr-23 Jul-24 Apr-23 Jul-24
4.6.5.2	Policy GI2a Stenshall SAC		£500	SAC per flat			£0	Apr-23 Jul-24
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£150,000 £28,000	per pitch total			£0 £28,000	Apr-23 Jul-24 Jan-23 Oct-23
4.6.9.1	S106			per unit			£66,192	Jan-23 Oct-23
	Total Developer Contributions						£239,384	
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£1,715,929 £2,889,986	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	REST]					£2,889,986 £96,867	
8.0	Finance Costs		400					
8.1	Finance		APR 7.75%	PCM 0.624%	n net costs		-£96,867	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£2,986,853	
	sal has been prepared in line with the RICS valuatio	n guidance. The n	urpose of the apprai	al is to assess the im	pact of planning polic	es on site viability at a strate		isal is not a formal 'Red
					and should not be n			

	e - 122 dwellings - Brownfield	122 Units	VA1	TECHNICAL CHECKS:	2.841	DVA SUMMARY:	67.049.706	CASHFLOW	
Site Gross ha	5.00 Nr of units	Private Affordable 98 24	1	Sqm/na Dwgs/ha	2,841	RLV BLV	£7,043,786 £4,275,000		
Net ha	3.50 AH tenures	Intermediate 5		Units/pa	86	Viable?	Yes		
Land type	Brownfield	Affordable rent 10		AH rate	20.0%	Headroom	£2,768,786		
LV description	Village/Rural	Social rent 10		GDV=Total costs	-	Headroom per net ha	£791,082		
		First Homes -		Profit/total GDV	18.6%	Headroom per dwg Headroom psm	£22,695 £244		
						Headroom psm CIL liable	£301	Start	Finish
1.0	Site Acquisition								
1.1	Net site value (residual land value)			1			£7,043,786	Jan-23	Jul-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £341,689	Jan-23 Jan-23	Jul-24 Jul-24
1.3	Purchaser costs		1.75%	on land costs			£123,266	Jan-23 Jan-23	Jul-24 Jul-24
1.0	Total Site Acquisition Costs		1.75%	on land costs			£7,508,741	3411 2.5	501 24
2.0	Developer's Return								
2.1	Central overheads			on GDV			£1,404,502	Jan-23	Sep-26
2.2	Profit (net) on Private units	20.0%	Minus overheads		n OM GDV		£5,942,997	Aug-26	Sep-26
2.4	Profit (net) on Affordable units Total Developer's Return	6.0%	overneaus	2.5% 0	n AH transfer values		£102,761 £7,450,260	Aug-26	Sep-26
3.0	Development Value						17,430,200		
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	25.62	55.0	1,409	£5,390		£7,595,049		Aug-26
3.1.2	2 bed house	18.30	74.5	1,363	£4,200		£5,726,070	Oct-23	Aug-26
3.1.3 3.1.4	3 bed house 4+ bed house	36.60	93.0	3,404 2,000	£4,200 £4,200		£14,295,960 £8,401,083	Oct-23 Oct-23	Aug-26 Aug-26
5.1.4	Total	97.6	117.1	8,177	14,200		10,401,005	000-25	Aug-20
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	5.00	55.0	275	£2,156		£593,137		Aug-26
3.2.2	2 bed house	1.83	74.5	136	£1,680		£229,043	Oct-23 Oct-23	Aug-26
3.2.3 3.2.4	3 bed house 4+ bed house	2.20	93.0 117.1	204 86	£1,680 £1,680		£343,103 £144,019	Oct-23 Oct-23	Aug-26 Aug-26
	Total	9.8		701	,				
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	L	
3.3.1	Flats (NIA)	5.00	55.0	275	£2,695		£741,421		Aug-26
3.3.2	2 bed house	1.83	74.5	136	£2,100		£286,304		Aug-26
3.3.3 3.3.4	3 bed house 4+ bed house	2.20	93.0 117.1	204 86	£2,100 £2,100		£428,879 £180,023	Oct-23 Oct-23	Aug-26 Aug-26
. .	Total	9.8	117.1	701	,100				
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	L	
3.4.1	Flats (NIA)	2.01	55.0	111	£3,773		£417,728	Mar-25	Aug-26
3.4.2 3.4.3	2 bed house 3 bed house	1.16	74.5	86 125	£2,940 £2,940		£253,856 £366,930	Oct-23 Oct-23	Aug-26 Aug-26
3.4.3	4+ bed house	0.37	117.1	43	£2,940		£126,016	Oct-23 Oct-23	Aug-20 Aug-26
	Total	4.9		365	/=				
	Gross Development Value						£40,128,620		
4.0	Development Costs								
4.1 4.1.1	Sales Cost Private units		2.00%	on OM GDV			£1.090 E4E	Mar 25	Aug 26
4.1.3	Affordable units			per affordable housi	nø		£1,080,545 £12,200		Aug-26 Aug-26
4.2.0	Total Sales Costs		2500	per unoradore nousi	'8		£1,092,745	11101 2.5	7105 20
4.2	Build Costs								
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	<u> </u>	
4.2.1.1 4.2.1.2	Flats (GIA) 2 bed house	25.62	64.4 77.2	1,650 1,412	£1,580 £1,242		£2,606,061 £1,753,625	Apr-23 Apr-23	Feb-26 Feb-26
4.2.1.2	3 bed house	36.60	96.0	3,514	£1,242 £1,242		£4,363,891	Apr-23 Apr-23	Feb-26 Feb-26
4.2.1.4	4+ bed house	17.08	120.5	2,057	£1,242		£2,555,385		Feb-26
	Total	98		8,633					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	12.02	67.1 81.9	807 395	£1,580 £1,242		£1,274,429 £490,038	Apr-23 Apr-23	Feb-26 Feb-26
4.2.2.3	3 bed house	5.73	101.3	581	£1,242		£721,658	Apr-23	Feb-26
4.2.2.4	4+ bed house	1.83	126.4	231	£1,242		£287,327		Feb-26
	Total	24		2,014					
	C	Nr of units	Size sqm	Total sqm	£psm		Total Cost	4	5 - h - D C
4.2.3	Garages Total Build Costs	38.955	18	701	£500		£350,591 £14,403,006	Apr-23	Feb-26
4.3	Extra-Over Construction Costs						224,405,000		
4.3.1.1	Externals (for houses)		10%	extra-over on build o	ost for houses		£1,052,252	Apr-23	Feb-26
4.3.1.2	Externals (for flats)		5%	extra-over on build o	ost for flats		£194,024	Apr-23	Feb-26
4.3.2	Site abnormals (remediation/demo	lition)	£400,000	per net ha per unit			£1,400,000	Jan-23	Jul-24
4.3.3	Site opening costs Total Extra-Over Construction Cost	s	£0	perunit			£0 £2,646,276	Jan-23	Jul-24
4.4	Professional Fees	3					12,040,270		
4.4.1	Professional Fees		8%	on build costs (incl: e	xternals)		£1,251,943	Jan-23	Feb-26
	Total Professional Fees						£1,251,943		
4.5 4.5.1	Contingency Contingency		40/	on build costs (incl: e	vternals)		£625,971	Jan-23	Feb-26
	Total Contingency		4%	Con Dana Costs (INCI: 6			£625,971 £625,971	3011-23	1 60-20
4.6	Planning Obligations			_					
4.6.1.1	Cat 2			per house			£0		Feb-26
4.6.1.2	Cat 2 Cat(3)(A)			per flat			£0		Feb-26
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)			per market house per market flat			£89,597 £17,870	Apr-23 Apr-23	Feb-26 Feb-26
4.6.1.5	Cat(3)(B)			per affordable house			£70,274	Apr-23 Apr-23	Feb-20
4.6.1.6	Cat(3)(B)		£7,900	per affordable flat			£23,734	Apr-23	Feb-26
4.6.2	Electric charging points			per unit (100% of ho	uses; 50% of flats)		£103,182	Apr-23	Feb-26
4.6.3.1	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3			per house			£1,265,445		Feb-26
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£338,733 £28,182		Feb-26 Feb-26
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£84,363		Feb-20 Feb-26
4.6.5.2	Policy GI2a Stenshall SAC		£500	SAC per flat			£18,819	Apr-23	Feb-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000				£300,000	Apr-23	Feb-26
4.6.7	AH Commuted Sum payment S106			total per unit			£0 £1,009,428	Jan-23 Jan-23	Jul-24 Jul-24
4.6.9.1	S106 Total Developer Contributions		±8,2/4	per unit			£1,009,428 £3,349,625	Ja(1-23	Jul-24
5.0	TOTAL DEVELOPMENT COSTS						£23,369,566		
6.0	TOTAL PROJECT COSTS [EXCLUDING						£38,328,567		
7.0	TOTAL INCOME - TOTAL COSTS [EX						£1,800,052		
8.0	Finance Costs								
8.1	Finance	1	APR 7.75%	PCM 0.624% 0	n net costs		-£1,800,052	1	
							000,002	1	
-								1	
								1	
		-							
9.0	TOTAL PROJECT COSTS [INCLUDING						£40,128,620		
	TOTAL PROJECT COSTS [INCLUDING	e RICS valuation guidance. The pu						sal is not a for	rmal 'Red
								isal is not a for	rmal 'Red

Village - Large - Site	- 33 dwellings - Brownfield	33 Units Private Affordable	VA1	TECHNICAL CHECKS:	3.040	DVA SUMMARY: RLV	£1.590.787	CASHFLOW
Gross ha	1.00 Nr of units	26 7]	Dwgs/ha	35	BLV	£892,500	
Net ha	0.95 AH tenures Intermedia			Units/pa	36	Viable?	Yes	
Land type LV description	Brownfield Affordable Village/Rural Social rent			AH rate GDV=Total costs	20.0%	Headroom Headroom per net ha	£698,287 £735,039	
LV description	First Home			Profit/total GDV	18.6%	Headroom per dwg	£21,160	
			4			Headroom psm	£217	
						Headroom psm CIL liable	£270	Start Finish
1.0 1.1	Site Acquisition Net site value (residual land value)						£1,590,787	Jan-23 Jan-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Jan-24
							£69,039	Jan-23 Jan-24
1.3	Purchaser costs		1.75%	on land costs			£27,839	Jan-23 Jan-24
2.0	Total Site Acquisition Costs Developer's Return						£1,687,666	
2.1	Central overheads		3.5%	on GDV			£384,817	Jan-23 Aug-25
2.2	Profit (net) on Private units	20.0%	Minus		OM GDV		£1,626,342	Jul-25 Aug-25
2.4	Profit (net) on Affordable units Total Developer's Return	6.0%	overheads	2.5% on	AH transfer values		£28,454 £2,039,612	Jul-25 Aug-25
3.0	Development Value						12,039,012	
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Aug-24 Jul-25
3.1.2 3.1.3	2 bed house 3 bed house	11.88	74.5 93.0	885 921	£4,200 £4,200		£3,717,252 £3,866,940	Oct-23 Jul-25 Oct-23 Jul-25
3.1.4	4+ bed house	4.62	117.1	541	£4,200		£2,272,424	Oct-23 Jul-25
	Total	26.4		2,347				
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1 3.2.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	138	£2,156 £1,680		£0 £231,296	Aug-24 Jul-25 Oct-23 Jul-25
3.2.3	3 bed house	0.59	93.0	55	£1,680		£92,807	Oct-23 Jul-25
3.2.4	4+ bed house	0.20	117.1	23	£1,680		£38,956	Oct-23 Jul-25
3.3	Total Affordable rent	2.6 Nr of units	61	216 Total cam	£		Total Value	
3.3.1	Affordable rent Flats (NIA)	0.00	Size sqm 55.0	Total sqm -	£psm £2,695		fotal Value £0	Aug-24 Jul-25
3.3.2	2 bed house	1.85	74.5	138	£2,100		£289,120	Oct-23 Jul-25
3.3.3	3 bed house	0.59	93.0	55	£2,100		£116,008	Oct-23 Jul-25
3.3.4	4+ bed house Total	0.20	117.1	23	£2,100		£48,695	Oct-23 Jul-25
3.4	Intermediate	2.6 Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0	-	£3,773		£0	Aug-24 Jul-25
3.4.2	2 bed house	0.86	74.5	64	£2,940		£187,928	Oct-23 Jul-25
3.4.3 3.4.4	3 bed house 4+ bed house	0.36	93.0 117.1	34	£2,940 £2,940		£99,251 £34,086	Oct-23 Jul-25 Oct-23 Jul-25
3.4.4	Total	1.3	117.1	109	12,540		134,000	0ct-23 Jul-23
	Gross Development Value						£10,994,762	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£295,698	Aug-24 Jul-25
4.1.3	Affordable units			per affordable housing	5		£3,300	Aug-24 Jul-25 Aug-24 Jul-25
	Total Sales Costs				*		£298,998	· ·
4.2	Build Costs	No. Contraction		T .(.)	6		7.1.1.0.1	
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm	£psm £1,580		Total Cost £0	Apr-23 Jan-25
4.2.1.2	2 bed house	11.88	77.2	917	£1,402		£1,285,075	Apr-23 Jan-25
4.2.1.3	3 bed house	9.90	96.0	950	£1,402		£1,332,461	Apr-23 Jan-25
4.2.1.4	4+ bed house Total	4.62	120.5	557 2,424	£1,402		£780,256	Apr-23 Jan-25
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Jan-25
4.2.2.2	2 bed house	4.55	81.9	373	£1,402		£522,748	Apr-23 Jan-25
4.2.2.3 4.2.2.4	3 bed house 4+ bed house	1.55	101.3 126.4	157 63	£1,402 £1,402		£220,350 £87,732	Apr-23 Jan-25 Apr-23 Jan-25
4.2.2.4	Total	7	120.4	593	11,402		207,752	Apr-25 381-25
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	11.438	18	206	£500		£102,940	Apr-23 Jan-25
4.3	Total Build Costs Extra-Over Construction Costs						£4,331,561	
4.3.1.1	Externals (for houses)		10%	extra-over on build co	st for houses		£433,156	Apr-23 Jan-25
4.3.1.2	Externals (for flats)		5%		st for flats		£0	Apr-23 Jan-25
4.3.2	Site abnormals (remediation/demolition)		£400,000	per net ha per unit			£380,000	Jan-23 Jan-24
4.3.3	Site opening costs Total Extra-Over Construction Costs		EO	per unit			£0 £813,156	Jan-23 Jan-24
4.4	Professional Fees							
4.4.1	Professional Fees		8%	on build costs (incl: ex	ternals)		£381,177	Jan-23 Jan-25
4.5	Total Professional Fees Contingency						£381,177	
4.5.1	Contingency		4%	on build costs (incl: ex	ternals)		£190,589	Jan-23 Jan-25
	Total Contingency						£190,589	
4.6 4.6.1.1	Planning Obligations Cat 2		£0	per house			£0	Apr-23 Jan-25
4.6.1.2	Cat 2			per flat			£0	Apr-23 Jan-25
4.6.1.3	Cat(3)(A)		£10,200	per market house			£24,235	Apr-23 Jan-25
4.6.1.4	Cat(3)(A)			per market flat per affordable house			£0	Apr-23 Jan-25
4.6.1.5 4.6.1.6	Cat(3)(B) Cat(3)(B)			per affordable house per affordable flat			£37,455 £0	Apr-23 Jan-25 Apr-23 Jan-25
4.6.2	Electric charging points			per unit (100% of hou	ses; 50% of flats)		£33,000	Apr-23 Jan-25
4.6.3.1	Policy CC1, CC2 & CC3		£15,000	per house	-		£495,000	Apr-23 Jan-25
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£0 £7,623	Apr-23 Jan-25 Apr-23 Jan-25
4.6.5.1	Policy GI2 Biodiversity Net Gam			SAC per house			£33,000	Apr-23 Jan-25
4.6.5.2	Policy GI2a Stenshall SAC		£500	SAC per flat			£0	Apr-23 Jan-25
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment			per pitch total			£0 £0	Apr-23 Jan-25 Jan-23 Jan-24
4.6.9.1	S106			total per unit			£273,042	Jan-23 Jan-24 Jan-23 Jan-24
	Total Developer Contributions						£903,355	
5.0	TOTAL DEVELOPMENT COSTS						£6,918,837	
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING IN						£10,646,115	
7.0 8.0	Finance Costs	IERESI					£348,648	
			APR	PCM				
8.1	Finance		7.75%	0.624% on	net costs		-£348,648	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£10,994,762	
NB: This apprai	sal has been prepared in line with the RICS valua						egic level. This appra	isal is not a formal 'Red
	Book' (RIC	5 Valuation – P <u>rofessi</u>	onal Standards UK Ja	anuary 2022 valuation	and should not be n	elied upon as such.		

Village - Mediu Site	ım - 7 dwellings - Brownfield	7 Units Private Affordable	VA1	TECHNICAL CHECKS:	2 4 4 4	DVA SUMMARY: RLV	£469,883	CASHFLOW
Gross ha	0.20 Nr of units	7 -		Sqm/na Dwgs/ha	3,111	BLV	£469,883 £180,000	
Net ha		ntermediate 0		Units/pa	11	Viable?	Yes	
Land type		Affordable rent 0		AH rate	0.0%	Headroom	£289,883	
LV description	Village/Rural	First Homes -		GDV=Total costs	(0)	Headroom per net ha Headroom per dwg	£1,449,417	
	Ľ	-inst Homes -		Protit/total GDV	20.0%	Headroom per dwg Headroom psm	£41,412 £416	
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							
1.1 1.2	Net site value (residual land value)	Cotoroou	Commercial land				£469,883	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £12,994	Jan-23 Oct-23 Jan-23 Oct-23
1.3	Purchaser costs		1.75%	on land costs			£8,223	Jan-23 Oct-23
	Total Site Acquisition Costs						£491,101	
2.0	Developer's Return		2.5%				604.473	1
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% c	on OM GDV		£91,472 £431,227	Jan-23 Feb-25 Jan-25 Feb-25
2.4	Profit (net) on Affordable units	6.0%	overheads		n AH transfer values		£0	Jan-25 Feb-25
	Total Developer's Return						£522,699	
3.0	Development Value							
3.1.1 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390		Total Value £0	May-24 Jan-25
3.1.2	2 bed house	3.15	74.5	235	£4,200		£985,635	Oct-23 Jan-25
3.1.3	3 bed house	2.63	93.0	244	£4,200		£1,025,325	Oct-23 Jan-25
3.1.4	4+ bed house	1.23	117.1	143	£4,200		£602,537	Oct-23 Jan-25
	Total	7.0	.	622	6		T	
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	May-24 Jan-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Jan-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Jan-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Jan-25
3.3	Total Affordable rent	- Nr of units	Size sqm	- Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Jan-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Jan-25
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Jan-25
3.3.4	4+ bed house Total	0.00	117.1		£2,100		£0	Oct-23 Jan-25
3.4	Intermediate	Nr of units	Size sqm	- Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0		£3,773		£0	May-24 Jan-25
3.4.2 3.4.3	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23 Jan-25
3.4.3	3 bed house 4+ bed house	0.00	93.0		£2,940 £2,940		£0 £0	Oct-23 Jan-25 Oct-23 Jan-25
5.4.4	Total	-	117.1	-	12,540		10	000-25 381-25
	Gross Development Value						£2,613,497	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£78,405	May-24 Jan-25
4.1.3	Affordable units			per affordable housi	ng		£0	May-24 Jan-25 May-24 Jan-25
	Total Sales Costs				•		£78,405	
4.2	Build Costs							
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm	£psm £1,580		Total Cost £0	Apr-23 Jul-24
4.2.1.2	2 bed house	3.15	77.2	243	£1,402		£340,740	Apr-23 Jul-24
4.2.1.3	3 bed house	2.63	96.0	252	£1,402		£353,304	Apr-23 Jul-24
4.2.1.4	4+ bed house	1.23	120.5	148	£1,402		£206,886	Apr-23 Jul-24
4.2.2	Total Affordable units	7 Nr of units	Size sqm	643 Total sqm	£psm		Total Cost	
4.2.2	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Jul-24
4.2.2.2	2 bed house	0.00	81.9	-	£1,402		£0	Apr-23 Jul-24
4.2.2.3	3 bed house	0.00	101.3	-	£1,402		£0	Apr-23 Jul-24
4.2.2.4	4+ bed house Total	0.00	126.4	-	£1,402		£0	Apr-23 Jul-24
	Total	Nr of units	Size sqm	- Total sqm	£psm		Total Cost	
4.2.3	Garages	3.033	18	55	£500		£27,295	Apr-23 Jul-24
	Total Build Costs						£928,224	
4.3 4.3.1.1	Extra-Over Construction Costs		10%	extra-over on build o	act for hourses		£92,822	Apr-23 Jul-24
4.3.1.1	Externals (for houses) Externals (for flats)		5%				£92,822 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.3.2	Site abnormals (remediation/demoli	tion)	£400,000	per net ha			£80,000	Jan-23 Oct-23
4.3.3	Site opening costs		£0	per unit			£0	Jan-23 Oct-23
4.4	Total Extra-Over Construction Costs Professional Fees						£172,822	
4.4 4.4.1	Professional Fees		8%	on build costs (incl: e	externals)		£81,684	Jan-23 Jul-24
	Total Professional Fees						£81,684	
4.5	Contingency			and the second				10.00
4.5.1	Contingency Total Contingency		4%	on build costs (incl: e	externals)		£40,842 £40,842	Jan-23 Jul-24
4.6	Planning Obligations						1-0,042	
4.6.1.1	Cat 2			per house			£0	Apr-23 Jul-24
4.6.1.2	Cat 2			per flat			£0	Apr-23 Jul-24
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)			per market house per market flat			£6,426 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.5	Cat(3)(A) Cat(3)(B)			per affordable house	2		£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.6	Cat(3)(B)		£7,900	per affordable flat			£0	Apr-23 Jul-24
4.6.2	Electric charging points			per unit (100% of ho	uses; 50% of flats)		£7,000	Apr-23 Jul-24
4.6.3.1 4.6.3.2	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3			per house per flat			£105,000 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.4	Policy G12 Biodiversity Net Gain			per unit			£1,617	Apr-23 Jul-24 Apr-23 Jul-24
4.6.5.1	Policy GI2a Stenshall SAC		£1,000	SAC per house			£7,000	Apr-23 Jul-24
4.6.5.2	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.6 4.6.7	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£150,000 £28,000	per pitch total			£0 £28,000	Apr-23 Jul-24 Jan-23 Oct-23
4.6.9.1	S106			per unit			£57,918	Jan-23 Oct-23
	Total Developer Contributions						£212,961	
5.0	TOTAL DEVELOPMENT COSTS	INTEDECT]					£1,514,938	
C 0	TOTAL BROKET COCTO STATE						£2,528,738 £84,759	
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING TOTAL INCOME - TOTAL COSTS [EXCL						104,/33	
6.0 7.0 8.0	TOTAL PROJECT COSTS [EXCLUDING TOTAL INCOME - TOTAL COSTS [EXCL Finance Costs	UDING INTEREST]						
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCL Finance Costs	UDING INTEREST]	APR	PCM				
7.0	TOTAL INCOME - TOTAL COSTS [EXCL	UDING INTEREST J	APR 7.75%		on net costs		-£84,759	
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCL Finance Costs	UDING INTEREST]			on net costs		-£84,759	
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCL Finance Costs	UDING INTEREST			on net costs		-£84,759	
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCL Finance Costs				on net costs		-£84,759 £2,613,497	
7.0 8.0 8.1 9.0	TOTAL INCOME - TOTAL COSTS [EXCL Finance Costs Finance	NTEREST]	7.75%	0.624% c		ies on site viability at a strat	£2,613,497	isal is not a formal 'Red l
7.0 8.0 8.1 9.0	TOTAL INCOME - TOTAL COSTS [EXCL Finance Costs Finance TOTAL PROJECT COSTS [INCLUDING I isal has been prepared in line with the	NTEREST]	7.75%	0.624% c	pact of planning polic		£2,613,497	isal is not a formal 'Rec

Village - Small - Site	4 dwellings - Brownfield	4 Units Private Affordable	VA1	TECHNICAL CHECKS	2 4 4 4	DVA SUMMARY: RLV	£287,147	CASHFLOW
Site Gross ha	0.11 Nr of units	4 -		Sqm/na Dwgs/ha	3,111	BLV	£287,147 £102,857	
Net ha	0.11 AH tenures	Intermediate 0		Units/pa	7	Viable?	Yes	
Land type	Brownfield	Affordable rent 0		AH rate	0.0%	Headroom	£184,290	
LV description	Village/Rural	Social rent 0		GDV=Total costs	-	Headroom per net ha	£1,612,538	
		First Homes -		Profit/total GDV	20.0%	Headroom per dwg Headroom psm	£46,073 £463	
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							
1.1 1.2	Net site value (residual land value)	6 .1	.	1			£287,147	Jan-23 Sep-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £3,857	Jan-23 Sep-23 Jan-23 Sep-23
1.3	Purchaser costs		1.75%	on land costs			£5,025	Jan-23 Sep-23
	Total Site Acquisition Costs						£296,030	
2.0	Developer's Return		2.5%				652.270	1
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5% (on OM GDV		£52,270 £246,415	Jan-23 Jan-25 Dec-24 Jan-25
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£0	Dec-24 Jan-25
	Total Developer's Return						£298,685	
3.0	Development Value							
3.1 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390		Total Value £0	May-24 Dec-24
3.1.2	2 bed house	1.80	74.5	134	£4,200		£563,220	Oct-23 Dec-24
3.1.3	3 bed house	1.50	93.0	140	£4,200		£585,900	Oct-23 Dec-24
3.1.4	4+ bed house	0.70	117.1	82	£4,200		£344,307	Oct-23 Dec-24
	Total	4.0	.	356	6		T	
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	May-24 Dec-24
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Dec-24
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Dec-24
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Dec-24
3.3	Total Affordable rent	- Nr of units	Size sam	- Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	512e sq11	-	£2,695		£0	May-24 Dec-24
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Dec-24
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Dec-24
3.3.4	4+ bed house Total	0.00	117.1		£2,100		£0	Oct-23 Dec-24
3.4	Intermediate	- Nr of units	Size sqm	- Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0		£3,773		£0	May-24 Dec-24
3.4.2	2 bed house	0.00	74.5		£2,940		£0	Oct-23 Dec-24
3.4.3 3.4.4	3 bed house 4+ bed house	0.00	93.0 117.1	-	£2,940 £2,940		£0 £0	Oct-23 Dec-24 Oct-23 Dec-24
3.4.4	Total	-	117.1	-	£2,540		EU	Oct-23 Dec-24
	Gross Development Value						£1,493,427	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£44,803	May-24 Dec-24
4.1.3	Affordable units			per affordable hous	ng		£0	May-24 Dec-24 May-24 Dec-24
	Total Sales Costs				•		£44,803	
4.2	Build Costs							
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm	£psm £1,580		Total Cost £0	Apr-23 Jun-24
4.2.1.2	2 bed house	1.80	77.2	139	£1,402		£194,708	Apr-23 Jun-24
4.2.1.3	3 bed house	1.50	96.0	144	£1,402		£201,888	Apr-23 Jun-24
4.2.1.4	4+ bed house	0.70	120.5	84	£1,402		£118,221	Apr-23 Jun-24
4.2.2	Total Affordable units	4 Nr of units	Size sqm	367 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Jun-24
4.2.2.2	2 bed house	0.00	81.9	-	£1,402		£0	Apr-23 Jun-24
4.2.2.3	3 bed house	0.00	101.3		£1,402		£0	Apr-23 Jun-24
4.2.2.4	4+ bed house Total	0.00	126.4	-	£1,402		£0	Apr-23 Jun-24
	10(8)	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	1.733	18	31	£500		£15,597	Apr-23 Jun-24
	Total Build Costs						£530,414	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)		10%	extra-over on build	ost for houses		£53,041	Apr-23 Jun-24
4.3.1.2	Externals (for flats)		5%				£0	Apr-23 Jun-24 Apr-23 Jun-24
4.3.2	Site abnormals (remediation/demo	ition)	£400,000	per net ha			£45,714	Jan-23 Sep-23
4.3.3	Site opening costs		£0	per unit			£0	Jan-23 Sep-23
4.4	Total Extra-Over Construction Costs Professional Fees	·					£98,756	
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£46,676	Jan-23 Jun-24
	Total Professional Fees						£46,676	
4.5 4.5.1	Contingency Contingency			on build costs (incl:	avternals)		£23,338	Jan-23 Jun-24
4.J.1	Total Contingency		4%	on build costs (Incl.)	and mais/		£23,338 £23,338	Juli-25 Juli-24
4.6	Planning Obligations			_				
4.6.1.1	Cat 2			per house			£0	Apr-23 Jun-24
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £3,672	Apr-23 Jun-24 Apr-23 Jun-24
4.6.1.4	Cat(3)(A)			per market flat			£3,672	Apr-23 Jun-24 Apr-23 Jun-24
4.6.1.5	Cat(3)(B)		£22,700	per affordable hous	2		£0	Apr-23 Jun-24
4.6.1.6	Cat(3)(B)			per affordable flat			£0	Apr-23 Jun-24
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of ho per house	uses; 50% of flats)		£4,000 £60,000	Apr-23 Jun-24 Apr-23 Jun-24
4.6.3.2	Policy CC1, CC2 & CC3			per flat			£00,000	Apr-23 Jun-24
4.6.4	Policy G12 Biodiversity Net Gain		£231	per unit			£924	Apr-23 Jun-24
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£4,000	Apr-23 Jun-24
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			SAC per flat per pitch			£0 £0	Apr-23 Jun-24 Apr-23 Jun-24
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Sep-23
4.6.9.1	S106		£8,274	per unit			£33,096	Jan-23 Sep-23
E 0	Total Developer Contributions						£105,692	
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING	INTEREST]					£849,679 £1,444,394	
8.0 7.0	TOTAL PROJECT COSTS [EXCLODING						£1,444,594 £49,033	
8.0	Finance Costs	· •						
0.1	Ciana and		APR	PCM			640.005	
8.1	Finance		7.75%	0.624%	on net costs		-£49,033	
9.0	TOTAL PROJECT COSTS [INCLUDING	INTEREST]					£1,493,427	
		RICS valuation guidance. The pu	urpose of the apprais	al is to assess the im	pact of planning polic	ies on site viability at a strat	egic level. This appra	isal is not a formal 'Red
NB: This apprai	sai nas been prepareu in ine with the							
<u>NB</u> : This apprai	sai nas been prepared in line with the	Book' (RICS Valuation – Profession			n and should not be r	elied upon as such.		

CC0 1		1 Incides	1/01	TECHNICAL		DVA CULTURE		CASUELOW
SS8 Land Adj Hu Site	ull Road (ST4) 263 Private	Units Affordable	VA1	TECHNICAL CHECKS Sqm/ha	3,203	DVA SUMMARY: RLV	£10,121,562	CASHFLOW
Gross ha	7.50 Nr of units 184	79		Dwgs/ha	40	BLV	£8,229,000	
Net ha Land type	6.60 AH tenures Intermediate Greenfield Affordable rent	16		Units/pa AH rate	88 30.0%	Viable? Headroom	Yes £1,892,562	
LV description	Urban Social rent	32		GDV=Total costs	-	Headroom per net ha	£286,752	
	First Homes	-	l l	Profit/total GDV	17.7%	Headroom per dwg Headroom psm	£7,196 £78	
						Headroom psm Headroom psm CIL liable		Start Finish
1.0	Site Acquisition						640 424 562	1
1.1 1.2	Net site value (residual land value) Stamp Duty Land Tax	Category:	Commercial land				£10,121,562 £0	Jan-23 Feb-26 Jan-23 Feb-26
							£495,578	Jan-23 Feb-26
1.3	Purchaser costs Total Site Acquisition Costs		1.75%	on land costs			£177,127 £10,794,267	Jan-23 Feb-26
2.0	Developer's Return						220,754,207	
2.1	Central overheads	20.0%	3.5% Minus	on GDV 16.5%	- OM CDV		£2,843,106 £11,210,099	Jan-23 Nov-29
2.2 2.4	Profit (net) on Private units Profit (net) on Affordable units	20.0%	overheads		on OM GDV on AH transfer values		£332,290	Oct-29 Nov-29 Oct-29 Nov-29
	Total Developer's Return						£14,385,495	
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	48.33	55.0	2,658	£5,390		£14,326,317	Oct-26 Oct-29
3.1.2 3.1.3	2 bed house 3 bed house	34.52 69.04	74.5	2,572 6,420	£4,200 £4,200		£10,800,917 £26,966,048	Oct-23 Oct-29 Oct-23 Oct-29
3.1.4	4+ bed house	32.22	117.1	3,773	£4,200		£15,846,714	Oct-23 Oct-29
	Total	184.1	6	15,423	6		T	
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 16.17	Size sqm 55.0	Total sqm 890	£psm £2,156		Total Value £1,917,972	Oct-26 Oct-29
3.2.2	2 bed house	5.92	74.5	441	£1,680		£740,634	Oct-23 Oct-29
3.2.3 3.2.4	3 bed house 4+ bed house	7.10	93.0 117.1	660 277	£1,680 £1,680		£1,109,460 £465,699	Oct-23 Oct-29 Oct-23 Oct-29
	Total	31.6		2,268				5 5 00.25
3.3 3.3.1	Affordable rent	Nr of units	Size sqm	Total sqm 890	£psm £2,695		Total Value £2,397,465	0rt-26 0-+ 20
3.3.1 3.3.2	Flats (NIA) 2 bed house	16.17 5.92	55.0 74.5	890 441	£2,695 £2,100		£2,397,465 £925,793	Oct-26 Oct-29 Oct-23 Oct-29
3.3.3	3 bed house	7.10	93.0	660	£2,100		£1,386,825	Oct-23 Oct-29
3.3.4	4+ bed house Total	2.37 31.6	117.1	277 2,268	£2,100		£582,124	Oct-23 Oct-29
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1 3.4.2	Flats (NIA) 2 bed house	6.51 3.75	55.0 74.5	358 279	£3,773 £2,940		£1,350,767 £820,870	Oct-26 Oct-29 Oct-23 Oct-29
3.4.3	3 bed house	4.34	93.0	404	£2,940		£1,186,506	Oct-23 Oct-29
3.4.4	4+ bed house	1.18	117.1	139	£2,940		£407,487	Oct-23 Oct-29
	Total Gross Development Value	15.8		1,179			£81,231,599	
4.0	Development Costs							
4.1 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£2,038,200	Oct-26 Oct-29
4.1.3	Affordable units			per affordable hous	ng		£39,450	Oct-26 Oct-29
4.2	Total Sales Costs Build Costs						£2,077,650	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	48.33	64.4	3,112	£1,580		£4,915,736	Apr-23 Apr-29
4.2.1.2 4.2.1.3	2 bed house 3 bed house	34.52 69.04	77.2	2,663 6,628	£1,242 £1,242		£3,307,811 £8,231,479	Apr-23 Apr-29 Apr-23 Apr-29
4.2.1.4	4+ bed house	32.22	120.5	3,881	£1,242		£4,820,147	Apr-23 Apr-29
4.2.2	Total Affordable units	184 Nr of units	Size sqm	16,284 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	38.86	67.1	2,609	£1,580		£4,121,001	Apr-23 Apr-29
4.2.2.2 4.2.2.3	2 bed house 3 bed house	15.58	81.9	1,276	£1,242		£1,584,590	Apr-23 Apr-29
4.2.2.3	4+ bed house	18.54 5.92	101.3 126.4	1,879 748	£1,242 £1,242		£2,333,559 £929,104	Apr-23 Apr-29 Apr-23 Apr-29
	Total	79		6,512				
4.2.3	Garages	Nr of units 73.479	Size sqm 18	Total sqm 1,323	£psm £500		Total Cost £661,310	Apr-23 Apr-29
4.2.5	Total Build Costs	/3.4/3	10	1,525	1500		£30,904,738	Apr-23 Apr-23
4.3 4.3.1.1	Extra-Over Construction Costs		10%	extra-over on build	act for hourses		£2,186,800	Apr-23 Apr-29
4.3.1.1	Externals (for houses) Externals (for flats)			extra-over on build			£451,837	Apr-23 Apr-29
4.3.2	Site abnormals (remediation/demolition)		£0	per net ha			£0	Jan-23 Feb-26
4.3.3	Site opening costs Total Extra-Over Construction Costs		£13,500	per unit			£3,550,500 £6,189,137	Jan-23 Feb-26
4.4	Professional Fees			_				
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl:	externals)		£2,683,470 £2,683,470	Jan-23 Apr-29
4.5	Contingency							
4.5.1	Contingency		4%	on build costs (incl:	externals)		£1,341,735	Jan-23 Apr-29
4.6	Total Contingency Planning Obligations						£1,341,735	
4.6.1.1	Cat 2			per house			£0	Apr-23 Apr-29
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £169,004	Apr-23 Apr-29 Apr-23 Apr-29
4.6.1.4	Cat(3)(A)		£7,750	per market flat			£33,708	Apr-23 Apr-29 Apr-23 Apr-29
4.6.1.5	Cat(3)(B)		£22,700	per affordable hous	2		£227,237	Apr-23 Apr-29
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points			per affordable flat per unit (100% of ho	uses; 50% of flats)		£76,745 £219,408	Apr-23 Apr-29 Apr-23 Apr-29
4.6.3.1	Policy CC1, CC2 & CC3		£15,000	per house			£2,637,233	Apr-23 Apr-29
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain		£9,000 £1,212	per flat per unit			£784,661 £318,756	Apr-23 Apr-29 Apr-23 Apr-29
4.6.5.1	Policy GI2a Stenshall SAC		£0	SAC per house			£0	Apr-23 Apr-29
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites		£0 £150,000	SAC per flat			£0 £300,000	Apr-23 Apr-29 Apr-23 Apr-29
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Feb-26
4.6.9.1	S106		£13,000				£3,419,000	Jan-23 Feb-26
5.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS						£8,185,750 £51,382,480	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£76,562,243	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	1					£4,669,356	
8.0	Finance Costs		APR	PCM				
8.1	Finance		7.75%		on net costs		-£4,669,356	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£81,231,599	
<u>NB</u> : This apprai	isal has been prepared in line with the RICS valuation g						gic level. This apprai	sal is not a formal 'Red
	Book' (RICS Valua	uon – P <mark>rofessic</mark>	onal Standards UK Ja	uary 2022 valuation	and should not be re	ned upon as such.		

SS14 Terry's Ext	tension Sites	55 Units	/A1	TECHNICAL CHECK	S:	DVA SUMMARY:		CASHFLOW	i
Site		Private Affordable		Sqm/ha	4,075	RLV	£3,539,236		
Gross ha	2.20 Nr of units 1.10 AH tenures	44 11 Intermediate 2		Dwgs/ha	50	BLV Viable2	£2,255,000		
Net ha Land type	1.10 AH tenures Brownfield	Intermediate 2 Affordable rent 4		Units/pa AH rate	20.0%	Viable? Headroom	Yes £1,284,236		
LV description	Urban	Social rent 4		GDV=Total costs	-	Headroom per net ha	£1,167,488		
-		First Homes -		Profit/total GDV	18.6%	Headroom per dwg	£23,350		
						Headroom psm	£251		
1.0	Site Acquisition					Headroom psm CIL liable	£310	Start	Finish
1.1	Net site value (residual land value)						£3,539,236	Jan-23	Feb-26
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Feb-26
				-			£166,462	Jan-23	Feb-26
1.3	Purchaser costs		1.75%	on land costs			£61,937	Jan-23	Feb-26
2.0	Total Site Acquisition Costs Developer's Return						£3,767,635		
2.1	Central overheads	Γ	3.5%	on GDV			£633,177	Jan-23	Oct-29
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£2,679,220	Sep-29	Oct-29
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5%	on AH transfer values		£46,327	Sep-29	Oct-29
3.0	Total Developer's Return						£3,358,724		
3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	11.55	55.0	635	£5,390		£3,423,998	Sep-26	Sep-29
3.1.2	2 bed house	8.25	74.5	615	£4,200		£2,581,425	Oct-23	Sep-29
3.1.3	3 bed house	16.50	93.0	1,535	£4,200		£6,444,900	Oct-23	Sep-29
3.1.4	4+ bed house Total	7.70	117.1	902 3,686	£4,200		£3,787,373	Oct-23	Sep-29
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	2.26	55.0	124	£2,156		£267,398	Sep-26	Sep-29
3.2.2	2 bed house	0.83	74.5	61	£1,680		£103,257	Oct-23	Sep-29
3.2.3 3.2.4	3 bed house 4+ bed house	0.99	93.0	92	£1,680 £1,680		£154,678 £64,926	Oct-23 Oct-23	Sep-29 Sep-29
5.2.4	Total	4.4	117.1	316	11,080		104,520	001-23	3ep=25
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1	Flats (NIA)	2.26	55.0	124	£2,695		£334,247	Sep-26	Sep-29
3.3.2	2 bed house	0.83	74.5	61	£2,100		£129,071	Oct-23	Sep-29
3.3.3 3.3.4	3 bed house 4+ bed house	0.99	93.0	92	£2,100 £2,100		£193,347 £81,158	Oct-23 Oct-23	Sep-29 Sep-29
5.5.4	Total	4.4	11/11	316	11,100		201,150	000 25	5CP 25
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.4.1	Flats (NIA)	0.91	55.0	50	£3,773		£188,320	Sep-26	Sep-29
3.4.2 3.4.3	2 bed house 3 bed house	0.52	74.5	39 56	£2,940 £2,940		£114,443 £165,419	Oct-23 Oct-23	Sep-29 Sep-29
3.4.4	4+ bed house	0.17	117.1	19	£2,940		£56,811	Oct-23	Sep-29
	Total	2.2		164					
	Gross Development Value						£18,090,771		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units	- T	3.00%	on OM GDV			£487,131	Sep-26	Sep-29
4.1.3	Affordable units			affordable housing			£5,500	Sep-26	Sep-29
	Total Sales Costs						£492,631		
4.2	Build Costs	No of units	Cine com	Tatal ages	Garam		Tatal Cast		
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 11.55	Size sqm 64.4	Total sqm 744	£psm £1,580		Total Cost £1,174,864	Apr-23	Mar-29
4.2.1.2	2 bed house	8.25	77.2	637	£1,242		£790,569	Apr-23	Mar-29
4.2.1.3	3 bed house	16.50	96.0	1,584	£1,242		£1,967,328	Apr-23	Mar-29
4.2.1.4	4+ bed house	7.70	120.5	928	£1,242		£1,152,018	Apr-23	Mar-29
4.2.2	Total Affordable units	44 Nr of units	Size sqm	3,892 Total sqm	£psm		Total Cost		
4.2.2.1	Flats (GIA)	5.42	67.1	364	£1,580		£574,537	Apr-23	Mar-29
4.2.2.2	2 bed house	2.17	81.9	178	£1,242		£220,919	Apr-23	Mar-29
4.2.2.3	3 bed house	2.59	101.3	262	£1,242		£325,338	Apr-23	Mar-29
4.2.2.4	4+ bed house Total	0.83	126.4	104 908	£1,242		£129,533	Apr-23	Mar-29
	10001	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages	17.562	18	316	£500		£158,054	Apr-23	Mar-29
	Total Build Costs						£6,493,159		
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)	F	10%	extra-over on build	cost for houses		£474,376	Apr-23	Mar-29
4.3.1.2	Externals (for flats)		5%	extra-over on build			£87,470	Apr-23	Mar-29
4.3.2	Site abnormals (remediation/demo	lition)		per net ha			£440,000	Jan-23	Feb-26
4.3.3	Site opening costs		£0	per unit			£0	Jan-23	Feb-26
4.4	Total Extra-Over Construction Costs Professional Fees	s					£1,001,846		
4.4 4.4.1	Professional Fees	Г	8%	on build costs (incl	externals)		£564,400	Jan-23	Mar-29
	Total Professional Fees						£564,400		
4.5	Contingency								-
4.5.1	Contingency Total Contingency		4%	on build costs (incl	externais)		£282,200 £282,200	Jan-23	Mar-29
4.6	Planning Obligations								
4.6.1.1	Cat 2			per house			£0	Apr-23	Mar-29
4.6.1.2	Cat 2	Ļ		per flat			03	Apr-23	Mar-29
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)	ŀ		per market house per market flat			£40,392 £8,056	Apr-23 Apr-23	Mar-29 Mar-29
4.6.1.5	Cat(3)(B)	F		per affordable hou	se		£31,681	Apr-23	Mar-29
4.6.1.6	Cat(3)(B)			per affordable flat			£10,700	Apr-23	Mar-29
4.6.2	Electric charging points	Ļ		per unit (100% of h	ouses; 50% of flats)		£46,516	Apr-23	Mar-29
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3	-		per house per flat			£570,488 £152,708	Apr-23 Apr-23	Mar-29 Mar-29
4.6.5.1	Policy G12 Biodiversity Net Gain	ŀ		per unit			£132,708 £12,705	Apr-23 Apr-23	Mar-29
4.6.5.2	Policy GI2a Stenshall SAC	Ē	£0	SAC per house			£0	Apr-23	Mar-29
4.6.6	Policy GI2a Stenshall SAC	Ļ		SAC per flat			£0	Apr-23	Mar-29
4.6.7 4.6.8	Policy H5 Gypsy and Traveller sites \$106	ŀ	£150,000 £4,200	per pitch per unit			£0 £231,000	Apr-23 Jan-23	Mar-29 Feb-26
	Total Developer Contributions		14,200	per unit			£1,104,245	2011-2.3	. 20-20
5.0	TOTAL DEVELOPMENT COSTS						£9,938,480		
6.0	TOTAL PROJECT COSTS [EXCLUDING						£17,064,839		
7.0	TOTAL INCOME - TOTAL COSTS [EXC	CLUDING INTEREST]					£1,025,932		
8.0	Finance Costs		APR	PCM					
8.1	Finance	Г	7.75%	0.624%	on net costs		-£1,025,932		
		-	-						
1									
9.0	TOTAL PROJECT COSTS [INCLUDING	INTEREST]					£18,090,771	<u> </u>	
			rooco af the second	al is to serve the t	mast of classic set of t	on cito viekilika or or or o		alicent : f	mal ID = 1
ing: This appr	raisal has been prepared in line with t	the RICS valuation guidance. The pu Book' (RICS Valuation – Professio					sie ievei. This appraisi	ai is ilut a toi	mai Keū
				,					

SS16 Land at Ta	dcaster Rd (ST31)	158 Units	VA1	TECHNICAL CHECK	S:	DVA SUMMARY:		CASHFLOW	1
Site		Private Affordable		Sqm/ha	2,822	RLV	£7,361,814		
Gross ha Net ha	8.10 Nr of units 4.50 AH tenures	111 47		Dwgs/ha Units/pa	35	BLV Viable?	£6,750,000 Marginal		
Land type	Greenfield	Intermediate 9 Affordable rent 19		AH rate	30.0%	Headroom	£611,814		
LV description	Village/Rural	Social rent 19		GDV=Total costs	-	Headroom per net ha	£135,959		
		First Homes -		Profit/total GDV	17.7%	Headroom per dwg	£3,872		
						Headroom psm	£42		
1.0	Site Acquisition					Headroom psm CIL liable	£59	Start	Finish
1.1	Net site value (residual land value)						£7,361,814	Jan-23	Aug-25
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0	Jan-23	Aug-25
							£357,591	Jan-23	Aug-25
1.3	Purchaser costs		1.75%	on land costs			£128,832	Jan-23	Aug-25
	Total Site Acquisition Costs						£7,848,236		
2.0 2.1	Developer's Return Central overheads	l l l l l l l l l l l l l l l l l l l	2.5%	on GDV			£1,708,026	Jan-23	Nov-28
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£6,734,584	Oct-28	Nov-28
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£199,627	Oct-28	Nov-28
	Total Developer's Return						£8,642,237		
3.0	Development Value								
3.1	Private units	Nr of units	Size sqm	Total sqm			Total Value		
3.1.1 3.1.2	Flats (NIA) 2 bed house	29.03 20.74	55.0	1,597 1,545	£5,390 £4,200		£8,606,685 £6,488,764	Apr-26 Oct-23	Oct-28 Oct-28
3.1.3	3 bed house	41.48	93.0	3,857	£4,200		£16,200,135	Oct-23	Oct-28
3.1.4	4+ bed house	19.36	117.1	2,267	£4,200		£9,520,079	Oct-23	Oct-28
	Total	110.6		9,266					
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		0.1.00
3.2.1 3.2.2	Flats (NIA) 2 bed house	9.72	55.0 74.5	534 265	£2,156 £1,680		£1,152,242 £444,944	Apr-26 Oct-23	Oct-28 Oct-28
3.2.3	3 bed house	4.27	93.0	397	£1,680		£666,520	Oct-23	Oct-28
3.2.4	4+ bed house	1.42	117.1	167	£1,680		£279,774	Oct-23	Oct-28
	Total	19.0		1,363					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	A 20	0 -+ 22
3.3.1 3.3.2	Flats (NIA) 2 bed house	9.72	55.0	534 265	£2,695 £2,100		£1,440,302 £556,180	Apr-26 Oct-23	Oct-28 Oct-28
3.3.2	3 bed house	3.56	74.5	397	£2,100 £2,100		£556,180 £833,150	Oct-23 Oct-23	Oct-28 Oct-28
3.3.4	4+ bed house	1.42	117.1	167	£2,100		£349,717	Oct-23	Oct-28
	Total	19.0		1,363					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	<u> </u>	
3.4.1 3.4.2	Flats (NIA) 2 bed house	3.91	55.0 74.5	215	£3,773 £2,940		£811,487 £493,146	Apr-26	Oct-28
3.4.2	3 bed house	2.25	93.0	168 242	£2,940		£712,806	Oct-23 Oct-23	Oct-28 Oct-28
3.4.4	4+ bed house	0.71	117.1	83	£2,940		£244,802	Oct-23	Oct-28
	Total	9.5		709					
	Gross Development Value						£48,800,732		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units	Π	3.00%	on OM GDV			£1,224,470	Apr-26	Oct-28
4.1.3	Affordable units	ŀ		affordable housing			£23,700	Apr-26	Oct-28
	Total Sales Costs						£1,248,170		
4.2 4.2.1	Build Costs								
4.2.1 4.2.1.1	Private units	Nr of units 29.03	Size sqm	Total sqm 1,870	£psm £1,580		Total Cost £2,953,180	A	A
4.2.1.2	Flats (GIA) 2 bed house	29.03	64.4	1,600	£1,380		£1,987,202	Apr-23 Apr-23	Apr-28 Apr-28
4.2.1.3	3 bed house	41.48	96.0	3,982	£1,242		£4,945,147	Apr-23	Apr-28
4.2.1.4	4+ bed house	19.36	120.5	2,332	£1,242		£2,895,754	Apr-23	Apr-28
	Total	111		9,783					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	23.34 9.36	67.1 81.9	1,567 766	£1,580 £1,242		£2,475,734 £951,959	Apr-23 Apr-23	Apr-28 Apr-28
4.2.2.3	3 bed house	11.14	101.3	1,129	£1,242		£1,401,910	Apr-23 Apr-23	Apr-28 Apr-28
4.2.2.4	4+ bed house	3.56	126.4	449	£1,242		£558,169	Apr-23	Apr-28
	Total	47		3,912					
	-	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages Total Build Costs	44.143	18	795	£500		£397,289 £18,566,345	Apr-23	Apr-28
4.3	Extra-Over Construction Costs						£18,500,545		
4.3.1.1	Externals (for houses)	Ī	10%	extra-over on build	l cost for houses		£1,313,743	Apr-23	Apr-28
4.3.1.2	Externals (for flats)		5%	extra-over on build	l cost for flats		£271,446	Apr-23	Apr-28
4.3.2	Site abnormals (remediation/demol	ition)		per net ha			0 <u>1</u>	Jan-23	Aug-25
4.3.3	Site opening costs Total Extra-Over Construction Costs		£6,500	per unit			£1,027,000 £2,612,189	Jan-23	Aug-25
4.4	Professional Fees	,					12,012,185		
4.4 4.4.1	Professional Fees		8%	on build costs (incl	: externals)		£1,612,123	Jan-23	Apr-28
	Total Professional Fees						£1,612,123		
4.5 4.5.1	Contingency	r		on build and the t	ovtornal-)		6005 oct	1 22	A 20
+.J.1	Contingency Total Contingency		4%	on build costs (incl	. externalsj		£806,061 £806,061	Jan-23	Apr-28
4.6	Planning Obligations						2000,001		
4.6 4.6.1.1	Cat 2		£0	per house			£0	Apr-23	Apr-28
4.6.1.2	Cat 2			per flat			£0	Apr-23	Apr-28
4.6.1.3	Cat(3)(A)	-		per market house			£101,531	Apr-23	Apr-28
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)	•		per market flat per affordable hou	se		£20,250 £136,515	Apr-23 Apr-23	Apr-28 Apr-28
4.6.1.6	Cat(3)(B)	•		per affordable flat			£46,105	Apr-23	Apr-28
4.6.2	Electric charging points		£1,000	per unit (100% of h	ouses; 50% of flats)		£131,812	Apr-23	Apr-28
4.6.3.2	Policy CC1, CC2 & CC3	ļ		per house			£1,584,345	Apr-23	Apr-28
4.6.4 4.6.5.1	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain	-		per flat per unit			£471,393 £191,496	Apr-23 Apr-23	Apr-28 Apr-28
4.6.5.2	Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC			SAC per house			£191,496 £0	Apr-23 Apr-23	Apr-28 Apr-28
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23	Apr-28
4.6.7	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£300,000	Apr-23	Apr-28
4.6.8	S106		£11,863	per unit			£1,874,354	Jan-23	Aug-25
	Total Developer Contributions						£4,857,801		
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING	INTEREST]					£29,702,688 £46,193,161		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLODING						£2,607,572	i	
7.0 8.0	Finance Costs	· ·							
			APR	PCM					
8.1	Finance	l	7.75%	0.624%	on net costs		-£2,607,572		
								I	
9.0	TOTAL PROJECT COSTS [INCLUDING	INTEREST]					£48,800,732		
NB: This appr	raisal has been prepared in line with t	he RICS valuation guidance. The p	urpose of the annrai	sal is to assess the in	npact of planning notici	es on site viability at a strate	gic level. This appraise	al is not a for	mal 'Red
		Book' (RICS Valuation – Profession							

SS18 Station Ya	rd, Wheldrake (ST33)	150 Units	VA1	TECHNICAL CHECKS	S:	DVA SUMMARY:		CASHFLOW	
Site		Private Affordable		Sqm/ha	2,804	RLV	£6,101,974		
Gross ha Net ha	6.00 Nr of units 4.30 AH tenures	105 45 Intermediate 9		Dwgs/ha Units/pa	35	BLV Viable?	£5,145,000		
Land type	Mixed An tendres	Affordable rent 18		AH rate	30.0%	Headroom	Yes £956,974		
LV description	Village/Rural	Social rent 18		GDV=Total costs	-	Headroom per net ha	£222,552		
		First Homes -		Profit/total GDV	17.7%	Headroom per dwg	£6,380		
						Headroom psm	£70		
1.0						Headroom psm CIL liable	£97	Start	Finish
1.1	Site Acquisition Net site value (residual land value)						£6,101,974	Jan-23	Aug-25
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0	Jan-23	Aug-25
		• • •					£294,599	Jan-23	Aug-25
1.3	Purchaser costs		1.75%	on land costs			£106,785	Jan-23	Aug-25
2.0	Total Site Acquisition Costs						£6,503,357		
2.0	Developer's Return Central overheads		3 5%	on GDV			£1,621,543	Jan-23	Nov-28
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£6,393,593	Oct-28	Nov-28
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5%	on AH transfer values		£189,519	Oct-28	Nov-28
	Total Developer's Return						£8,204,655		
3.0	Development Value								
3.1 3.1.1	Private units Flats (NIA)	Nr of units	Size sqm	Total sqm	£psm		Total Value	A	0++ 38
3.1.2	2 bed house	27.56	55.0 74.5	1,516 1,467	£5,390 £4,200		£8,170,903 £6,160,219	Apr-26 Oct-23	Oct-28 Oct-28
3.1.3	3 bed house	39.38	93.0	3,662	£4,200		£15,379,875	Oct-23	Oct-28
3.1.4	4+ bed house	18.38	117.1	2,152	£4,200		£9,038,050	Oct-23	Oct-28
	Total	105.0	-	8,796					
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 9.23	Size sqm 55.0	Total sqm 507	£psm £2,156		Total Value £1,093,901	Apr-26	Oct-28
3.2.2	2 bed house	3.38	74.5	251	£1,680		£422,415	Oct-23	Oct-28 Oct-28
3.2.3	3 bed house	4.05	93.0	377	£1,680		£632,772	Oct-23	Oct-28
3.2.4	4+ bed house	1.35	117.1	158	£1,680		£265,608	Oct-23	Oct-28
	Total	18.0		1,294					
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 9.23	Size sqm 55.0	Total sqm 507	£psm £2,695		Total Value £1,367,376	Apr-26	Oct-28
3.3.2	2 bed house	3.38	74.5	251	£2,100		£528,019	Oct-23	Oct-28
3.3.3	3 bed house	4.05	93.0	377	£2,100		£790,965	Oct-23	Oct-28
3.3.4	4+ bed house	1.35	117.1	158	£2,100		£332,010	Oct-23	Oct-28
	Total	18.0		1,294					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	1	0.1.20
3.4.1 3.4.2	Flats (NIA) 2 bed house	3.71 2.14	55.0	204	£3,773 £2,940		£770,399 £468,177	Apr-26 Oct-23	Oct-28 Oct-28
3.4.3	3 bed house	2.48	93.0	230	£2,940		£676,715	Oct-23	Oct-28
3.4.4	4+ bed house	0.68	117.1	79	£2,940		£232,407	Oct-23	Oct-28
	Total	9.0		673					
	Gross Development Value						£46,329,809		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units	Γ	3.00%	on OM GDV			£1,162,471	Apr-26	Oct-28
4.1.3	Affordable units		£500	affordable housing			£22,500	Apr-26	Oct-28
	Total Sales Costs						£1,184,971		
4.2	Build Costs	Na af usita	Cine energy	Tatal and	Casar		Tatal Cast		
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 27.56	Size sqm 64.4	Total sqm 1,775	£psm £1,580		Total Cost £2,803,652	Apr-23	Apr-28
4.2.1.2	2 bed house	19.69	77.2	1,519	£1,242		£1,886,584	Apr-23	Apr-28
4.2.1.3	3 bed house	39.38	96.0	3,780	£1,242		£4,694,760	Apr-23	Apr-28
4.2.1.4	4+ bed house	18.38	120.5	2,213	£1,242		£2,749,133	Apr-23	Apr-28
	Total	105	.	9,287	6		T.1.10.1		
4.2.2 4.2.2.1	Affordable units Flats (GIA)	Nr of units 22.16	Size sqm 67.1	Total sqm 1,488	£psm £1,580		Total Cost £2,350,381	Apr-23	Apr-28
4.2.2.1	2 bed house	8.89	81.9	728	£1,242		£903,759	Apr-23 Apr-23	Apr-28 Apr-28
4.2.2.3	3 bed house	10.58	101.3	1,072	£1,242		£1,330,927	Apr-23	Apr-28
4.2.2.4	4+ bed house	3.38	126.4	427	£1,242		£529,907	Apr-23	Apr-28
	Total	45	0:	3,714	6		T.1.10.1		
4.2.3	Garages	Nr of units 41.908	Size sqm 18	Total sqm 754	£psm £500		Total Cost £377,173	Apr-23	Apr-28
	Total Build Costs						£17,626,277	·	
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)		10%				£1,247,224	Apr-23	Apr-28
4.3.1.2	Externals (for flats)	100.00	5%	extra-over on build	cost for flats		£257,702	Apr-23	Apr-28
4.3.2 4.3.3	Site abnormals (remediation/demo Site opening costs	nuonj		per net ha per unit			£860,000 £487,500	Jan-23 Jan-23	Aug-25 Aug-25
	Total Extra-Over Construction Cost	S	,	P 0. 0			£2,852,426		1108 20
4.4	Professional Fees								
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£1,530,496	Jan-23	Apr-28
4.5	Total Professional Fees						£1,530,496		
4.5 4.5.1	Contingency Contingency	ſ	4%	on build costs (incl	externals)		£765,248	Jan-23	Apr-28
	Total Contingency				-,		£765,248		
4.6	Planning Obligations						·		
4.6.1.1	Cat 2	Ļ		per house			£0	Apr-23	Apr-28
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)	ŀ		per flat per market house			£0 £96,390	Apr-23 Apr-23	Apr-28 Apr-28
4.6.1.3	Cat(3)(A)	ł		per market flat			£19,225	Apr-23 Apr-23	Apr-28 Apr-28
4.6.1.5	Cat(3)(B)	ľ	£22,700	, per affordable hou	se		£129,603	Apr-23	Apr-28
4.6.1.6	Cat(3)(B)	<u>[</u>		per affordable flat			£43,771	Apr-23	Apr-28
4.6.2	Electric charging points	Ļ		per unit (100% of h	ouses; 50% of flats)		£125,138 £1,504,125	Apr-23	Apr-28 Apr-28
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3	ŀ		per house per flat			£447,525	Apr-23 Apr-23	Apr-28 Apr-28
4.6.5.1	Policy G12 Biodiversity Net Gain	†		per unit			£108,225	Apr-23	Apr-28
4.6.5.2	Policy GI2a Stenshall SAC			SAC per house			£0	Apr-23	Apr-28
4.6.6	Policy GI2a Stenshall SAC	Ļ		SAC per flat			£0	Apr-23	Apr-28
4.6.7 4.6.8	Policy H5 Gypsy and Traveller sites S106	ŀ		per pitch per unit			£300,000 £2,407,050	Apr-23 Jan-23	Apr-28 Aug-25
4.0.0	Total Developer Contributions		£10,047	Ibei min			£5,181,051	Jai1-23	Aug-20
5.0	TOTAL DEVELOPMENT COSTS						£29,140,469		
6.0	TOTAL PROJECT COSTS [EXCLUDING						£43,848,481		
7.0	TOTAL INCOME - TOTAL COSTS [EX	CLUDING INTEREST]					£2,481,328		
8.0	Finance Costs		400						
8.1	Finance	F	APR 7.75%	PCM 0.624%	on net costs		-£2,481,328	1	
		L	,	5.02-70			0104,020		
	TOTAL OBO/201							ļ	
9.0	TOTAL PROJECT COSTS [INCLUDING						£46,329,809	I	
<u>NB</u> : This appr	raisal has been prepared in line with						gic level. This apprais	al is not a for	mal 'Red
		Book' (RICS Valuation – Profession	onal Standards UK Ja	anuary 2022 valuatio	on and should not be re	ieu upon as such.			

SS20 Imphal Bar	racks (ST36)	769 Units	VA1	TECHNICAL CHECK	S:	DVA SUMMARY:		CASHFLOW	r i
Site		Private Affordable		Sqm/ha	4,014	RLV	£25,249,767		
Gross ha Net ha	18.00 Nr of units 15.40 AH tenures	538 231 Intermediate 46		Dwgs/ha Units/pa	50 192	BLV Viable?	£6,982,000		
Land type	Mixed An tendres	Intermediate 46 Affordable rent 92		AH rate	30.0%	Headroom	Yes £18,267,767		
LV description	Strategic Site	Social rent 92		GDV=Total costs	-	Headroom per net ha	£1,186,219		
		First Homes -		Profit/total GDV	17.7%	Headroom per dwg	£23,755		
						Headroom psm	£259		
1.0	Site Acquisition					Headroom psm CIL liable	£363	Start	Finish
1.1	Net site value (residual land value)						£25,249,767	Jan-23	Mar-27
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0	Jan-23	Mar-27
							£1,251,988	Jan-23	Mar-27
1.3	Purchaser costs		1.75%	on land costs			£441,871	Jan-23	Mar-27
2.0	Total Site Acquisition Costs						£26,943,626		
2.0 2.1	Developer's Return Central overheads		3 5%	on GDV			£8,313,112	Jan-23	Nov-31
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£32,777,819	Oct-31	Nov-31
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5%	on AH transfer values		£971,601	Oct-31	Nov-31
	Total Developer's Return						£42,062,532		
3.0	Development Value								
3.1 3.1.1	Private units Flats (NIA)	Nr of units 141.30	Size sqm	Total sqm 7,772	£psm £5,390		Total Value £41,889,497	Oct-27	Oct-31
3.1.2	2 bed house	100.93	55.0	7,519	£4,200		£31,581,388	Oct-23	Oct-31
3.1.3	3 bed house	201.86	93.0	18,773	£4,200		£78,847,493	Oct-23	Oct-31
3.1.4	4+ bed house	94.20	117.1	11,032	£4,200		£46,335,070	Oct-23	Oct-31
	Total	538.3		45,096					
3.2.1	Social rent Flats (NIA)	Nr of units 47.29	Size sqm 55.0	Total sqm 2,601	£psm £2,156		Total Value £5,608,063	Oct-27	Oct-31
3.2.2	2 bed house	17.30	74.5	1,289	£1,680		£2,165,581	Oct-27	Oct-31
3.2.3	3 bed house	20.76	93.0	1,931	£1,680		£3,244,011	Oct-23	Oct-31
3.2.4	4+ bed house	6.92	117.1	811	£1,680		£1,361,684	Oct-23	Oct-31
	Total	92.3	-	6,632	-				
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 47.29	Size sqm 55.0	Total sqm 2,601	£psm £2,695		Total Value £7,010,079	Oct-27	0.00
3.3.1	2 bed house	47.29	74.5	1,289	£2,695 £2,100		£2,706,976	Oct-27 Oct-23	Oct-31 Oct-31
3.3.3	3 bed house	20.76	93.0	1,285	£2,100		£4,055,014	Oct-23	Oct-31
3.3.4	4+ bed house	6.92	117.1	811	£2,100		£1,702,105	Oct-23	Oct-31
	Total	92.3		6,632					
3.4 3.4.1	Intermediate	Nr of units 19.03	Size sqm 55.0	Total sqm	£psm		Total Value	Oct-27	0+21
3.4.1 3.4.2	Flats (NIA) 2 bed house	19.03	74.5	1,047 816	£3,773 £2,940		£3,949,581 £2,400,185	Oct-27 Oct-23	Oct-31 Oct-31
3.4.3	3 bed house	12.69	93.0	1,180	£2,940		£3,469,290	Oct-23	Oct-31
3.4.4	4+ bed house	3.46	117.1	405	£2,940		£1,191,473	Oct-23	Oct-31
	Total	46.1		3,448					
	Gross Development Value						£237,517,489		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units		3.00%	on OM GDV			£5,959,603	Oct-27	Oct-31
4.1.3	Affordable units			affordable housing			£115,350	Oct-27	Oct-31
	Total Sales Costs						£6,074,953		
4.2 4.2.1	Build Costs								
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 141.30	Size sqm 64.4	Total sqm 9,100	£psm £1,580		Total Cost £14,373,389	Apr-23	Apr-31
4.2.1.2	2 bed house	100.93	77.2	7,787	£1,242		£9,671,889	Apr-23 Apr-23	Apr-31 Apr-31
4.2.1.3	3 bed house	201.86	96.0	19,379	£1,242		£24,068,470	Apr-23	Apr-31
4.2.1.4	4+ bed house	94.20	120.5	11,348	£1,242		£14,093,890	Apr-23	Apr-31
	Total	538		47,614					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	113.62 45.56	67.1 81.9	7,629 3,730	£1,580 £1,242		£12,049,618 £4,633,270	Apr-23 Apr-23	Apr-31 Apr-31
4.2.2.3	3 bed house	54.21	101.3	5,494	£1,242		£6,823,220	Apr-23 Apr-23	Apr-31 Apr-31
4.2.2.4	4+ bed house	17.30	126.4	2,187	£1,242		£2,716,657	Apr-23	Apr-31
	Total	231		19,040					
	6	Nr of units	Size sqm	Total sqm	£psm		Total Cost £1.933.641	1	
4.2.3	Garages Total Build Costs	214.849	18	3,867	£500		£90,364,044	Apr-23	Apr-31
4.3	Extra-Over Construction Costs						150,304,044		
4.3.1.1	Externals (for houses)		10%	extra-over on build	cost for houses		£6,394,104	Apr-23	Apr-31
4.3.1.2	Externals (for flats)		5%	extra-over on build	cost for flats		£1,321,150	Apr-23	Apr-31
4.3.2	Site abnormals (remediation/demo	lition)		per net ha			£3,080,000	Jan-23	Mar-27
4.3.3	Site opening costs Total Extra-Over Construction Costs		£11,250	per unit			£8,651,250 £19,446,504	Jan-23	Mar-27
4.4	Professional Fees	<u>, </u>					115,440,504		
4.4 4.4.1	Professional Fees		8%	on build costs (incl	externals)		£7,846,344	Jan-23	Apr-31
	Total Professional Fees						£7,846,344		
4.5 4.5.1	Contingency			on build costs (incl	ovtornal-\		(3.022.475	1 22	A 74
+.J.1	Contingency Total Contingency		4%	on build COSTS (Incl	externals)		£3,923,172 £3,923,172	Jan-23	Apr-31
4.6	Planning Obligations								
4.6 4.6.1.1	Cat 2			per house			£0	Apr-23	Apr-31
4.6.1.2	Cat 2			per flat			£0	Apr-23	Apr-31
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)	•		per market house per market flat			£494,159 £98,559	Apr-23 Apr-23	Apr-31 Apr-31
4.6.1.5	Cat(3)(B)			per affordable hou	se.		£664,430	Apr-23 Apr-23	Apr-31 Apr-31
4.6.1.6	Cat(3)(B)			per affordable flat			£224,399	Apr-23	Apr-31
4.6.2	Electric charging points			per unit (100% of h	ouses; 50% of flats)		£641,538	Apr-23	Apr-31
4.6.3.2	Policy CC1, CC2 & CC3			per house			£7,711,148	Apr-23	Apr-31
4.6.4 4.6.5.1	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain			per flat per unit			£2,294,312 £554,834	Apr-23 Apr-23	Apr-31 Apr-31
4.6.5.2	Policy GI2a Stenshall SAC			SAC per house			£554,834 £0	Apr-23 Apr-23	Apr-31 Apr-31
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23	Apr-31
4.6.7	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£450,000	Apr-23	Apr-31
4.6.8	\$106		£16,025	per unit			£12,323,225	Jan-23	Mar-27
	Total Developer Contributions TOTAL DEVELOPMENT COSTS						£25,456,604 £153,111,622		
5.0 6.0	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING	INTEREST]					£153,111,622 £222,117,779	1	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLODING						£15,399,710	1	
7.0 8.0	Finance Costs								
			APR	PCM					
8.1	Finance	l	7.75%	0.624%	on net costs		-£15,399,710		
9.0	TOTAL PROJECT COSTS [INCLUDING	INTEREST]					£237,517,489		
NB: This appr	raisal has been prepared in line with t	the RICS valuation guidance. The p	urpose of the apprai	sal is to assess the in	pact of planning policie	es on site viability at a strate	gic level. This appraise	al is not a for	mal 'Red
		Book' (RICS Valuation – P <u>rofessi</u>					, inis appials		

Appendix A1.6

Updated DVAs of tested older persons accommodation typologies

60 unit Retiren	nent home - Greenf VA1	60	Units		TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
oo unit Retiren	icht home - Greeni VAI	Private			Sqm/ha	7,200	RLV	£502,725	0.01112011
Gross	0.50 Nr of un				Dwgs/ha	120	BLV	£560,000	1
Net	0.50 AH tenu	res: Intermediate	4		Units/pa	55	Viable?	No	1
Land type:	Greenfield	Affordable rent	7		AH rate	30.0%	Headroom	-£57,275	1
LV description	Urban	Social rent	7		GDV=Total costs	-	Headroom per net ha	-£114,551	1
		First Homes	-		Profit/total GDV	6.8%	Headroom per dwg	-£955	4
							Headroom psm flsp	-£11	
							Headroom psm CIL liable flsp	-£16	Start Finish
1.0	Site Acquisition							6503 735	Jan-24 Mar-25
1.1 1.2	Net site value (residual land value) Stamp Duty Land Tax		Cotogony	Commercial land	1			£502,725 £0	Jan-24 Mar-25 Jan-24 Mar-25
1.2	Stamp Duty Lanu Tax		Category:	Commercial lanu				£14,636	Jan-24 Mar-25
1.3	Purchaser costs			1 80%	on land costs			£9,049	Jan-24 Mar-25
1.5	Total Site Acquisition Costs			1.0070				£526,410	5011 211 11101 25
2.0	Developer's Profit								
2.1	Central Overheads			3.5%	on GDV			£512,795	Jan-24 Jan-27
2.4	Affordable units			2.5%	on AH transfer values			£64,638	Dec-26 Jan-27
	Total Developer's Profit							£999,734	
3.0	Development Value								
3.1	Private units		Nr of units	Size sqm	Total sqm	£psm		Total Value	L
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	-	£5,058		£0	Nov-25 Dec-26
	Control and		42.0	<u>Ci</u>	2,520	C		Tetellyster	1
3.2.1	Social rent Retirement flats (NIA)		Nr of units 7.20	Size sqm 60.0	Total sqm 432	£psm £1,915		Total Value £827,366	Nov-25 Dec-26
3.2.1	Extracare flats (NIA)		0.00	71.0	452	£2,023		£827,366 £0	Nov-25 Dec-26
			7.2	,1.0	432	12,020		10	
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	£psm		Total Value	1
3.3.1	Retirement flats (NIA)		7.20	60.0	432	£2,394		£1,034,208	Nov-25 Dec-26
3.3.2	Extracare flats (NIA)		0.00	71.0		£2,529		£0	Nov-25 Dec-26
			7.2		432				
3.4	Intermediate		Nr of units	Size sqm	Total sqm	£psm		Total Value	L
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				ļļ
	Gross Development Value							£14,651,280	
4.0	Development Costs								1
4.1 4.1.1	Sales Cost Private units			6.00%	on OM GDV			£723,946	Nov-25 Dec-26
4.1.1	Affordable units			£500				£723,948 £9,000	Nov-25 Dec-26
	Total Sales Costs			1500	and a second mousing			£732,946	
4.2	Build Costs								
4.2.1	Private units		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Retirement flats (GIA)		42	80.0	3,360	£1,668		£5,604,480	Apr-24 Jun-26
4.2.1.2	Extracare flats (GIA)		0	109.0	-	£1,731		£0	Apr-24 Jun-26
			42		3,360				1
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 Nr of units	Size sqm	1,440 Total sqm	£psm		Total Cost	1
4.2.3	Garages		13	18		£500		£117,180	Apr-24 Jun-26
4.2.5	Total Build Costs		60	10	254	1500		£8,123,580	Api 24 Juli 20
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)			10%	extra-over on build cost f	for houses		£11,718	Apr-24 Jun-26
4.3.1.2	Externals (for flats)			10%	extra-over on build cost f	for flats		£800,640	Apr-24 Jun-26
4.3.2	Site abnormals (remediation/demo	lition)		£0	per net ha			£0	Jan-24 Mar-25
4.3.3	Site opening costs			£6,500	per unit			£390,000	Jan-24 Mar-25
	Total Extra-Over Construction Cost	s						£1,202,358	
4.4	Professional Fees								
4.4.1	Professional Fees			8%	on build costs (incl: exter	rnals)		£714,875	Jan-24 Jun-26
4.5	Total Professional Fees							£714,875	I
4.5 4.5.1	Contingency				on build costs (incl: exter	male)		C3E7 430	lan-24 lun-26
4.3.1	Total Contingency			4%	on build costs (Inci: exter	11015]		£357,438 £357,438	Ja11-24 JUN-26
4.6	Other Planning Obligations							2337,438	
4.6.1.1	Cat 3 (A)			f0	per market house			£0	Apr-24 Jun-26
4.6.1.2	Cat 3 (A)				per market flat			£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)				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	Electric charging points				per unit (100% of houses	; 50% of flats)		£30,000	Apr-24 Jun-26
	Policy CC1, CC2 & CC3				per house			£0	Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3				per flat			£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net Gain				per unit			£72,720	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC				SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			£500 £150,000				£30,000	Apr-24 Jun-26 Apr-24 Jun-26
4.6.6 4.7.1	Policy H5 Gypsy and Traveller sites S106				per pitch per unit			£0 £252.000	Apr-24 Jun-26 Jan-24 Mar-25
7./.1	Total Developer Contributions			£4,200	per unit			£924,720	Juli-24 Widi-25
5.0	TOTAL DEVELOPMENT COSTS							£924,720	
6.0	TOTAL PROJECT COSTS [EXCLUDIN	G INTEREST1						£13,582,060	
7.0	TOTAL INCOME - TOTAL COSTS [EX							£1,069,220	
8.0	Finance Costs								
				APR	PCM				
8.1	Finance			7.75%	0.624% on ne	et costs		-£1,069,220	1
									1
									1
	TOTAL DROJECT COM	0 11/7000071						644 CT + C	
9.0	TOTAL PROJECT COSTS [INCLUDIN	G INTEREST]						£14,651,280	L
This appraisa	I has been prepared in line with the							appraisal is not a fo	rmal 'Red Book'
		(RICS Valuatio	on – Professional	Standards UK Janua	ry 2022 valuation and show	uld not be relied up	on as such.		

60 unit Retiren	nent home - Browni VA1		60	Units		TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
			Private	Affordable		Sqm/ha	7,200	RLV	£1,281,133	
Gross	0.50	Nr of units	48	12		Dwgs/ha	120	BLV	£560,000	
Net	0.50	AH tenures:	Intermediate	2		Units/pa	55	Viable?	Yes	
Land type:	Brownfield		Affordable rent	5		AH rate	20.0%	Headroom	£721,133	
LV description	Urban		Social rent	5		GDV=Total costs	0	Headroom per net ha	£1,442,266	
			First Homes	-		Profit/total GDV	6.9%	Headroom per dwg	£12,019	
								Headroom psm flsp Headroom psm CIL liable flsp	£142 £178	Start Finis
1.0	Site Acquisition							ricuarooni poni ciz nabie nop	21/0	otare mis
1.1	Net site value (residual la	ind value)							£1,281,133	Jan-24 Mar-2
1.2	Stamp Duty Land Tax			Category:	Commercial land				£0	Jan-24 Mar-2
									£53,557	Jan-24 Mar-2
1.3	Purchaser costs				1.80%	on land costs			£23,060	Jan-24 Mar-2
	Total Site Acquisition Cos	sts							£1,357,750	
2.0	Developer's Profit									
2.1	Central Overheads					on GDV			£542,959	Jan-24 Jan-2
2.4	Affordable units				2.5%	on AH transfer values			£43,092	Dec-26 Jan-2
3.0	Total Developer's Profit								£1,068,682	
3.0	Development Value			Nr of units	Sizo com	Total cam	form		Total Value	
3.1.1	Private units Retirement flats (NIA)			Nr of units 48.00	Size sqm 60.0	Total sqm 2,880	£psm £4,788		£13,789,440	Nov-25 Dec-2
3.1.2	Extracare flats (NIA)			48.00	71.0	2,000	£5,058		£0	Nov-25 Dec-2
3.1.2	Excitacate flats (INIA)			48.0	/1.0	2,880	13,038		10	NOV-23 DEC-2
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-2
3.2.2	Extracare flats (NIA)			0.00	71.0	-	£2,023		£0	Nov-25 Dec-2
				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-2
3.3.2	Extracare flats (NIA)			0.00	71.0	-	£2,529		£0	Nov-25 Dec-2
				4.8		288				
3.4	Intermediate			Nr of units	Size sqm	Total sqm	£psm		Total Value	N 05 -
3.4.1	Retirement flats (NIA)			2.40	60.0	144	£3,352		£482,630	Nov-25 Dec-2
3.4.2	Extracare flats (NIA)			0.00	71.0	-	£3,541		£0	Nov-25 Dec-2
	Corres David 1977			2.4		144			CAP 240 400	
4.0	Gross Development Valu	e							£15,513,120	
	Development Costs									
4.1 4.1.1	Sales Cost Private units				6.00%	on OM GDV			£827,366	Nov-25 Dec-2
4.1.3	Affordable units				£500				£6,000	Nov-25 Dec-2
4.1.5	Total Sales Costs				1500	anordable nousing			£833,366	1000 25 000 2
4.2	Build Costs									
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		£6,405,120	Apr-24 Jun-2
4.2.1.2	Extracare flats (GIA)			0	109.0	-	£1,731		£0	Apr-24 Jun-2
				48		3,840				
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		£1,601,280	Apr-24 Jun-2
4.2.2.2	Extracare flats (GIA)			0	109.0	-	£1,731		£0	Apr-24 Jun-2
				12		960	6-			
4.2.2	C			Nr of units	Size sqm	Total sqm	£psm		Total Cost	A == 24 · · ·
4.2.3	Garages Total Build Costs			15 60	18	268	£500		£133,920 £8,140,320	Apr-24 Jun-2
4.3	Extra-Over Construction	Costs		00					10,140,520	
4.3.1.1	Externals (for houses)				10%	extra-over on build cost f	for houses		£13,392	Apr-24 Jun-2
4.3.1.2	Externals (for flats)				10%	extra-over on build cost f			£800,640	Apr-24 Jun-2
4.3.2	Site abnormals (remediat	tion/demolition	ר)			per net ha			£200,000	Jan-24 Mar-2
4.3.3	Site opening costs				£0	per unit			£0	Jan-24 Mar-2
	Total Extra-Over Constru	ction Costs							£1,014,032	
4.4	Professional Fees									
4.4.1	Professional Fees				8%	on build costs (incl: exter	nals)		£716,348	Jan-24 Jun-2
	Total Professional Fees								£716,348	
4.5	Contingency					1 11 1 1 1 1				
4.5.1	Contingency				4%	on build costs (incl: exter	nais)		,	Jan-24 Jun-2
4.6	Total Contingency Other Planning Obligatio	nc							£358,174	
4.6 4.6.1.1	Cat 3 (A)					per market house			£0	Apr-24 Jun-2
4.6.1.2	Cat 3 (A) Cat 3 (A)					per market house per market flat			£0 £0	Apr-24 Jun-2 Apr-24 Jun-2
4.6.1.3	Cat 3 (B)					per affordable house			£0	Apr-24 Jun-2
4.6.1.4	Cat 3 (B)					per affordable flat			£0	Apr-24 Jun-2
4.6.2	Electric charging points					per unit (100% of houses;	; 50% of flats)		£30,000	Apr-24 Jun-2
4.6.3.1	Policy CC1, CC2 & CC3					per house			£0	Apr-24 Jun-2
4.6.3.2	Policy CC1, CC2 & CC3				£9,000	per flat			£540,000	Apr-24 Jun-2
4.6.4	Policy G12 Biodiversity N					per unit			£13,860	Apr-24 Jun-2
4.6.5.1	Policy GI2a Stenshall SAC					SAC per house			£0	Apr-24 Jun-2
4.6.5.2	Policy GI2a Stenshall SAC					SAC per flat			£30,000	Apr-24 Jun-2
4.6.6	Policy H5 Gypsy and Trav	eller sites			£150,000				£0	Apr-24 Jun-2
4.7.1	S106				£4,200	per unit			£252,000	Jan-24 Mar-2
	Total Developer Contribu								£865,860	
5.0	TOTAL DEVELOPMENT CO TOTAL PROJECT COSTS [TEDECT]						£11,928,101	
6.0 7.0	TOTAL PROJECT COSTS [TOTAL INCOME - TOTAL								£14,354,532 £1,158,588	
8.0	Finance Costs	COSIS [EACLUI	S. NO INTEREST						1,130,300	
					APR	PCM				
8.1	Finance]	7.75%		et costs		-£1,158,588	
									,	
9.0	TOTAL PROJECT COSTS [INCLUDING INT	TEREST]						£15,513,120	
This approvice	I has been prepared in line	with the pice	valuation guidance	e The purpose	of the appraical is to	assess the impact of plan	ning policies on cita	viability at a strategic level. This	annraisal is not a fo	rmal 'Red Pool-
1112 ahhi aiza		- min the NICS				y 2022 valuation and shou				ar neu book
						,au				

		60 unit Retirer	ment home - Greenf VA1		60	Units		TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
		oo unit netiren							7,200		£502,725	0.01112011
		Gross	0.50	Nr of units					120	BLV	£450,000	
		Net	0.50	AH tenures:	Intermediate	4		Units/pa	55	Viable?	Yes	
		Land type:	Greenfield		Affordable rent	7		AH rate	30.0%	Headroom	£52,725	
		LV description	Village/Rural		Social rent	7		GDV=Total costs	-	Headroom per net ha	£105,449	
					First Homes	-		Profit/total GDV	6.8%			
1.3. Heils with a "a" Later" Excellential Tellential	1 But at which (relabeling or which (relabeling									Headroom psm CIL liable flsp	£15	Start Finish
1.3. Seep By/Lynd Ta Onegry: Seep By/Lynd Ta See By/Lynd Ta	2 Some Dop Land Tain Category Control Land Table Academic cates Category	1.0										
J. Product rate 1.000 Product rate 1.000 Product rate 1.000 10 General contraction		1.1		nd value)				l				
3.1 Putcher costs Edits	Import Accign LBR per land code Code <t< td=""><td>1.2</td><td>Stamp Duty Land Tax</td><td></td><td></td><td>Category:</td><td>Commercial land</td><td></td><td></td><td></td><td></td><td></td></t<>	1.2	Stamp Duty Land Tax			Category:	Commercial land					
Total diff cognetion Column Disk column Disk column 24 Mondeal reflection 0.0000 35 Mondeal reflection 0.0000 36 Mondeal reflection 0.0000 37 Mondeal reflection 0.0000 38 Mondeal reflection 0.0000 39 Mondeal reflection 0.0000 30 Mondeal reflection 0.0000 31.1 Reflection 0.0000 32.2 Linear field (MA) 0.0000 1.0000 32.3 Mondeal reflection 0.0000 0.0000 0.0000 32.3 Mondeal reflection 0.0000 0.0000 0.0000 0.0000 33.4 Mondeal reflection 0.00000 0.0000 0.00000 </td <td>Total late lengation form Example Example 1 All conductions 220° mit former frage values 000° 0.000 0000° 0.000 000° 0.000</td> <td></td>	Total late lengation form Example Example 1 All conductions 220° mit former frage values 000° 0.000 0000° 0.000 000° 0.000											
Boolse of Note: Total product Note:	B Decision from Dot Dot <thdot< th=""> Dot Dot <thd< td=""><td>1.3</td><td></td><td></td><td></td><td></td><td>1.80%</td><td>on land costs</td><td></td><td></td><td></td><td>Jan-24 Mar-2</td></thd<></thdot<>	1.3					1.80%	on land costs				Jan-24 Mar-2
1 Extend Pointwals 13.20 m EV 13.20 m E	1 Grand Outwreak 1500 m G/W 673.000 H/W <			ts							£526,410	L
44 Afferdade cants 0.4507 Sec 20 0.27 100 Mail devokants 0.000 1.0000 1.000 1.000	4. Articida entry Num E4500 Articida entry Num E4500 Articida entry Num 1 National Section 1000 Not acids Size on Table products Table pro						2.54	001/			0540 705	
Total Decomposition Performance Performance </td <td>Trad Goolger Nation Produce State Pr</td> <td></td>	Trad Goolger Nation Produce State Pr											
Beckeysen Value Net durits Sector Total sign (print) (prin) (print) <th(prin)< th=""> <</th(prin)<>	B Development Value In of units Size top India size Constraints India size 1.1 Prote well (b) (b) (b) 0.00 2.20 17.502 (b) (b) (b) 10.00 10	2.4					2.5%	on AH transfer values				Dec-26 Jan-2
1.1 Protect mits Protect	1 Mode units for of units Size gan Total up	2.0									1999,734	
1.1.1 Betrament flag (NA) 42.00 60.00 2.50 64.018 120.05.100 120	1.1 Intervent fun (NA) 0.20 0.20 1.					Nr of units	Size cam	Total som	fnsm		Total Value	
1.1.1 bitscare files (NA) 0.00 7.20 0.00 <td< td=""><td>2.2 Exchance files (NA) 0.00 7.20 2.000 0.0000 0.000</td></td<> <td></td> <td></td> <td></td> <td>ŗ</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Nov-25 Dec-2</td>	2.2 Exchance files (NA) 0.00 7.20 2.000 0.0000 0.000				ŗ							Nov-25 Dec-2
43.6 2.30 7.2 <	41.0 Sold rest 100 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>2,520</td><td></td><td></td><td></td><td></td></td<>							2,520				
12.1scale for to can be the MA 2.2Ne during 2.3Take you 2.3Take you 2.3 </td <td>2 Social ref N of units Size app Tail Value Tail Value</td> <td>5.1.2</td> <td>Excludence hars (NIA)</td> <td></td> <td>L</td> <td></td> <td>/1.0</td> <td>2 520</td> <td>15,050</td> <td></td> <td>10</td> <td>100 25 000 2</td>	2 Social ref N of units Size app Tail Value	5.1.2	Excludence hars (NIA)		L		/1.0	2 520	15,050		10	100 25 000 2
1.2.1 Returner files [MA] $\overline{12.2}$ $\overline{00.2}$	1.1 Retronest files (NA) 100 101 100	3.2	Social rent				Size sam		£psm		Total Value	
2.3.2 Extractive first (NA) 0.00 7.0 1.20 0.00	2.2 Detrocare fils (NA) 100 710 1000 100 100 100 100 100	3.2.1			Ţ							Nov-25 Dec-2
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	A Modelse reft $\sqrt{2}$	3.2.2						-				
3.3Affordabe ref. for an arr fuel year in a fuel year <b< td=""><td>3 Alforable ref Net during Net during Tail spin <tht< td=""><td>i.</td><td></td><td></td><td>L</td><td></td><td>. 210</td><td>432</td><td></td><td></td><td></td><td></td></tht<></td></b<>	3 Alforable ref Net during Net during Tail spin Tail spin <tht< td=""><td>i.</td><td></td><td></td><td>L</td><td></td><td>. 210</td><td>432</td><td></td><td></td><td></td><td></td></tht<>	i.			L		. 210	432				
31.3.1 battermed files (NA) 2.72 40.0 47.23 50.2 10.23 10.25 </td <td>3.1 Retroment like (MA) 2.20 0.00 4.2 4.2.35 0.00 7.0 1.0 1.0 1.0.2.2 No.2.3 0.00 No.2.1 0.00 1.0 1.0 No.2.3 No.2.3<!--</td--><td>3.3</td><td>Affordable rent</td><td></td><td></td><td></td><td>Size sqm</td><td></td><td>£psm</td><td></td><td>Total Value</td><td>1</td></td>	3.1 Retroment like (MA) 2.20 0.00 4.2 4.2.35 0.00 7.0 1.0 1.0 1.0.2.2 No.2.3 0.00 No.2.1 0.00 1.0 1.0 No.2.3 No.2.3 </td <td>3.3</td> <td>Affordable rent</td> <td></td> <td></td> <td></td> <td>Size sqm</td> <td></td> <td>£psm</td> <td></td> <td>Total Value</td> <td>1</td>	3.3	Affordable rent				Size sqm		£psm		Total Value	1
3.3.2 For averal fails (MA) DOB 71.0 72.3 72.3 72.0 72.3 <t< td=""><td>3.3 Extract fair (MA) 0 0 10 12.23 0 0 10.23 0 0 10.23 0 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23</td><td>3.3.1</td><td>Retirement flats (NIA)</td><td></td><td>I</td><td></td><td></td><td></td><td></td><td></td><td></td><td>Nov-25 Dec-2</td></t<>	3.3 Extract fair (MA) 0 0 10 12.23 0 0 10.23 0 0 10.23 0 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23 0 10.23	3.3.1	Retirement flats (NIA)		I							Nov-25 Dec-2
7.24127.2422Nord utilts7.24227.2Heinenedits7.24237.2LineNord utilts3.69.02.102.12CoreDevelopment Value1.57.47.47.2CoreDevelopment Value1.57.47.47.4AllMetric and the field of t	1 1/2 42 Harmediate Total Vive Total Vive 4.1 Heterement files (MA) 2.00 2.10	3.3.2						-				
14.1 betrement fass (NA) 3.50 6.00 7.23 5.352 C723.96	4.1 Retromet flus (NA) 3.0 50.0 21.2 6.2.3.2				•			432				
14.2 Encase fiels [NI/A] 0.00 7.20 - 0.541 (16) No-25 0.00 1.1 Overspect Costs 0.00 7.21 - 0.00 0.00 7.22 0.00 No-25 0.00 1.1.1 Private units 0.000 0.00	4.2 Extracer flats (MA) 0.00 7.0 3.5.41 (f) Nev-25 Rec.2 Rec.2 6 orsis Development Value 0	3.4	Intermediate				Size sqm		£psm			L
Gross Development Value 3.6 7.16 0 Development Costs 1 1.1 Asia Cost 1 1.1.1 March Sch Stat 1 1.1.1 Asia Cost 1 1.1.1 Advector Stat 1 1.1.1 Arring Set Cost 1 1 1.2.1 Mark Set Cost 1	Gross Development Value 1.6 276 History 0 Berelspreent Costs Fill	3.4.1			ļ	3.60	60.0		£3,352			
Great Development Value E144 65128 Function Fun	Gross Development Vale E14.6612.00 0 Development Costs Fill 11 Private units 6.001 on GAG OV Fill	3.4.2	Extracare flats (NIA)		ļ		71.0	-	£3,541		£0	Nov-25 Dec-2
10.0 Development Costs 1.1.1 Private units 6.000 on OM 60V 673240 Nev25 De2 1.1.1 Private units 6.000 and/or costs 670240 Nev25 De2 1.2 Andro costs 6700 1000 Figure 1 670240 Nev25 De2 1.2 Build Costs 1000 1000 -0 1010 -0 1012 Figure 1 Figure	Development Cots Filter 1.1 Bird Cots 6.001 or 00 GOV f723.841 Nov-23 0c2 1.3 Affordable inits 1.000 Birdbable housing f723.841 Nov-23 0c2 1.3 Affordable inits 1.000 Birdbable housing f723.841 Nov-23 0c2 2 Private units Novel of the second of the s					3.6		216				
1.1 Sile: Cost	Sele: Cost										£14,651,280	
1.1.1 Mroitabe units 6.000 on ON GOV 727.3481 Broizable Cost Total Sales Costs 700.230 700.23	1.1 Private units 6.00 on ON GOV 27.3346 Nor-23 0.62 1.3 Affordable nuits 6.00 fordable housing 70.00 6.00 70.00	4.0										
1.1.3. Affordable units [650] affordable housing [670] [800] [8002] [8002] 1.2.1 Nuite units 10 of units Size sign Total dogs [500] [800] [800] <t< td=""><td>1.3.1 Affordable units (6.00) (8.0</td><td>4.1</td><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td><u> </u></td></t<>	1.3.1 Affordable units (6.00) (8.0	4.1						-				<u> </u>
Tatal Sales Cots. PT22.946 12.1 Private units Nor of units Size sgm Total agm Egm Total agm Tota	Total Sales Costs Final Soles Costs Final Soles Costs 2.1 Private units It ord units Total sign Egam Total Sole 2.1 Retirement flats (SA) 42 80.0 3.3.80 £1.663 £5.50.424 Jan.24 2.1.2 Extracer flats (SA) 42 80.0 7.52.43 Jan.24 Jan.2	4.1.1										
12.1 Public Costs Nord units Nord units Size spin Total spin Egron	Build Cost. Nord units Nord units Nord units Size sign Total sign Eggs Total sign Total sign <td>4.1.3</td> <td></td> <td></td> <td></td> <td></td> <td>£500</td> <td>affordable housing</td> <td></td> <td></td> <td></td> <td>Nov-25 Dec-2</td>	4.1.3					£500	affordable housing				Nov-25 Dec-2
1.2.1.1.8 Private units N of units Size som Total som Espent Total som Espent 2.1.2.1.8 Extracer fats (GA) 42 30.0 3.300 100.0	2.1 Private units Nor of units Size sgm Total sgm Eggm Total sgm Eggm Eggm Fight Eggm Eggm Eiggm E										£732,946	L
12.1.1 Retirement flas (GA) 42 80.0 3.360 £1.685 £5.064,801 Apr24 Jun2 12.2 Affordabe units 10 0.050 - £1.731 Contact flas (GA) Apr24 Jun2 12.2 Affordabe units Nr of units Size and Tuta sign £1.731 Contact flas (GA) Apr24 Jun2 Apr24 </td <td>2.1.1 Retirement flus (GA) 42 80.0 3.360 £1.681 E5.604.483 Apr-24 Jun-24 2.2 Affordabe units 9 0.103.0 - £1.731 E7.401.920 2.1 Britsment flus (GA) 18 80.0 1.440 £1.731 E7.401.920 Apr-24 Jun-24 2.1 britsment flus (GA) 18 80.0 1.440 £1.731 E7.401.920 Apr-24 Jun-24 2.1 britsment flus (GA) 18 80.0 1.440 E1.733 Apr-24 Jun-24 <</td> <td></td>	2.1.1 Retirement flus (GA) 42 80.0 3.360 £1.681 E5.604.483 Apr-24 Jun-24 2.2 Affordabe units 9 0.103.0 - £1.731 E7.401.920 2.1 Britsment flus (GA) 18 80.0 1.440 £1.731 E7.401.920 Apr-24 Jun-24 2.1 britsment flus (GA) 18 80.0 1.440 £1.731 E7.401.920 Apr-24 Jun-24 2.1 britsment flus (GA) 18 80.0 1.440 E1.733 Apr-24 Jun-24 <											
12.1.2 Extraorer flats (GA) 0 3000 6.2,731 6.0 Apr24 Janc24 12.2 Affordable units Nr of units Size sigm Total sigm Fpin Total cost 12.2.1 Retirement flats (GA) 18 8.00 1.440 ft.568 EX.0320 Apr24 Janc24 Janc24<	2.1.2 Extracer futs (GA) 0 109.0 - ft/713 0 pr2.4 Jan.24 2.3 Mfordable units Nr of units Size sgm Total sgm prom Total Cost 2.1 Mfordable units Nr of units Size sgm Total sgm prom Total Cost 2.2.1 Mfordable units Nr of units Size sgm Total sgm fgm fg				1							
42 3.360 Fundament flas (GA) Total Cost 12.2.1 Retrement flas (GA) 18 80.0 1.440 EL,0.68 12.2.2 Braze flas (GA) 0 0.80.0 - EL,7.33 13 14 0 13.0 1.440 EL,7.33 14.3 Gargas 1.140 Fundament flas (GA) 6.0 12.3 Gargas 1.140 2.24 Ecos EL,7.33 13.3 18 2.24 Ecos Ecos Ecos 13.1 Ecos 10% entro over on build cost for flass. Ecos	42 3.30 Total Cost 2.2.1 Microbabe units Nr of units Size say Total Size say Total Cost 2.2.2 Extracement flats (GA) 0 0.50.0 - 47.731 0 Apr.24 Jun.24 2.3.2 Extrace flats (GA) 0 1.50.0 - 47.731 0 Apr.24 Jun.24 2.3 Garages 1.3 1.8 2.34 F500 F1.171.180 Apr.24 Jun.24 3.1 Extra-Over Construction Costs F61 F61 Apr.24 Jun.24 Jun.2							3,360				
1.2.1 Affordabe units Iv of units Size sign Total sign Egs Total sign	2.2 Affordable units Nr of units Size sum Total sum Epsm Total cost Prof 24 Jun-2 2.2.1 Extracer flats (GA) 0 10.0 - 6.1,733 6.0 Apr-24 Jun-2 2.2.2 Extracer flats (GA) 0 10.0 - 6.1,733 6.0 Apr-24 Jun-2 2.3 Garages 13 18 2.14 Apr-24 Jun-2 Apr-24 Jun-2 7 Total Build Costs 60 60 68,325.80 Apr-24 Jun-2 3 Ext-Cover Construction Cost 61 61,000 Apr-24 Jun-2 Apr-24 Jun-2 3.1 Extensity for flats 600,000 70,000 Apr-24 Jun-2 Apr-24 Jun-2 3.1 Extensity for flats 600,000 70,000 Apr-24 Jun-2 Apr-24 Jun-2 3.1 Extensity for flats 600,000 Apr-24 Jun-2 Apr-24 Jun-2 Apr-24 Jun-2 3.1 Extensity for flats 600,000 Apr-24 Jun-2 Apr-24 Jun-2 Apr-24 Jun-2 3.1 Extensity for flats 600,000 Apr-24 Jun-2 Apr-24 Jun-2 Apr-24 Jun-2 3.	4.2.1.2	Extracare flats (GIA)		I		109.0	-	£1,/31		£0	Apr-24 Jun-2
12.2.1 Retirement flats (GA) 18 80.0 1.440 (E.1.668) (E.2.0.20) Apr-24 Jar-24 Jar-24 <t< td=""><td>2.2.1 Retirement fits (GA) 18 80.0 1.440 E1.068 E2.01.920 Apr.24 Jac.24 2.2.2 Extracter fits (GA) 0 10.00 - E1.068 E2.01.920 Apr.24 Jac.24 Jac</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>T . 10 .</td><td></td></t<>	2.2.1 Retirement fits (GA) 18 80.0 1.440 E1.068 E2.01.920 Apr.24 Jac.24 2.2.2 Extracter fits (GA) 0 10.00 - E1.068 E2.01.920 Apr.24 Jac.24 Jac										T . 10 .	
12.2.2 Extracre flats (GiA) 0 109.0 1,723.1 (m) 0 Apr:24 Jun-24 Nr of units Size sum Total sum Epsm Total sum T	Description 0 100.0 (1.733) (1.6) p. or 24 Jun.2 2.2.2 Extracer flats (GiA) 0 100.0 (1.733) (1.6) (1.733) (1.6) (1.733)				,							Arr 24 1 4 2
18 1,40 Ford 12.3 Garages 13 13 234 6500 6117,180 Apr 24 Jun-24 13.1 Extra-Over Construction Costs 60 58,123,580 701 Apr 24 Jun-24 13.1 Extra-Over Construction Costs 61,173,180 Apr 24, Jun-27 Apr 24, Jun-27 13.1.2 Extra-Over Construction Costs 61,173,180 Apr 24, Jun-27 Apr 24, Jun-27 13.1.2 Extra-Over Construction Costs 65,000 per unit 61,002,381 Apr 24, Jun-27 13.3 Site opening costs 66,500 per unit 61,002,381 Apr 24, Jun-27 14.1 Professional Fees 81(0 on build costs (incl: externals) 671,462,731, Jun-24, Jun-27 15.1 Contingency 48(0 on build costs (incl: externals) 627,4432, Jun-24, Jun-24, Jun-24 15.1 Contingency 48(0 on build costs (incl: externals) 617,4423, Jun-24 15.1 Contingency 48(0 on build costs (incl: externals) 617,4423, Jun-24 15.2 Contingency 60 Apr 24, Jun-24 Jun-24 J	18 1,44 rel No of units Size sam Total sgm Egsm Total Suid Costs Total Build Costs 60 61/23 61/23 61/23 31.1 Extensits (for house) 10% extre over on build cost for houses 61/12/180 Apr24 Jun-2 3.2 Extensits (for flats) 10% extre over on build cost for flats 60/04 Apr24 Jun-2 3.3 Site opening costs 60/04 65/02/04 Apr24 Jun-2 3.3 Site opening costs 60/04 Apr24 Jun-2 Apr24 Jun-2 4 Professional Fees 61/12/180 Apr24 Jun-2 Apr24 Jun-2 4 Professional Fees 61/12/180 61/12/180 Apr24 Jun-2 5 Contingency 4% on build costs (incl: externals) 61/12/180 Apr24 Jun-2 6 Other Planning Obligations 61/12/180 Apr24 Jun-2 Apr24 Jun-2 6.11 Cat 3 (h) Eff oper aprice bases of flats 61/12/180 Apr24 Jun-2 6.12 Cat 3 (h) Eff oper market house 61/04/180 Apr24							1,440				
Nr of units Size sam Total sam Epsim Total cost Total Build Costs 60 234 5500 6117.130 Apr:74 June 2 13.1 Externals (for flouses) 10% exter-over on build cost for houses 6117.131 Apr:74 June 2 13.1.1 Externals (for flouses) 10% exter-over on build cost for houses 6117.130 Apr:74 June 2 13.2 Externals (for flouses) 6100 per over on build cost for flats 6200 Apr:74 June 2 13.2 Site abnormals (remediation/demoiltion) 100 per net ha 6200 Apr:74 June 2 6200 Apr:74 June 2 13.3 Site abnormals (remediation/demoiltion) 60 per onthe 6132.300 3m-24 June 2 14.1 Professional Fees 60 obuild costs (incl: externals) 6734.3751 June 24 June 2 15.1 Contingency 4% on build costs (incl: externals) 6237.4851 June 24 June 2 16.1.2 Cat 3 (A) 610 per market flat 610 Apr:24 June 2 Apr:24 June 2 16.1.3 Cat 3 (A) 610 per market flat 610 Apr:24 June 2 Apr:24 June 2	Nord units Size sam Total sam Epsin Total Cost Fit J23 A Exco Fit J23 A Apr24 Jun-2 3 Extra Over Construction Costs 60 6	4.2.2.2	EXtracare riats (GIA)		l		109.0	1 440	£1,751		EU	Apr-24 Jun-2
12.3 Garges 13 13 23.4 £500 £11.7180 Apr:4 Jun-24 13.1 Extra-Over Construction Costs 60	2.3 Garages 13 18 234 £500 £117.180 Apr/24 Jun-24 Total build cots 60 58,122.580						Sizo com		fnem		Total Cost	
Total Build Costs 60 93,232,880 13. Extransk (for houses) 10% extra-over on build cost for houses f.11,128 Acr-24 Jun-24	Total Build Costs 60 61 8 Extra-Over Construction Costs 10% extra-over on build cost for flats 611.218 31.1 Externals (for houses) 611.218 407.42 32.2 Externals (for houses) 611.218 407.42 32.3 Site abnormals (remediation/demolition) 610 610.20 32.3 Site abnormals (remediation/demolition) 610 610.20 32.4 Extra-Over Construction Costs 610.20 610.20 41.1 Professional Fees 816.00 611.202.358 41.1 Professional Fees 816.00 611.202.358 42.1 Professional Fees 816.00 611.202.358 43.1 Contingency 611.202.358 611.202.358 43.1 Contingency 613.74.31 1an-24 53.1 Contingency 613.20 613.20 51.2 Cat 3 (A) 610 per market house 610 51.2 Cat 3 (A) 610 per market house 610 51.2 Cat 3 (A) 610 per market house 610 52.2 Cat 3 (B) 610 per flortable house 610 52.4 Cat 3 (B) 610 per flortable house 610 52.4 Cat 3 (B) 610 per	122	Caragos		r							Apr 24 Jun 2
13.1 Extra-over construction costs	a) Extra-Over Construction Costs	7.2.3					18	234	£300			
13.1.1 Externals (for houses) 10% extra-over on build cost for houses. 11.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	31.1 Externals (for houses) E11.718 Apr-24 Jun-24 Jun-24 <t< td=""><td>4.3</td><td></td><td>Costs</td><td></td><td>30</td><td></td><td></td><td></td><td></td><td>20,220,000</td><td>l</td></t<>	4.3		Costs		30					20,220,000	l
13.1.2 Externals (or flats) 10% extra-over on bulk cost for flats. 620.640 Apr-24 Lin2.3 31.2 Site opening costs 620.640 Fitz-over on bulk cost for flats. 620.640 Fitz-24 Lin2.3 Lin2.3 Fitz opening costs 630.000 Lin2.34 Marc2 Lin2.34 Marc2 13.3 Site opening costs 610 Lin2.34 Marc2 Lin2.34 Marc2 13.4 Professional fees 610 no build costs (incl: externals) 611.402.75 Lin2.34 Lin2.34 15.1 Contingency 4% on build costs (incl: externals) 6357.438 Lin2.34 Lin2.34 Lin2.34 16.1.1 Cat 3 (A) <u>610</u> per market flats 610 Apr-24 Lin2.34 Lin2.34 </td <td>3.1.2 Externals (or flats) 10% extra-over on build costs of flats. 6800.640 Apr-24 Jun-24 Mar-24 Jun-24 Jun-24<</td> <td>4.3.1.1</td> <td></td> <td></td> <td></td> <td></td> <td>10%</td> <td>extra-over on build cost</td> <td>for houses</td> <td></td> <td>£11.718</td> <td>Apr-24 Jun-2</td>	3.1.2 Externals (or flats) 10% extra-over on build costs of flats. 6800.640 Apr-24 Jun-24 Mar-24 Jun-24 Jun-24<	4.3.1.1					10%	extra-over on build cost	for houses		£11.718	Apr-24 Jun-2
3.2 Site ahormals (remediation/demolition) fill open ret ha fill open ret ha 3.3 Site apone provide fill open ret ha	3.2 Site abnormals (remediation/demolition) ED Im-24 Mar.2 Jan.24	4.3.1.2										
13.3 Site opening costs £5,000 per unit £300,000 Jan-24 Mar-2 14.4 Professional Fees £1,202,358 4 4 14.1 Professional Fees £714,875 Jan-24	3.3 Site opening costs £6,500 per unit £1,202,358 4 4 Professional Fees 8% on build costs (incl: externals) £1,402,358 - 4.1 Professional Fees 8% on build costs (incl: externals) £714,875 Jan-24 Jan-24 <td< td=""><td>4.3.2</td><td></td><td>on/demolition</td><td>1)</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	4.3.2		on/demolition	1)							
Total Extra-Over Construction Costs Fil. 202,388 Image: Construction Costs 44 Professional Fees 8% on build costs (incl: externals) £714,875 Jan-24	Total Extra-Over Construction Costs F1,202,358 41 Professional Fees 8% on build costs (incl: externals) £714,875 jan-24	4.3.3										
L4.1 Professional Fees 8% on build costs (incl: externals) Fit Jan 24 Jun 24	4 Professional Fees 8% on build costs (incl: externals) £714.875 jan-24 jan-24 <t< td=""><td></td><td></td><td>tion Costs</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>			tion Costs								
A4.1 Porfessional Fees 8% on build costs (incl: externals) 6714.873 an-24 Jun-24 Total Professional Fees 6714.873 an-24 Jun-24 Jun-24 So Contingency 637.483 lan-24 Jun-24 Jun-24 Jun-24 Total Contingency 637.483 lan-24 Jun-24 Jun-24 Jun-24 Jun-24 Jun-24 Total Contingency 637.483 lan-24 Jun-24	4.1 Professional Fees E714.875 Jan-24 Jun-24 S Contingency E714.875 Jan-24 Jun-24 Total Professional Fees E714.875 Jan-24 Jun-24 Jun-24 S Contingency E357.438 Jan-24 Jun-24	4.4										
Total Professional Fees £714,875 F714,875 5.5 Contingency 4% on build costs (incl: externals) £137,438 Jan-24	Total Professional Fees £714,872 E 5 Contingency 4% on build costs (incl: externals) £337,438 Ian-24 Jun-2 5.1 Contingency £357,438 E Ian-24 Jun-2 6 Other Planning Obligations E E E Ian-24 Jun-2 6.1.1 Cat 3 (A) E0 per market house E0 Apr-24 Jun-2 6.1.2 Cat 3 (A) E0 per market house E0 Apr-24 Jun-2 6.1.3 Cat 3 (A) E0 per affordable house E0 Apr-24 Jun-2 6.2 Electric charging points E1000 per unit (100% of houses; 50% of flats) E30,000 Apr-24 Jun-2 6.3.1 Policy C1, C2 & C3 E10,000 per unit (100% of houses; 50% of flats) E0 Apr-24 Jun-2 6.4 Policy C2, C2 & C3 E10,000 per unit E74,000 Apr-24 Jun-2 6.4 Policy G12 Stenshall SAC E10,000 Apr-24 Jun-2 Apr-24 <td>4.4.1</td> <td></td> <td></td> <td></td> <td></td> <td>8%</td> <td>on build costs (incl: exter</td> <td>rnals)</td> <td></td> <td>£714,875</td> <td>Jan-24 Jun-2</td>	4.4.1					8%	on build costs (incl: exter	rnals)		£714,875	Jan-24 Jun-2
1.5 Contingency 4% on build costs (incl: externals) E357,438 Jan-24 Jun-24 15.1 Contingency E357,438 Jan-24 Jun-24 Jun-24 <t< td=""><td>S Contingency 4% on build costs (incl: externals) E357,438 Jun-24 Total Contingency 6 Other Planning Obligations 6 Apr-24 Jun-24 Jun-24 6 Other Planning Obligations 60 Apr-24 Jun-24 Jun-24 6.1.1 Cat 3 (A) 60 per market flat 60 Apr-24 Jun-24 6.1.2 Cat 3 (A) 60 per affordable house 60 Apr-24 Jun-24 6.1.4 Cat 3 (B) 60 per affordable flat 60 Apr-24 Jun-24 6.1.2 Cat 3 (B) 60 per affordable flat 60 Apr-24 Jun-24 6.1.4 Cat 3 (B) 61 61.4 Cat 3 (B) Apr-24 Jun-24 6.2 Electric charging points 61.4 Policy CC1, CC2 & CC3 61.00 Per 14t 61.00 Apr-24 Jun-24 Jun-2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>· · ·</td></t<>	S Contingency 4% on build costs (incl: externals) E357,438 Jun-24 Total Contingency 6 Other Planning Obligations 6 Apr-24 Jun-24 Jun-24 6 Other Planning Obligations 60 Apr-24 Jun-24 Jun-24 6.1.1 Cat 3 (A) 60 per market flat 60 Apr-24 Jun-24 6.1.2 Cat 3 (A) 60 per affordable house 60 Apr-24 Jun-24 6.1.4 Cat 3 (B) 60 per affordable flat 60 Apr-24 Jun-24 6.1.2 Cat 3 (B) 60 per affordable flat 60 Apr-24 Jun-24 6.1.4 Cat 3 (B) 61 61.4 Cat 3 (B) Apr-24 Jun-24 6.2 Electric charging points 61.4 Policy CC1, CC2 & CC3 61.00 Per 14t 61.00 Apr-24 Jun-24 Jun-2											· · ·
15.1 Contingency E357.438 jan-24 jan-24 </td <td>5.1 Contingency 4% on build costs (incl: externals) € 357,438 Jan-24 <</td> <td>4.5</td> <td></td>	5.1 Contingency 4% on build costs (incl: externals) € 357,438 Jan-24 <	4.5										
L6 Other Planning Obligations Image: Constraint of the planning obligations 4.6.1.1 Cat 3 (A) E0 per market flat E0 Apr-24 Jun-2 4.6.1.3 Cat 3 (A) E0 per market flat E0 Apr-24 Jun-2 4.6.1.3 Cat 3 (B) E0 per market flat E0 Apr-24 Jun-2 4.6.1.3 Cat 3 (B) E1 per affordable house E0 Apr-24 Jun-2 4.6.2 Electric charging points E1 per affordable flat E0 Apr-24 Jun-2 4.6.3 Policy C1, C2 & C3 E1 poon per unit (100% of houses; 50% of flats) E30,000 Apr-24 Jun-2 4.6.3.2 Policy C1, C2 & C3 E1 poon per lat E540,000 Apr-24 Jun-2 4.6.4 Policy C1, C2 & C3 E1 poon per lat E12,000 per numt E12,720 Apr-24 Jun-2 4.6.5.2 Policy G12 Biodiversity Net Gain E12,212 per unit E12,000 Jone Pr lat E12,000 Apr-24 Jun-2 4.6.5.1 Policy G12 Stenshall SAC E1500,000 per pitch E0 Apr-24 Jun-2 Apr-24 Jun-2 4.6.5.2 Policy H3 cystenshall SAC E13,000 Jone Policy H3 cystenshall SAC E13,000 Jone Jan-24 Jun-2 5.1.0 Policy G12 Sten	6 Other Planning Obligations E0 per market house E0 Apr-24 Jun-2 6.1.1 Cat 3 (A) E0 per market flat E0 Apr-24 Jun-2 6.1.3 Cat 3 (A) E0 per market flat E0 Apr-24 Jun-2 6.1.4 Cat 3 (B) E0 per affordable house E0 Apr-24 Jun-2 6.2 Electric charging points E1,000 per unit (100% of houses; 50% of flats) £30,000 Apr-24 Jun-2 6.2.1 Policy CL, C2 & CC3 E150,000 per house E0 Apr-24 Jun-2 6.3.2 Policy CL, C2 & CC3 E150,000 per house E0 Apr-24 Jun-2 6.4 Policy CL2, C2 & CC3 E1,000 per house E0 Apr-24 Jun-2 6.4 Policy CL3, CC3 & CC3 E1,000 per house E1 Apr-24 Jun-2 6.5.1 Policy GL3 Stenshall SAC E150,000 per house E1 Apr-24 Jun-2 6.5 Policy HS (spasy and Traveller sites E150,000 per pitch E0 Apr-24	4.5.1	Contingency				4%	on build costs (incl: exter	rnals)		£357,438	Jan-24 Jun-2
16.1.1 Cat 3 (A) ÉD per market house ÉD Apr-24 Jun-2 16.1.2 Cat 3 (A) ÉD per market flat ÉD Apr-24 Jun-2 16.1.3 Cat 3 (B) ED per affordable house ED Apr-24 Jun-2 16.1.4 Cat 3 (B) ED per affordable house ED Apr-24 Jun-2 16.1.4 Cat 3 (B) ED per affordable house ED Apr-24 Jun-2 16.1.4 Cat 3 (B) ED per affordable flat ED Apr-24 Jun-2 16.2 Electric charging points ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.3.1 Policy C1, C2 & CC3 ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.3.2 Policy C1, C2 & CC3 ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.3.2 Policy C1, C2 & CC3 ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.3.2 Policy G12 Stenshall SAC ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.5.1 Policy G12 Stenshall SAC ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.5.2 Policy G12 Stenshall SAC ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.5.1 Policy G12 Stenshall SAC ED (D Apr-24 Jun-2 Apr-24 Jun-2 16.5.2 Policy G12 Stenshall SAC ED (D Apr-24 Jun-2 </td <td>6.1.1 Cat 3 (A) ÉD per market house ÉD per market flat ÉD per market flat ÉD per market flat ED per affordable house ED per affordable house ED per affordable house ED per affordable flat ED per unit ED per unit ED per unit ED per affordable flat ED per affordable flat ED</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£357,438</td> <td></td>	6.1.1 Cat 3 (A) ÉD per market house ÉD per market flat ÉD per market flat ÉD per market flat ED per affordable house ED per affordable house ED per affordable house ED per affordable flat ED per unit ED per unit ED per unit ED per affordable flat ED per affordable flat ED										£357,438	
1.6.1.2 Cat 3 (A) fD per market flat fD Apr-24 Jun-24 1.6.1.3 Cat 3 (B) fD per affordable house fD Apr-24 Jun-24 1.6.2 Electric charging points fD per affordable flat fD Apr-24 Jun-24 1.6.2 Electric charging points fEI 000 per affordable flat fEO Apr-24 Jun-24 1.6.3.1 Policy CG1, CZ & CG 3 fEI 0000 per affordable flat fEO Apr-24 Jun-24 1.6.3.2 Policy CG1, CZ & CG 3 fEI 0000 per affordable flat fEO Apr-24 Jun-24 1.6.3.1 Policy CG1, CZ & CG 3 fEI 0000 per affordable flat fEO Apr-24 Jun-24 1.6.4 Policy G12 Biodiversity Net Gain fEI 1,212 per unit fEO Apr-24 Jun-24 1.6.5.1 Policy G12 Stenshall SAC fEI 0000 SAC per flat fEO Apr-24 Jun-24 1.6.5 Policy G12 Stenshall SAC fEI 00000 per pitch fEI Apr-24 Jun-24 1.7.1 SIO6 Total Developer Contribu	6.1.2 Cat 3 (Å) ED per affordable house ED Apr-24 Jun-2 6.1.3 Cat 3 (B) ED per affordable house ED Apr-24 Jun-2 6.2 Electric charging points ED per affordable house ED Apr-24 Jun-2 6.2 Electric charging points ED per affordable house ED Apr-24 Jun-2 6.3.1 Policy C1, CC & CC 3 CT ED per affordable house ED Apr-24 Jun-2 6.3.2 Policy C1, CC & CC 3 ED per house ED Apr-24 Jun-2 6.4 Policy C1, CC & CC 3 CS CO 3 ED Apr-24 Jun-2 6.4 Policy C12 Biodiversity Net Gain E1,212 per unit ET Apr-24 Jun-2 6.5.1 Policy G12 Stenshall SAC ED ED Apr-24 Jun-2 6.5.2 Policy G12 Stenshall SAC ED Apr-24 Jun-2 6.6 Policy G12 Stenshall SAC ED Apr-24 Jun-2 7.1 S106 ED Apr-24 Jun-2	4.6		IS								L
4.6.13 Cat 3 (B) f0 per affordable house f0 per affordable house f0 per affordable house f0 per 4 jun-24 j	6.1.3 Cat 3 (B) E0 per affordable house E0 Apr-24 Jun-2 6.1.4 Cat 3 (B) E0 per affordable flat E0 Apr-24 Jun-2 6.2. Electric charging points £1,000 per unit (100% of houses; 50% of flats) £3,000 Apr-24 Jun-2 6.3.1 Policy CC1, CC2 & CC3 £15,000 per unit (100% of houses; 50% of flats) £6,000 Apr-24 Jun-2 6.3.2 Policy C1, CC2 & CC3 £15,000 per lat £540,000 Apr-24 Jun-2 6.3.2 Policy G12 Biodiversity Net Gain £12,020 per lat £72,200 Apr-24 Jun-2 6.5.2 Policy G12 Stenshall SAC £13,000 SAC per house £0 Apr-24 Jun-2 6.5.2 Policy G12 Stenshall SAC £15,000 per pitch £0 Apr-24 Jun-2 6.6 Policy G12 Stenshall SAC £150,000 per pitch £0 Apr-24 Jun-2 7.1 S106 £12,052,000 Jun-24 Jun-24 Jun-2 Jun-24 Jun-24 Jun-24 Jun-24 Jun-24 Jun-24	4.6.1.1										
4.6.1.4 Cat 3 (B) ED per affordable flat ED Apr-24 un-24 4.6.2 Electric charging points E1,000 per unit (10% of houses; 50% of flats) E30,000 Apr-24 un-24 4.6.3.1 Policy CC1, CC2 & CC3 E15,000 per list E540,000 Apr-24 un-24 4.6.3.2 Policy C1, CC2 & CC3 E59,000 per flat E540,000 Apr-24 un-24 4.6.3.1 Policy G12 Biodiversity Net Gain E1,212 per unit E72,720 Apr-24 un-24 4.6.5.1 Policy G12 Biodiversity Net Gain E1,212 per unit E30,000 Apr-24 un-24 4.6.5.2 Policy G12 Biodiversity Net Gain E1,202 E30,000 Apr-24 un-24 4.6.5.2 Policy G12 Stenshall SAC E30,000 per pitch E30,000 Apr-24 un-24 4.6.5.1 Policy G12 Stenshall SAC E10,000 per unit E30,000 Apr-24 un-24 4.6.5 Policy G12 Stenshall SAC E10,000 per unit E30,000 Apr-24 un-24 4.7.1 S106 E42,000 <	6.1.4 Cat 3 (B) E0 per affordable flat E0 Apr-24 Jun-2 6.2 Electric charging points £10,000 per unit (100% of houses, 50% of flats) £30,000 Apr-24 Jun-2 6.3.1 Policy CC1, CC2 & CC3 £15,000 per houses, 50% of flats) £30,000 Apr-24 Jun-2 6.3.2 Policy CC1, CC2 & CC3 £19,000 per flat £54,000 Apr-24 Jun-2 6.3.1 Policy C1, CC2 & CC3 £19,000 per flat £72,720 Apr-24 Jun-2 6.3.2 Policy G12 Biodiversity Net Gain £12,010 SAC per house £0 Apr-24 Jun-2 6.5.1 Policy G12 Stenshall SAC £150,000 SAC per flat £30,000 Apr-24 Jun-2 6.5.2 Policy G12 Stenshall SAC £150,000 per jtch £0 Apr-24 Jun-2 6.6 Policy G12 Stenshall SAC £10,000 per jtch £10 £0 Apr-24 Jun-2 7.1 S106 £10,000 per jtch £12,055,916 £13,582,000 0 TOTAL INCOME TOALS	4.6.1.2										
4.6.2 Electric charging points £1,000 per unit (100% of houses; 50% of flats) £30,000 Apr-24 Jun-24 4.6.3.1 Policy CC1, CC2 & CC3 £50,000 per house £60,000 Apr-24 Jun-24 4.6.3.2 Policy CC1, CC2 & CC3 £50,000 per house £65,000 Apr-24 Jun-24 4.6.4 Policy C12 & Sc13 £61,000 SAC per house £62,000 Apr-24 Jun-24 4.6.5.1 Policy G12 & Stenshall SAC £10,000 SAC per house £60,000 Apr-24 Jun-24 4.6.5.2 Policy G12 & Stenshall SAC £10,000 SAC per flat £63,000 Apr-24 Jun-24 4.6.6 Policy G12 & Stenshall SAC £10,000 per runt £25,000 Jan-24 Jun-24 4.6.6 Policy G12 & Stenshall SAC £10,000 per runt £25,000 Jan-24 Jun-24 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £4,000 per unit £12,055,916 E12,055,916 E12,055,916 E12,055,916 E14,069,220 E14,069,220 E14,069,220 E14,069,220 E14,069,220 E14,069,220 E14,651,280	6.2. Electric charging points £1,000 per unit (100% of houses; 50% of flats) £30,000 Apr-24 Jun-2 6.3.1 Policy CL, CZ & CC3 £15,000 per flats £0 Apr-24 Jun-2 6.4. Policy CL, CZ & CC3 £10,000 per flat £50,000 Apr-24 Jun-2 6.4 Policy G12 Biodiversity Net Gain £1,212 per unit £72,720 Apr-24 Jun-2 6.5.1 Policy G12 Stenshall SAC £10,000 SAC per house £0 Apr-24 Jun-2 6.5.2 Policy G12 Stenshall SAC £10,000 SAC per house £00 Apr-24 Jun-2 6.6 Policy G12 Stenshall SAC £10,000 SAC per flat £30,000 Apr-24 Jun-2 7.1 S106 £10,000 per pitch £10 Apr-24 Jun-2 7.1 S106 £12,055,916 £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,069,220 </td <td>4.6.1.3</td> <td></td>	4.6.1.3										
4.6.3.1 Policy CCL, CC2 & CC3 £15,000 per house £000 Apr-24 un-24 4.6.3.2 Policy CCL, CC2 & CC3 £9,000 per flat £90,000 per flat Apr-24 un-24 4.6.3.2 Policy CCL, CC2 & CC3 £9,000 per flat £90,000 per flat Apr-24 un-24 4.6.5.1 Policy G12 Stenshall SAC £1,000 SAC per house £0 Apr-24 un-24 4.6.5.2 Policy G12 Stenshall SAC £1,000 SAC per house £0 Apr-24 un-24 4.6.5.2 Policy G12 Stenshall SAC £1000 SAC per house £0 Apr-24 un-24 4.6.5.2 Policy G12 Stenshall SAC £1000 SAC per house £0 Apr-24 un-24 4.6.5.1 Policy G12 Stenshall SAC £1000 per flat £1000 Apr-24 un-24 4.6.5.2 Policy G12 Stenshall SAC £1000 per flat £1000 Apr-24 un-24 4.6.5.1 Policy G12 Steps and Traveller sites £150,000 per lut £252,000 Jan-24 Jan-24 5.0 TOTAL DEVEL	6.3.1 Policy CC1, CC2 & CC3 £15,000 per house £0 Apr-24 Jun-2 6.3.2 Policy CC1, CC2 & CC3 £19,000 per filat £540,000 Apr-24 Jun-2 6.4 Policy C1, CC2 & CC3 £19,000 per filat £72,720 Apr-24 Jun-2 6.5.1 Policy G12 Steinshall SAC £1,000 SAC per house £0 Apr-24 Jun-2 6.5.1 Policy G12 Steinshall SAC £1,000 SAC per flat £30,000 Apr-24 Jun-2 6.5.2 Policy G12 Steinshall SAC £10,000 per pitch £0 Apr-24 Jun-2 6.6 Policy HS Gypsy and Traveller sites £150,000 per pitch £0 Apr-24 Jun-2 7.1 S106 £4,200 per unit £12,551,66 40-2 40-2 0 TOTAL DEVELOPMENT COSTS £12,055,916 £12,055,916 £12,055,916 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 51,069,220 <td< td=""><td>4.6.1.4</td><td></td><td></td><td></td><td></td><td></td><td></td><td>500/ 6/2</td><td></td><td></td><td></td></td<>	4.6.1.4							500/ 6/2			
4.6.3.2 Policy CC1, CC2 & CC3 E59,000 per flat E540,000 Apr-24 Jun-24 4.6.4 Policy G12 Biodiversity Net Gain E1,212 per unit E77,720 Apr-24 Jun-24 4.6.5.1 Policy G12 Biodiversity Net Gain E1,212 per unit E77,720 Apr-24 Jun-24 4.6.5.2 Policy G12 Stenshall SAC E500 SAC per flat E30,000 Apr-24 Jun-24 4.6.6 Policy G12 Stenshall SAC E150,000 per pitch E00 Apr-24 Jun-24 4.6.6 Policy H5 Gypsy and Traveller sites E150,000 per pitch E00 Apr-24 Jun-24 4.7.1 S106 E4,200 per unit E92,700 Jan-24 Mar-2 5.0 Total Developer Contributions E92,720 E12,055,916 E12,055,916 E12,055,916 E12,055,916 E12,055,916 E12,055,916 E12,055,916 E12,059,200 E14,651,260 E1	6.3.2 Policy CC1, CC2 & CC3 É50,000 per flat É54,000 Åpr-24 Jun-2 6.4 Policy G12 Biodiversity Net Gain É1,212 per unit É72,720 Åpr-24 Jun-2 6.5.1 Policy G12 Stenshall SAC É10,000 SAC per house É00 Apr-24 Jun-2 6.5.2 Policy G12 Stenshall SAC É500 SAC per flat É30,000 Apr-24 Jun-2 6.6 Policy HS Gypsy and Traveller sites É150,000 per pitch É0 Apr-24 Jun-2 7.1 S106 É4,200 per unit É12,055,916 E12,055,916 E12,052,000 E12,052,000 E14,000 E12,052,000 E14,000 E12,052,000 E14,000 <								; 50% of flats)			
16.4 Policy G12 Biodiversity Net Gain £1,212 per unit £72,720 Apr-24 Jun-24 16.5.1 Policy G12 Stenshall SAC £1,000 SAC per house £60 Apr-24 Jun-24 16.6.5 Policy G12 Stenshall SAC £10,000 SAC per house £60 Apr-24 Jun-24 16.6 Policy G12 Stenshall SAC £10,000 per per tech £60 Apr-24 Jun-24 16.6 Policy H5 Gypsy and Traveller sites £150,000 per per tich £60 Apr-24 Jun-24 17.1 S106 £4,200 per unit £252,000 Jan-24 Mar-2 5.0 TOTAL DEVELOPMENT COSTS £12,055,916 £12,055,916 1ar-24 Jan-24 Jan-24 Jan-24 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £13,582,060 £13,582,060 2ar-24 2ar-24 Jan-24	6.4 Policy G12 Biodiversity Net Gain £1,212 per unit £72,720 Apr-24 Jun-2 6.5.1 Policy G12 Stenshall SAC £1,000 SAC per house £0 Apr-24 Jun-2 6.5.2 Policy G12 Stenshall SAC £1000 SAC per house £00 Apr-24 Jun-2 6.6 Policy G12 Stenshall SAC £1000 per pitch £00 Apr-24 Jun-2 6.6 Policy H5 Gypsy and Traveller sites £150,000 per pitch £00 Apr-24 Jun-2 7.1 S106 £10,000 SAC per flat £12,050,01 Apr-24 Jun-2 Total Developer Contributions £12,055,916 £12,055,916 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,069,220 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,069,220 1 Finance 7.75% 0.624% on net costs £1,069,220 0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280											
4.6.5.1 Policy G/2a Stenshall SAC £1,000 SAC per house £00 Apr-24 un-24 4.6.5.2 Policy IG // g/2a Stenshall SAC £30,000 per filat £30,000 Apr-24 un-24 4.6.5.2 Policy IG // g/2a Stenshall SAC £1000 SAC per house £100,000 Apr-24 un-24 4.6.5.2 Policy IG // g/2a Stenshall SAC £100,000 per filat £100,000 Apr-24 Jun-24 4.7.1 S106 £120,000 per unit £252,000 Jan-24 Mar-24 7.01 Developer Contributions £120,055,916 £120,055,916 £13,582,060 2 5.0 TOTAL DEVELOPMENT COSTS £13,582,060 £13,582,060 2 7.0 TOTAL DEVELOPMENT COSTS [EXCLUDING INTEREST] £13,059,220 2 2 8.0 Finance Costs £1,069,220 5	6.5.1 Policy G12a Stenshall SAC £1,000 SAC per house £00 Apr-24 Jun-2 6.5.2 Policy G12a Stenshall SAC £500 SAC per flat £00 Apr-24 Jun-2 6.6.6 Policy HS Gypsy and Traveller sites £1500,000 Apr-24 Jun-2 7.1 S106 £4,200 per unit £23,000 Jan-24 Jan-24 7.1 S106 £10,000 SAC per flat £23,000 Jan-24 Jan-24 7.1 S106 £12,005 £4,200 per unit £23,000 Jan-24 Jan-24 0 TOTAL DEVELOPMENT COSTS £12,055,916 £12,055,916 £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,069,220 <t< td=""><td></td><td></td><td>t Cala</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>			t Cala								
16.5.2 Policy Gi2a Stenshall SAC £30,000 Apr-24 Jun-24 16.5.6 Policy H5 Gypsy and Traveller sites £150,000 per pitch £0 Apr-24 Jun-24 Apr-24 Jun-24 17.1 S106 £4,200 per unit £924,720 Apr-24 Jun-24 Jun-24 17.1 S106 £924,720 E924,720	6.5.2 Policy Gl2a Stenshall SAC £500 SAC per flat £30,000 Apr-24 Jun-2 6.6 Policy HS Gypsy and Traveller sites £150,000 per pitch £0 Apr-24 Jun-2 7.1 S106 £4,200 per unit £150,000 per unit £12,052,000 Jun-24 Mar-24 Mar-24 <td></td> <td></td> <td>t Gain</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			t Gain								
4.6.6 Policy H5 Gypsy and Traveller sites £150,000 per pitch £0 Apr.24 Jun.24 7.7.1 S106 £90,000 per unit £252,000 Jan.24 Mar.24 Total Developer Contributions £934,720 Jan.24 Mar.2 Jan.24 Mar.2 5.0 TOTAL DEVELOPMENT COSTS £12,055,916 £12,055,916 E12,055,916 E1	6.6 Policy HS Gypsy and Traveller sites £150,000 per pitch £0 Apr-24 Jun-24 7.1 S106 £252,000 Jun-24 Mar-24 Jun-24 Mar-24 Total Developer Contributions £924,720 £12,055,916 ±12,055,916 ±12,055,916 ±12,055,916 ±12,055,916 ±12,055,916 ±10,052,020 ±10,052,02											
4.7.1 S106 £4,200 per unit £252,000 Jan-24 Mar-2 Total Developer Contributions £924,720 £924,720 £924,720 <	7.1 \$106 £4,200 per unit £252,000 Jan-24 Mar-2 Total Developer Contributions £924,720 £924,720 £924,720 <td< td=""><td></td><td></td><td>llor sitor</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			llor sitor								
Total Developer Contributions £924,720 5.0 TOTAL DEVELOPMENT COSTS £12,055,916 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £13,582,060 7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £13,682,060 8.0 Finance Costs £1,069,220 8.1 Finance 7.75% 0.624% 9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280	Total Developer Contributions £924,720 0 TOTAL DEVELOPMENT COSTS £12,055,916 0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £13,582,060 0 Finance Costs £1,069,220 1 Finance APR PCM 1 Finance 7.75% 0.624% on net costs 0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280 E14,651,280			mer sites								
5.0 TOTAL DEVELOPMENT COSTS £12,055,916 5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £13,582,060 7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,069,220 3.0 Finance Costs	0 TOTAL DEVELOPMENT COSTS £12,055,916 0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,69,220 0 Finance Costs	4./.1		tions			±4,200	per unit				Jan-24 Iviar-2
5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £13,582,060 7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,069,220 3.0 Finance Costs APR PCM 3.1 Finance 7.75% 0.624% on net costs 2.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280 This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £13,582,060 0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £10,069,220 0 Finance Costs	5.0										<u> </u>
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,069,220 3.0 Finance Costs APR PCM 3.1 Finance 7.75% 0.624% on net costs -£1,069,220 3.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280 E14,651,280 E14,651,280	0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,069,220 0 Finance Costs APR PCM 1 Finance 7.75% 0.624% on net costs 0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280				FEREST1							
3.0 Finance Costs 3.1 Finance 2.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] E14,651,280	0 Finance Costs 1 Finance 1 Finance 7.75% 0.624% 0 TOTAL PROJECT COSTS [INCLUDING INTEREST] E14,651,280 This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'											
APR PCM 7.75% 0.624% on net costs -£1,069,220 2.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] <u>£14,651,280</u> This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	1 Finance APR PCM 1 Finance 7.75% 0.624% on net costs 0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280 This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	8.0									21,003,220	
3.1 Finance 7.75% 0.624% on net costs _£1,069,220 9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280	1 Finance 7.75% 0.624% on net costs -£1,069,220 0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £14,651,280						APR	PCM				
2.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] E14,651,280 This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	0 TOTAL PROJECT COSTS [INCLUDING INTEREST] E14,651,280 This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	8.1	Finance						et costs		-£1,069.220	1
This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'										, ,	1
This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'											1
This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'											1
This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book'	9.0	TOTAL PROJECT COSTS [IN	NCLUDING INT	EREST]						£14,651,280	
						The sums	of the operation lite	accord the interact of	ning policies en l'	viability at a starte de la car		rmal De - D - · · ·
INUS VAUAUUU = PIUPSSUDALSIADDAUS UN JAUDAUS /077 VAUATION AND SOOHD NOT DE FEIGER UNON RECTION	(nico valuation – Professional statuarus un January 2022 Valuation and should not be relied upon as such.	rins appraisa	a nas been prepared in line i	with the RICS							appraisar is not a to	midi neŭ BOOK.

60 unit Retiren	ment home - Browni VA1		60	Units		TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLC	ow
			Private	Affordable		Sqm/ha	7,200	RLV	£1,281,133		_
Gross	0.50	Nr of units	48	12		Dwgs/ha	120	BLV	£450,000		
Net	0.50	AH tenures:	Intermediate	2		Units/pa	55	Viable?	Yes		
Land type:	Brownfield		Affordable rent	5		AH rate	20.0%	Headroom	£831,133		
LV description	Village/Rural		Social rent	5		GDV=Total costs	0	Headroom per net ha	£1,662,266		
1			First Homes	-		Profit/total GDV	6.9%	Headroom per dwg	£13,852		
1								Headroom psm flsp	£164		
								Headroom psm CIL liable flsp	£205	Start F	Finish
1.0	Site Acquisition										
1.1	Net site value (residual la	and value)				1			£1,281,133		lar-25
1.2	Stamp Duty Land Tax			Category:	Commercial land				£0		1ar-25
l									£53,557		Aar-25
1.3	Purchaser costs				1.80%	on land costs			£23,060	Jan-24 M	lar-25
	Total Site Acquisition Cos	sts							£1,357,750	<u> </u>	
2.0	Developer's Profit				2.5%	an CDV			65.42.050	Jan 24 Ju	27
2.1	Central Overheads					on GDV			£542,959		an-27
2.4	Affordable units				2.5%	on AH transfer values			£43,092	Dec-26 Ja	an-27
3.0	Total Developer's Profit Development Value								£1,068,682	<u> </u>	
3.1	Private units			Nr of units	Cino com	Total cam	Cosm		Total Value		
3.1.1	Retirement flats (NIA)			48.00	Size sqm 60.0	Total sqm 2,880	£psm £4,788		£13,789,440	Nov-25 De	ec-26
3.1.2			ł	48.00	71.0	2,000	£5,058		£13,789,440 £0		
5.1.2	Extracare flats (NIA)		ļ	48.0	/1.0	2,880	15,058		EU	NOV-25 D	ec-26
3.2	Social rent			46.0 Nr of units	Size sqm	Z,880 Total sqm	fnem		Total Value		
3.2.1	Retirement flats (NIA)		r	4.80	5ize sqm 60.0	288	£psm £1,915		£551,578	Nov-25 D	ec-26
3.2.2	Extracare flats (NIA)		ł	4.80	71.0	200	£2,023		£0		ec-26
5.2.2	Excluder e lints (INIA)		ļ	4.8	/1.0	- 288	12,023		ĽŰ	104-23 0	
3.3	Affordable rent			4.6 Nr of units	Size sqm	Total sqm	£psm		Total Value	1	
3.3.1	Retirement flats (NIA)		1	4.80	512e sq11	288	£2,394		£689,472	Nov-25 De	ec-26
3.3.1 3.3.2	Extracare flats (NIA)			4.80	50.0	288	£2,394 £2,529		£689,472 £0		ec-26 ec-26
2.2.2	Excidence lides (NIA)		ļ	4.8	/1.0	- 288	12,329		£U	110V-23 DI	cu-20
3.4	Intermediate			4.8 Nr of units	Cine co		form		Total Value	1	
3.4 3.4.1			1	Nr of units 2.40	Size sqm 60.0	Total sqm 144	£psm £3,352		£482,630	Nov-25 De	ec-26
3.4.1 3.4.2	Retirement flats (NIA) Extracare flats (NIA)			2.40	60.0	144					
3.4.Z	LALIDUDIE HOTS (NIA)		ļ		/1.0		£3,541		£0	110V-25 D	ec-26
	Crees Develop			2.4		144			C1F F42 125	┝───	
4.0	Gross Development Value	e							£15,513,120	┝───	
4.0 4.1	Development Costs Sales Cost									1	
4.1.1	Private units				6.00%	on OM GDV			£827,366	Nov-25 De	ec-26
4.1.3	Affordable units					affordable housing			£6,000		ec-26
4.1.5	Total Sales Costs				1500	anoruable nousing			£833,366	100-25 D	et-20
4.2	Build Costs								1033,300	I	
4.2.1	Private units			Nr of units	Size sqm	Total sqm	form		Total Cost	1	
4.2.1 4.2.1.1	Private units Retirement flats (GIA)			Nr of units 48	Size sqm 80.0	1 otal sqm 3,840	£psm £1,668		£6,405,120	Apr-24 Ju	un-26
4.2.1.1	Extracare flats (GIA)			48		5,640	£1,731		£0,403,120		un-26
4.2.1.2	Extracare riats (GIA)		ļ	48	109.0	3,840	11,/51		EU	Apr-24 Ju	JII-20
4.2.2	Affordable units				Size com		Cosm		Total Cost		
4.2.2	Affordable units			Nr of units	Size sqm 80.0	Total sqm 960	£psm £1,668		Total Cost	A = = 24	
	Retirement flats (GIA)			12		960			£1,601,280	Apr-24 Ju	
4.2.2.2	Extracare flats (GIA)		ļ	0		-	£1,731		£0	Apr-24 Ju	JN-26
1				12		960	C		Tabal Cast		
				Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages			15	18	268	£500		£133,920	Apr-24 Ju	un-26
4.2	Total Build Costs	Costs		60					£8,140,320	 	
4.3	Extra-Over Construction	COSTS			4001	ovtra over en hulld	or houses		C12 202	Apr 24 .	un 20
4.3.1.1	Externals (for houses)				10%	extra-over on build cost f			£13,392		un-26
4.3.1.2	Externals (for flats)	Alex (de 1915	.)		10%	extra-over on build cost f	ur riats		£800,640		un-26
4.3.2	Site abnormals (remediat	aon/aemolition	1)			per net ha			£200,000		1ar-25
4.3.3	Site opening costs				£0	per unit			£0	Jan-24 M	1ar-25
	Total Extra-Over Constru	iction Costs							£1,014,032	└───	
4.4	Professional Fees					1 m m + + + + +				<u> </u>	
4.4.1	Professional Fees				8%	on build costs (incl: exter	nals)		£716,348	Jan-24 Ju	un-26
	Total Professional Fees								£716,348	 	
4.5	Contingency									 _	
4.5.1	Contingency				4%	on build costs (incl: exter	nais)			Jan-24 Ju	.in-26
	Total Contingency								£358,174	L	
4.6	Other Planning Obligatio	ins				1.11				L	
4.6.1.1	Cat 3 (A)					per market house			£0		un-26
4.6.1.2	Cat 3 (A)					per market flat			£0		un-26
4.6.1.3	Cat 3 (B)					per affordable house			£0		un-26
4.6.1.4	Cat 3 (B)					per affordable flat	5000 641		0 <u>1</u>		un-26
4.6.2	Electric charging points					per unit (100% of houses	; 50% of flats)		£30,000		un-26
4.6.3.1	Policy CC1, CC2 & CC3					per house			£0		un-26
4.6.3.2	Policy CC1, CC2 & CC3					per flat			£540,000		un-26
4.6.4	Policy G12 Biodiversity N					per unit			£13,860		un-26
4.6.5.1	Policy GI2a Stenshall SAC					SAC per house			0 <u>1</u>		un-26
4.6.5.2	Policy GI2a Stenshall SAC					SAC per flat			£30,000		un-26
4.6.6	Policy H5 Gypsy and Trav	eller sites				per pitch			£0		un-26
4.7.1	S106				£4,200	per unit			£252,000	Jan-24 M	1ar-25
	Total Developer Contribu								£865,860	<u> </u>	
	TOTAL DEVELOPMENT CO								£11,928,101		
6.0	TOTAL PROJECT COSTS [I								£14,354,532		
7.0	TOTAL INCOME - TOTAL	COSTS [EXCLUE	DING INTEREST]						£1,158,588		
8.0	Finance Costs										
	-				APR	PCM				1	
8.1	Finance				7.75%	0.624% on ne	et costs		-£1,158,588	1	
i.										1	
										1	
										L	
9.0	TOTAL PROJECT COSTS [I	INCLUDING INT	EREST]						£15,513,120	L	_
This appraise	al has been prepared in line	e with the RICS	valuation guidance	e. The nurnose	of the annraisal is to	assess the impact of plan	ning policies on site	viability at a strategic level. This	appraisal is not a fo	rmal 'Red Rr	ook'
						ry 2022 valuation and shou					

Gross Net Land type:	re home - Brownfie VA1 50 Units Private Affo	rechnical check rdable Sqm/ha	7,100	DVA SUMMARY:	CASHFLOW
Net Land type:			7,10U	RLV £503,474	
and type:	0.50 Nr of units 40	10 Dwgs/ha	100	BLV £560,000	
	0.50 AH tenures: Intermediate	2 Units/pa	50	Viable? No	
M desertation	Brownfield Affordable rent	4 AH rate	20.0%	Headroom -£56,526	
V description		4 GDV=Total costs	-	Headroom per net ha -£113,051	
	First Homes	- Profit/total GDV	6.9%	Headroom per dwg -£1,131	
				Headroom psm fisp -£10	
				Headroom psm CIL liable flsp -£13	Start Finish
	Site Acquisition			6502.474	1 24 5-h 25
	Net site value (residual land value)	commercial land		£503,474 £0	Jan-24 Feb-25
Z	Stamp Duty Land Tax Categor	2. Commerciariand		£0 £14,674	Jan-24 Feb-25 Jan-24 Feb-25
1.3	Purchaser costs	1.80% on land costs		£9,063	Jan-24 Feb-25
	Total Site Acquisition Costs			£527,211	3011 211 100 25
	Developer's Profit				
	Central Overheads	3.5% on GDV		£565,611	Jan-24 Nov-26
2.4	Affordable units	2.5% on AH transfer va	alues	£44,890	Oct-26 Nov-26
	Total Developer's Profit			£1,113,266	
3.0	Development Value				
		f units Size sqm Total sq		Total Value	
	Retirement flats (NIA)	0.00 60.0 -	£4,788	£0	Oct-25 Oct-26
3.1.2	Extracare flats (NIA)	40.00 71.0 2,84		£14,364,720	Oct-25 Oct-26
		40.0 2,84		114 I	
		f units Size sqm Total sqr 0.00 60.0 -	m £psm £1,915	Total Value	0# 35 0# 35
	Retirement flats (NIA) Extracare flats (NIA)	4.00 71.0 28		£0 £574,589	Oct-25 Oct-26 Oct-25 Oct-26
		4.0 71.0 28		£374,389	500 25 000-20
3.3	Affordable rent Nr o	f units Size sqm Total sqr		Total Value	
	Retirement flats (NIA)	0.00 60.0 -	£2,394	£0	Oct-25 Oct-26
	Extracare flats (NIA)	4.00 71.0 28		£718,236	Oct-25 Oct-26
	· · ·	4.0 28	34		
		f units Size sqm Total sqr		Total Value	l
	Retirement flats (NIA)	0.00 60.0 -	£3,352	£0	Oct-25 Oct-26
3.4.2	Extracare flats (NIA)	2.00 71.0 14		£502,765	Oct-25 Oct-26
		2.0 14	2		┥
	Gross Development Value			£16,160,310	<u> </u>
	Development Costs Sales Cost				
	Private units	6.00% on OM GE	VC	£861,883	Oct-25 Oct-26
	Affordable units	£500 affordable housing		£5,000	Oct-25 Oct-26
	Total Sales Costs			£866,883	
	Build Costs				
4.2.1	Private units Nr o	f units Size sqm Total sq	ım £psm	Total Cost	
4.2.1.1	Retirement flats (GIA)	0 80.0 -	£1,668	£0	Apr-24 Apr-26
4.2.1.2	Extracare flats (GIA)	40 109.0 4,36		£7,547,160	Apr-24 Apr-26
		40 4,36			
		f units Size sqm Total sqr		Total Cost	
	Retirement flats (GIA)	0 80.0 - 10 109.0 1,09	£1,668	01	Apr-24 Apr-26
J.Z.Z.Z	Extracare flats (GIA)	10 109.0 1,09		£1,886,790	Apr-24 Apr-26
	Nr	f units Size sqm Total sqr		Total Cost	
4.2.3	Garages	0 18 -	£500	£0	Apr-24 Apr-26
	Total Build Costs	50		£9,433,950	
	Extra-Over Construction Costs				
	Externals (for houses)		ild cost for houses	£0	Apr-24 Apr-26
	Externals (for flats)	10% extra-over on bu	ild cost for flats	£943,395	Apr-24 Apr-26
	Site abnormals (remediation/demolition)	£400,000 per net ha		£200,000	Jan-24 Feb-25
	Site opening costs	£0 per unit		£0 £1,143,395	Jan-24 Feb-25
	Total Extra-Over Construction Costs Professional Fees			£1,145,595	
	Professional Fees	8% on build costs (in	cl: externals)	£830,188	Jan-24 Apr-26
	Total Professional Fees	este on build costs (in		£830,188	
	Contingency				
	Contingency	4% on build costs (in	ncl: externals)	£415,094	Jan-24 Apr-26
	Total Contingency			£415,094	
	Other Planning Obligations				
	Cat 3 (A)	£0 per market house	e	£0	Apr-24 Apr-26
	Cat 3 (A)	<u>£0</u> per market flat		<u>f0</u>	Apr-24 Apr-26
	Cat 3 (B)	£0 per affordable ho £0 per affordable fla		<u>£0</u> £0	Apr-24 Apr-26
	Cat 3 (B) Electric charging points	£0 per attordable fia £1,000 per unit (100% of		£0 £25,000	Apr-24 Apr-26 Apr-24 Apr-26
	Policy CC1, CC2 & CC3	£15,000 per house		£0	Apr-24 Apr-26
	Policy CC1, CC2 & CC3	£9,000 per flat		£450,000	Apr-24 Apr-26
	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
	Policy GI2a Stenshall SAC	£500 SAC per flat		£25,000	Apr-24 Apr-26
	Policy H5 Gypsy and Traveller sites	£150,000 per pitch		£0	Apr-24 Apr-26
	\$106	£4,200 per unit		£210,000	Jan-24 Feb-25
	Total Developer Contributions			£721,550	
	TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£13,411,060 £15,051,536	
	TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£15,051,536 £1,108,774	
	Finance Costs			11,108,774	
		APR PCM			
	Finance	7.75% 0.624%	on net costs	-£1,108,774	
3.1		· · · ·	_		
3.1					
3.1					
	TOTAL PROJECT COSTS [INCLUDING INTEREST]			£16,160,310	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST] has been prepared in line with the RICS valuation guidance. The p	rpose of the appraisal is to assess the impact	t of planning policies on site		ormal 'Red Book'

50 unit Extrac	are home - Brownfie VA1	50 Units	TECHNICAL CHE	CKS.	DVA SUMMARY:	CASHFLOW
So and Extrac		Private Affordable	Sqm/ha	7,100	RLV £503,474	0.01112010
Gross	0.50 Nr of units	40 10	Dwgs/ha	100	BLV £450,000	
Net	0.50 AH tenures:	Intermediate 2	Units/pa	50	Viable? Yes	
Land type:	Brownfield	Affordable rent 4	AH rate	20.0%	Headroom £53,474	
LV description	n Village/Rural	Social rent 4	GDV=Total cost		Headroom per net ha £106,949	
		First Homes -	Profit/total GD\	/ 6.9%	Headroom per dwg £1,069	_
					Headroom psm flsp £10	
	ev				Headroom psm CIL liable flsp £12	Start Finish
1.0	Site Acquisition				CE02.474	Jan-24 Feb-25
1.1 1.2	Net site value (residual land value) Stamp Duty Land Tax	Category:	Commercial land		£503,474 £0	Jan-24 Feb-25
1.2	Stamp Duty Land Tax	Category.	commercial land		£0 £14,674	Jan-24 Feb-25
1.3	Purchaser costs		1.80% on land costs		£9,063	Jan-24 Feb-25
1.0	Total Site Acquisition Costs		100% 011010 0050		£527,211	5011 211 100 25
2.0	Developer's Profit					
2.1	Central Overheads		3.5% on GDV		£565,611	Jan-24 Nov-26
2.4	Affordable units		2.5% on AH transfer	values	£44,890	Oct-26 Nov-26
	Total Developer's Profit				£1,113,266	
3.0	Development Value					
3.1	Private units	Nr of units	Size sqm Total s		Total Value	
3.1.1	Retirement flats (NIA)	0.00	60.0	£4,788	£0	Oct-25 Oct-26
3.1.2	Extracare flats (NIA)	40.00	71.0 2,8		£14,364,720	Oct-25 Oct-26
	Constant and the	40.0	2,8		Tatal Malua	
3.2 3.2.1	Social rent	Nr of units 0.00	Size sqm Total so 60.0	1m £psm £1,915	Total Value £0	Oct-25 Oct-26
3.2.1 3.2.2	Retirement flats (NIA) Extracare flats (NIA)	4.00		E1,915	£0 £574,589	Oct-25 Oct-26 Oct-25 Oct-26
J.L.L		4.00		84 12,025	£374,389	JUL 23 ULL-20
3.3	Affordable rent	Nr of units	Size sqm Total so		Total Value	1
3.3.1	Retirement flats (NIA)	0.00	60.0	£2,394	f0	Oct-25 Oct-26
3.3.2	Extracare flats (NIA)	4.00		84 £2,529	£718,236	Oct-25 Oct-26
		4.0		84		
3.4	Intermediate	Nr of units	Size sqm Total so		Total Value	
3.4.1	Retirement flats (NIA)	0.00	60.0	£3,352	<u>f0</u>	Oct-25 Oct-26
3.4.2	Extracare flats (NIA)	2.00		42 £3,541	£502,765	Oct-25 Oct-26
		2.0	1	42		┥───┤
	Gross Development Value				£16,160,310	
4.0 4.1	Development Costs Sales Cost					
4.1.1	Private units		6.00% on OM G	SDV.	£861,883	Oct-25 Oct-26
4.1.3	Affordable units		£500 affordable house		£5,000	Oct-25 Oct-26
11210	Total Sales Costs		2500 anorable nod		£866,883	000 25 000 20
4.2	Build Costs					
4.2.1	Private units	Nr of units	Size sqm Total s	qm £psm	Total Cost	
4.2.1.1	Retirement flats (GIA)	0	80.0	£1,668	£0	Apr-24 Apr-26
4.2.1.2	Extracare flats (GIA)	40	109.0 4,3	60 £1,731	£7,547,160	Apr-24 Apr-26
		40	4,3	60		
4.2.2	Affordable units	Nr of units	Size sqm Total so		Total Cost	
4.2.2.1	Retirement flats (GIA)	0	80.0	£1,668	£0	Apr-24 Apr-26
4.2.2.2	Extracare flats (GIA)	10	109.0 1,0		£1,886,790	Apr-24 Apr-26
		10	1,0 Ciao anna		Total Cost	
4.2.3	Garages	Nr of units 0	Size sqm Total so 18	em £psm £500	Total Cost £0	Apr-24 Apr-26
4.2.3	Total Build Costs	50	10	1300	£9,433,950	Api-24 Api-20
4.3	Extra-Over Construction Costs					
4.3.1.1	Externals (for houses)		10% extra-over on b	uild cost for houses	£0	Apr-24 Apr-26
4.3.1.2	Externals (for flats)		10% extra-over on b	uild cost for flats	£943,395	Apr-24 Apr-26
4.3.2	Site abnormals (remediation/demolition	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		or holds the	ingly automals)	£830,188	Inn 24 Arr 25
4.4.1	Professional Fees Total Professional Fees		8% on build costs (inu: externals)	£830,188 £830,188	Jan-24 Apr-26
4.5	Contingency				±830,188	l – – – I
4.5 4.5.1	Contingency		4% on build costs (incl: externals)	£415.09/	Jan-24 Apr-26
	Total Contingency				£415,094	
4.6	Other Planning Obligations					
4.6.1.1	Cat 3 (A)		£0 per market hou	se	f0	Apr-24 Apr-26
4.6.1.2	Cat 3 (A)		£0 per market flat		£0	Apr-24 Apr-26
4.6.1.3	Cat 3 (B)		£0 per affordable h		£0	Apr-24 Apr-26
4.6.1.4	Cat 3 (B)		£0 per affordable f		£0	Apr-24 Apr-26
4.6.2	Electric charging points		£1,000 per unit (100%	of houses; 50% of flats)	£25,000	Apr-24 Apr-26
4.6.3.1 4.6.3.2	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3		£15,000 per house £9,000 per flat		£0 £450,000	Apr-24 Apr-26 Apr-24 Apr-26
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain		£9,000 per flat £231 per unit		£450,000 £11,550	Apr-24 Apr-26 Apr-24 Apr-26
4.6.4 4.6.5.1	Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC		£1,000 SAC per house		£11,550 £0	Apr-24 Apr-26 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		£150,000 per pitch		£0	Apr-24 Apr-26
4.7.1	\$106		£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				£15,051,536	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLU	DING INTEREST]			£1,108,774	
8.0	Finance Costs					
	Firen en		APR PCM	·		
8.1	Finance		7.75% 0.624%	on net costs	-£1,108,774	
9.0	TOTAL PROJECT COSTS [INCLUDING INT	EREST]			£16,160,310	1 1
			af the encoded in (at af alamaian in the state		
i nis appraisa	ai nas been prepared in line with the RICS				te viability at a strategic level. This appraisal is not a fo	ormal 'Red Book'
		INCS Valuation – Professional	Standards UK January 2022 valuation	and should not be relied u	pon as such.	

Appendix A1.7

Updated DVAs of tested on campus student accommodation typologies

25-bed PBSA	VA1	25 Units	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	FLOW
			Sam/ha -	RLV	£116,005		
Gross	0.05 Priva	ate Affordable	Dwgs/ha 500	BLV	£22,500	l	
Net		25 -	Units/pa 33	Viable?	Yes	l	
Land type	Greenfield Intermediate	0	AH rate 0.0%	Headroom	£93,505	1	
LV description	On campus - GF Affordable ren		GDV=Total costs -	Headroom per net ha	£1,870,100	l	
	Social rent		Profit/total GDV 14.7%	Headroom per student bed	£3,740	l	
				Headroom psm CIL liable	£141	Start	Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)				£116,005	Jan-24	Oct-24
1.2	Stamp Duty Land Tax	Category: Commercial land]		£0	Jan-24	Oct-24
			-		£0	Jan-24	Oct-24
1.3	Purchaser costs (Surveyors and Legal fees)	1.80%	on land costs		£2,088	Jan-24	Oct-24
	Total Site Acquisition Costs				£118,093		
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Development		£66,670	Jan-24	Jul-26
2.2	Profit (net)	20% Minus overheads	16.5% of Total Development	Cost	£314,299	May-26	Jul-26
	Total Developer's Profit				£380,969		
3.0	Development Value						
	Student Accommodation		f per bed pa (net) Yield		Total Value		
3.1	Student beds	25 431	£5,425 5.25%	L	£2,583,333	Aug-25	May-26
	Gross Development Value				£2,583,333		
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units	2.00%	on OM GDV		£51,667	Aug-25	May-26
	Total Sales Costs				£51,667		
4.2	Build Costs						
4.2.1	Private units	Nr of units Total sqm (GIA)			Total Cost		
4.2.1.1	Student beds	25 663	£2,199	l	£1,457,937	Apr-24	Aug-25
	Total Build Costs	-			£1,457,937		
4.3	Extra-Over Construction Costs						
4.3.1	Externals (for flats)		extra-over on build cost for flats	ļ	£145,794	Apr-24	Aug-25
4.3.2	Site abnormals (remediation/demolition)		per net ha		£0	Jan-24	Oct-24
4.3.3	Site opening costs	£0) per unit		£0	Jan-24	Oct-24
	Total Extra-Over Construction Costs				£145,794	Ļ	
4.4	Professional Fees			Ē			
4.4.1		8%	on build costs (incl: externals)		£128,298	Jan-24	Aug-25
	Total Professional Fees				£128,298	Ļ	
4.5	Contingency			Ē			
4.4.1	Contingency	4%	on build costs (incl: externals)		£64,149	Jan-24	Aug-25
	Total Contingency				£64,149	Ļ	
4.6	Planning Obligations						
4.6.1	\$106	0.0%		ŀ	£0	Jan-24	Oct-24
4.6.2	Polcy H10 AH OSFC payment		per room	ŀ	£0	Jan-24	Oct-24
4.6.6	BREEAM	0.0%		ł	£0	Apr-24	Aug-25
4.6.7.2	Policy CC1, CC2 & CC3	£2,250		ł	£56,250	Apr-24	Aug-25
4.6.8	Policy G12 Biodiversity Net Gain	£15,000) per ha		£750	Apr-24	Aug-25
	Total Developer Contributions				£57,000	ļ	
5.0	TOTAL DEVELOPMENT COSTS				£1,904,845	ļ	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£2,403,907	ļ	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	r]			£179,426		
8.0	Finance Costs						
		APR	PCM			l	
8.1	Finance	8.50%	0.682% on net costs	l	-£179,426	l	
						l	
						l	
						Ļ	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£2,583,333	L	
NB: This appraisal	I has been prepared in line with the RICS valuation guida Valuatio		to assess the impact of planning policies on ry 2022 valuation and should not be relied u		'his appraisal is not a	formal 'Red B	ook' (RICS
100-bed PBSA	VA1	100 Units	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	LOW
---	--	---------------------	--	--------------------------	-------------	----------	---------
			Sqm/ha -	RLV	£318,119		
Gross	0.17	Private Affordable	Dwgs/ha 588	BLV	£76,500		
Net	0.17 Nr of beds	100 -	Units/pa 133	Viable?	Yes		
Land type	Greenfield	mediate -	AH rate 0.0%	Headroom	£241,619		
LV description	On campus - GF Afford		GDV=Total costs -	Headroom per net ha	£1,421,290		
	Social		Profit/total GDV 14.8%	Headroom per student bed	£2,416		
				Headroom psm CIL liable	£91	Start	Finish
1.0	Site Acquisition				2.51	otart	
1.1	Net site value (residual land value)				£318,119	Jan-24	Jan-25
1.2	Stamp Duty Land Tax	Category: Co	mmercial land		£0	Jan-24	Jan-25
					£5,406	Jan-24	Jan-25
1.3	Purchaser costs (Surveyors and Legal fees)		1.80% on land costs		£5,726	Jan-24	Jan-25
1.5	Total Site Acquisition Costs	,			£329,251	3011 2 1	5011 25
2.0	Developer's Return				2023,202		
2.1	Central overheads		3.5% of Total Developme	nt Cost	£266,852	Jan-24	Nov-26
2.2	Profit (net)	20% Min	us overheads 16.5% of Total Developme		£1,258,018	Oct-26	Nov-26
2.2	Total Developer's Profit	20/6 10111	us overheads 10.5% of Total Developme	int cost	£1,524,870	001-20	1004-20
3.0	Development Value				1,524,870		
5.0	Student Accommodation	Nr of units/beds 1	Total sqm (NIA) £ per bed pa (net) Yield		Total Value		
2.1	Student Accommodation Student beds	100	1,725 £5,425 5.25%		£10,333,333	Jan-26	Oct-26
3.1	Student beds	100	1,725 ±5,425 5.25%		£10,333,333	Jan-26	UCT-26
	Corres Development Vieles				640 222 222		
4.0	Gross Development Value				£10,333,333		
	Development Costs						
4.1	Sales Cost		0.000V		0000 007	1 00	0.1.00
4.1.1	Private units		2.00% on OM GDV		£206,667	Jan-26	Oct-26
	Total Sales Costs				£206,667		
4.2	Build Costs	No of write line do	T ((())) () () () () () () (Total Cost		
4.2.1	Private units		Total sqm (GIA) £psm		Total Cost		
4.2.1.1	Student beds	100	2,654 £2,199	I	£5,836,146	Apr-24	Jan-26
	Total Duild Conto	-			CE 026 446		
	Total Build Costs	-			£5,836,146		
4.3	Extra-Over Construction Costs				0500.645		
4.3.1	Externals (for flats)		10% extra-over on build cost for flats		£583,615	Apr-24	Jan-26
4.3.2	Site abnormals (remediation/demolition)		£0 per net ha		£0	Jan-24	Jan-25
4.3.3	Site opening costs		£0 per unit		£0	Jan-24	Jan-25
	Total Extra-Over Construction Costs				£583,615		
4.4	Professional Fees						
4.4.1	Professional Fees		8% on build costs (incl: externals)		£513,581	Jan-24	Jan-26
	Total Professional Fees				£513,581		
4.5	Contingency						
4.4.1	Contingency		4% on build costs (incl: externals)		£256,790	Jan-24	Jan-26
	Total Contingency				£256,790		
4.6	Planning Obligations						
4.6.1	S106		£0 per unit		£0	Jan-24	Jan-25
4.6.2	Polcy H10 AH OSFC payment		FALSE per room		£0	Jan-24	Jan-25
4.6.6	BREEAM		0.0% of build costs		£0	Apr-24	Jan-26
4.6.7.2	Policy CC1, CC2 & CC3		£2,250 per room		£225,000	Apr-24	Jan-26
4.6.8	Policy G12 Biodiversity Net Gain		£15,000 per ha		£2,550	Apr-24	Jan-26
	Total Developer Contributions				£227,550		
5.0	TOTAL DEVELOPMENT COSTS				£7,624,349		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTERE	ST]			£9,478,470		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING	INTEREST]			£854,864		
8.0	Finance Costs						
			APR PCM				
8.1	Finance		8.50% 0.682% on net costs		-£854,864		
9.0	TOTAL PROJECT COSTS [INCLUDING INTERES	ST]			£10,333,333		
MB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is r Book' (RICS Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.							

200-bed PBSA	VA1	200	Units	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	FLOW
				Sgm/ha -	RLV	£17,341		
Gross	0.46	Private	Affordable	Dwgs/ha 435	BLV	£207,000		
Net	0.46 Nr of beds	200	-	Units/pa 267	Viable?	No		
Land type		rmediate	0	AH rate 0.0%	Headroom	-£189,659		
LV description				GDV=Total costs -	Headroom per net ha	-£412,303		
er acsemption				Profit/total GDV 15.1%	Headroom per student bed	-£948		
				11010/0001007 2012/0	Headroom psm CIL liable	-£36	Start	Finish
1.0	Site Acquisition					200	Juit	
1.1	Net site value (residual land value)				Г	£17,341	Jan-24	Mar-25
1.2	Stamp Duty Land Tax		Category:	Commercial land	F	£0	Jan-24	Mar-25
						£0	Jan-24	Mar-25
1.3	Purchaser costs (Surveyors and Legal fees)		Г	1.80% on land costs	F	£312	Jan-24	Mar-25
1.5	Total Site Acquisition Costs			1.80% 61 1810 (0313		£17,653	5011-2-4	10101-25
2.0	Developer's Return					117,033	_	
2.1	Central overheads			3.5% of Total Development	Cost	£544,880	Jan-24	Apr-27
2.1	Profit (net)		20%			£2,568,720	Mar-27	
2.2			20% 1	Alinus overheads 16.5% of Total Development	Cost		IVId1-27	Apr-27
	Total Developer's Profit					£3,113,599		
3.0	Development Value		6 h (h h					
	Student Accommodation	Nr c	f units/beds	Total sqm (NIA) £ per bed pa (net) Yield	F	Total Value		
3.1	Student beds		200	3,450 £5,425 5.25%	L	£20,666,667	Jun-26	Mar-27
	Gross Development Value					£20,666,667		
4.0	Development Costs							
4.1	Sales Cost							1
4.1.1	Private units			2.00% on OM GDV		£413,333	Jun-26	Mar-27
	Total Sales Costs					£413,333		
4.2	Build Costs							
4.2.1	Private units	Nr o	f units/beds	Total sqm (GIA) £psm	_	Total Cost		
4.2.1.1	Student beds		200	5,308 £2,199		£11,672,292	Apr-24	Jun-26
	Total Build Costs		-			£11,672,292		
4.3	Extra-Over Construction Costs							
4.3.1	Externals (for flats)			10% extra-over on build cost for flats		£1,167,229	Apr-24	Jun-26
4.3.2	Site abnormals (remediation/demolition)			£0 per net ha		£0	Jan-24	Mar-25
4.3.3	Site opening costs			£1,588 per unit		£317,500	Jan-24	Mar-25
	Total Extra-Over Construction Costs					£1,484,729		
4.4	Professional Fees							
4.4.1	Professional Fees			8% on build costs (incl: externals)		£1,027,162	Jan-24	Jun-26
	Total Professional Fees					£1,027,162		
4.5	Contingency		_					
4.4.1	Contingency			4% on build costs (incl: externals)		£513,581	Jan-24	Jun-26
	Total Contingency					£513,581		
4.6	Planning Obligations							
4.6.1	\$106			£0 per unit	Γ	£0	Jan-24	Mar-25
4.6.2	Polcy H10 AH OSFC payment			FALSE per room	Γ	£0	Jan-24	Mar-25
4.6.6	BREEAM		Γ	0.0% of build costs	Γ	£0	Apr-24	Jun-26
4.6.7.2	Policy CC1, CC2 & CC3			£2,250 per room	Γ	£450,000	Apr-24	Jun-26
4.6.8	Policy G12 Biodiversity Net Gain		Γ	£15,000 per ha	Γ	£6,900	Apr-24	Jun-26
	Total Developer Contributions					£456,900		
5.0	TOTAL DEVELOPMENT COSTS					£15,567,997		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTER	EST]				£18,699,249		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDIN					£1,967,417		
8.0	Finance Costs					,,.		
				APR PCM				
8.1	Finance		Г	8.50% 0.682% on net costs	r	-£1,967,417		
			L		-			
9.0	TOTAL PROJECT COSTS [INCLUDING INTERI	EST]				£20,666,667		
	•	•						
NB: This appraisal ha				f the appraisal is to assess the impact of planning policies on		This appraisal is not a	formal 'Red	Book' (RICS
		Valuation – P	rotessional Sta	ndards UK January 2022 valuation and should not be relied u	ipon as such.			

350-bed PBSA	VA1	350 Units	TECHNICAL CHECKS:	DVA SUMMARY:	CASHFLOW
			Sqm/ha -	RLV -£328,405	
Gross	0.76	Private Affordable	Dwgs/ha 461	BLV £342,000	
Net	0.76 Nr of beds	350 -	Units/pa 467	Viable? No	4
Land type	Greenfield	Intermediate 0	AH rate 0.0%	Headroom -£670,405	
LV description	On campus - GF		GDV=Total costs -	Headroom per net ha -£882,112	
			Profit/total GDV 15.1%	Headroom per student bed -£1,915	
				Headroom psm CIL liable -£72	Start Finish
1.0	Site Acquisition				
1.1	Net site value (residual land value)			-£328,405	Jan-24 May-25
1.2	Stamp Duty Land Tax	Category:	Commercial land	£	Jan-24 May-25
				£	
1.3	Purchaser costs (Surveyors and Legal fee	es)	1.80% on land costs	£0	
	Total Site Acquisition Costs			-£328,405	
2.0	Developer's Return				
2.1	Central overheads		3.5% of Total Deve	elopment Cost £953,421	Jan-24 Aug-27
2.2	Profit (net)	20%		elopment Cost £4,494,701	
	Total Developer's Profit			£5,448,122	.0
3.0	Development Value				
	Student Accommodation	Nr of units/beds	Total sqm (NIA) £ per bed pa (net) Yield	Total Value	
3.1	Student beds	350	6,038 £5,425 5.25%	£36,166,667	
	Gross Development Value			£36,166,667	
4.0	Development Costs			200,200,000	
4.1	Sales Cost				
4.1.1	Private units	Г	2.00% on OM GDV	£723,333	Oct-26 Jul-27
	Total Sales Costs	L	2.00%	£723,333	
4.2	Build Costs			1/20/00	
4.2.1	Private units	Nr of units/beds	Total sgm (GIA) £psm	Total Cos	
4.2.1.1	Student beds	350	9,288 £2,199	£20,424,312	
			-,		
	Total Build Costs			£20,424,312	
4.3	Extra-Over Construction Costs				
4.3.1	Externals (for flats)	Г	10% extra-over on build cost for flats	£2,042,431	Apr-24 Oct-26
4.3.2	Site abnormals (remediation/demolition	1)	£0 per net ha	£	
4.3.3	Site opening costs	· –	£1,588 per unit	£555,625	
	Total Extra-Over Construction Costs			£2,598,056	
4.4	Professional Fees				
4.4.1	Professional Fees		8% on build costs (incl: externals)	£1,797,339	Jan-24 Oct-26
	Total Professional Fees		on baild costs (incli externals)	£1,797,339	
4.5	Contingency			22,7,57,555	
4.4.1	Contingency	Г	4% on build costs (incl: externals)	£898,670	Jan-24 Oct-26
	Total Contingency	ł		£898,670	
4.6	Planning Obligations			1000,070	
4.6.1	S106		£0 per unit	£	Jan-24 May-25
4.6.2	Polcy H10 AH OSFC payment	F	FALSE per room	f	
4.6.6	BREEAM	F	0.0% of build costs	f	
4.6.7.2	Policy CC1, CC2 & CC3	F	£2,250 per room	£787,500	
4.6.8	Policy G12 Biodiversity Net Gain	F	£15,000 per ha	£11,400	
	Total Developer Contributions	L	- Ib	£798,900	
5.0	TOTAL DEVELOPMENT COSTS			£27,240,611	
6.0	TOTAL PROJECT COSTS [EXCLUDING INT	(FREST)		£32,360,327	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUSION			£3,806,339	
8.0	Finance Costs				
0.0			APR PCM		
8.1	Finance	Г	8.50% 0.682% on net costs	-£3,806,339	1
		L	of her costs	25,000,000	'
9.0	TOTAL PROJECT COSTS [INCLUDING INT	EREST		£36,166,667	
NB: This apprais	al has been prepared in line with the RICS			policies on site viability at a strategic level. This appraisal is no	; a formal 'Red Book' (RICS
		Valuation – Professional S	standards UK January 2022 valuation and should not	be relied upon as such.	

600-bed PBSA	VA1	600 Units	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	IFLOW
			Sqm/ha -	RLV	-£1,478,059		
Gross	1.63	Private Affordable	Dwgs/ha 368	BLV	£733,500		P
Net	1.63 Nr of beds	600 -	Units/pa 800	Viable?	No		1
Land type		termediate 0	AH rate 0.0%	Headroom	-£2,211,559		1
LV description	On campus - GF Aff		GDV=Total costs (0)	Headroom per net ha	-£1,356,784		P
	Sor		Profit/total GDV 15.1%	Headroom per student bed	-£3,686		I
				Headroom psm CIL liable	-£139	Start	Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)				-£1,478,059	Jan-24	Aug-25
1.2	Stamp Duty Land Tax	Category:	Commercial land		£0	Jan-24	Aug-25
					£0	Jan-24	Aug-25
1.3	Purchaser costs (Surveyors and Legal fees))	1.80% on land costs		£0	Jan-24	Aug-25
	Total Site Acquisition Costs				-£1,478,059		'
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Dev		£1,634,676	Jan-24	Feb-28
2.2	Profit (net)	20%	Minus overheads 16.5% of Total Dev	velopment Cost	£7,706,330	Jan-28	Feb-28
	Total Developer's Profit				£9,341,006		
3.0	Development Value						
	Student Accommodation	Nr of units/beds			Total Value		'
3.1	Student beds	600	10,350 £5,425 5.25%		£62,000,000	Apr-27	Jan-28
	Gross Development Value				£62,000,000		
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units	!	2.00% on OM GDV		£1,240,000	Apr-27	Jan-28
	Total Sales Costs				£1,240,000		
4.2	Build Costs						
4.2.1	Private units	Nr of units/beds			Total Cost		
4.2.1.1	Student beds	600	15,923 £2,199		£35,014,677	Apr-24	Apr-27
	Total Build Costs	-			£35,014,677		
4.3	Extra-Over Construction Costs						
4.3.1	Externals (for flats)	I	10% extra-over on build cost for flats	j.	£3,501,468	Apr-24	Apr-27
4.3.2	Site abnormals (remediation/demolition)	I	£0 per net ha		£0	Jan-24	Aug-25
4.3.3	Site opening costs		£1,588 per unit		£952,500	Jan-24	Aug-25
	Total Extra-Over Construction Costs				£4,453,968		
4.4	Professional Fees						
4.4.1	Professional Fees		8% on build costs (incl: externals)		£3,081,292	Jan-24	Apr-27
	Total Professional Fees				£3,081,292		
4.5	Contingency						
4.4.1	Contingency		4% on build costs (incl: externals)		£1,540,646	Jan-24	Apr-27
	Total Contingency				£1,540,646		
4.6	Planning Obligations						
4.6.1	\$106	I	£0 per unit		£0	Jan-24	Aug-25
4.6.2	Polcy H10 AH OSFC payment	I	FALSE per room		£0	Jan-24	Aug-25
4.6.6	BREEAM	I	0.0% of build costs		£0	Apr-24	Apr-27
4.6.7.2	Policy CC1, CC2 & CC3	I	£2,250 per room		£1,350,000	Apr-24	Apr-27
4.6.8	Policy G12 Biodiversity Net Gain		£15,000 per ha		£24,450	Apr-24	Apr-27
	Total Developer Contributions				£1,374,450		
5.0	TOTAL DEVELOPMENT COSTS				£46,705,032		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTE	REST]			£54,567,980		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDIN	NG INTEREST]			£7,432,020		
8.0	Finance Costs						
			APR PCM				
8.1	Finance	I	8.50% 0.682% on net costs	ŝ	-£7,432,020		
9.0	TOTAL PROJECT COSTS [INCLUDING INTER	REST]			£62,000,000		
NB. This apprai	ical has been prepared in line with the BICS	valuation guidance. The pr	rpose of the appraisal is to assess the impact of plann	aing policies on site viability at a strategic	level. This appraisal is r	oot a formal	'Red Book'
<u>140.</u> 1113 apprai			onal Standards UK January 2022 valuation and should				Neu DOOK

Appendix A1.8

Updated DVAs of tested off campus student accommodation typologies

25-bed PBSA	25 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	IFLOW
			Som/ha -	RLV	£402,319		
Gross	0.05 Private Affordable		Dwgs/ha 500	BLV	£75,000		
Net	0.05 Nr of beds 25 -	1	Units/pa 33	Viable?	Yes		
Land type	Brownfield Intermediat 0		AH rate 0.0%	Headroom	£327,319		
LV description	City Centre Affordable r 0		GDV=Total costs -	Headroom per net ha	£6,546,390		
Li description	Social rent 0		Profit/total GDV 13.2%	Headroom per student bed	£13,093		
			1010/001/00/	Headroom psm CIL liable	£494	Start	Finish
1.0	Site Acquisition			neadroom pair cit nable	2434	Juit	
1.1	Net site value (residual land value)				£402,319	Jan-24	Oct-24
1.2	Stamp Duty Land Tax Category:	Commercial land			£102,515	Jan-24	Oct-24
1.2	stamp buty cand tax category.	connerciantana			£9,616	Jan-24	Oct-24
1.2	Purchaser costs (Surveyor & Legal fees)	1 200/	on land costs		£7,242	Jan-24	Oct-24 Oct-24
1.3	Total Site Acquisition Costs	1.80%	on failu costs		£419,177	Jd11=24	001=24
2.0	Developer's Return				1419,177		
2.0 2.1	Central overheads	-	3.5% of Total Developme	ant Coart	£73,927	Jan-24	Jul-26
		Minus overheads			£348,513		
2.2		winus overneads	16.5% of Total Developme	ent Cost		May-26	Jul-26
	Total Developer's Profit				£422,439		
3.0	Development Value						
	Student Accommodation Nr of units/beds		£ per bed pa (net) Yield		Total Value		
3.1	Student beds 25	431	£6,722 5.25%		£3,200,952	Aug-25	May-26
	Gross Development Value				£3,200,952		
4.0 4.1	Development Costs						
4.1	Sales Cost						
4.1.1	Private units	2.0%	on OM GDV		£64,019	Aug-25	May-26
	Total Sales Costs				£64,019		
4.2 4.2.1	Build Costs						1
4.2.1	Private units Nr of units/beds		£psm		Total Cost		
4.2.1.1	Student beds 25	663	£2,199		£1,457,937	Apr-24	Aug-25
	Total Build Costs -				£1,457,937		
4.3 4.3.1	Extra-Over Construction Costs	4.000	a har a start har the start of a first s		64.45 70.4	4	1 . 25
4.3.1	Externals (for flats)	10%	extra-over on build cost for flats		£145,794	Apr-24	Aug-25
4.3.2	Site abnormals (remediation/demolition)		per net ha		£20,000	Jan-24	Oct-24
4.3.3	Site opening costs	£0	per unit		£0	Jan-24	Oct-24
	Total Extra-Over Construction Costs				£165,794		
4.4	Professional Fees						
4.4.1	Professional Fees	8%	on build costs (incl: externals)		£128,298	Jan-24	Aug-25
	Total Professional Fees				£128,298		
4.5	Contingency						
4.5.1	Contingency	4%	on build costs (incl: externals)		£64,149	Jan-24	Aug-25
	Total Contingency				£64,149		
4.6 4.6.1	Other Planning Obligations						
4.6.1	S106		per unit		£0	Jan-24	Oct-24
4.6.2	Polcy H10 AH OSFC payment		per room		£175,000	Jan-24	Oct-24
4.6.6	BREEAM		of build costs		£0	Apr-24	Aug-25
4.6.7.2	Policy CC1, CC2 & CC3		per room		£56,250	Apr-24	Aug-25
4.6.8	Policy G12 Biodiversity Net Gain	£15,000	per ha		£750	Apr-24	Aug-25
	Total Developer Contributions				£232,000		
5.0	TOTAL DEVELOPMENT COSTS				£2,112,197		
5.0 6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£2,953,814		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£247,138		
8.0	Finance Costs						
		APR	PCM				
8.1	Finance	8.50%	0.682% on net costs		-£247,138		
L							
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£3,200,952		
NB: This appr	aisal has been prepared in line with the RICS valuation guidan	ce. The purpose of th	ne appraisal is to assess the impact of plan	ning policies on site viability at a strategic level	. This appraisal is not a fo	rmal 'Red Boo	ok' (RICS
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a forma Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.							

100-bed PBSA	100 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASHFLOW
			Sqm/ha -	RLV	£1,414,523	
Gross	0.17 Private Afforda	ble	Dwgs/ha 588	BLV	£255,000	1
Net	0.17 Nr of beds 100	-	Units/pa 133	Viable?	Yes	1
Land type	Brownfield Intermediate	-	AH rate 0.0%	Headroom	£1,159,523	1
LV description	City Centre Affordable r		GDV=Total costs -	Headroom per net ha	£6,820,721	1
	Social rent		Profit/total GDV 13.2%	Headroom per student bed	£11,595	
				Headroom psm CIL liable	£437	Start Finish
1.0	Site Acquisition					
1.1	Net site value (residual land value)		_		£1,414,523	Jan-24 Jan-25
1.2	Stamp Duty Land Tax Categor	y: Commercial lan	d		£0	Jan-24 Jan-25
			_		£60,226	Jan-24 Jan-25
1.3	Purchaser costs (Surveyor & Legal fees)	1.80	0% on land costs		£25,461	Jan-24 Jan-25
	Total Site Acquisition Costs				£1,500,210	
2.0	Developer's Return					
2.1	Central overheads		3.5% of Total Dev	velopment Cost	£295,462	Jan-24 Nov-26
2.2	Profit (net)	20% Minus overheads	16.5% of Total Dev	velopment Cost	£1,392,890	Oct-26 Nov-26
	Total Developer's Profit				£1,688,352	
3.0	Development Value					
	Student Accommodation Nr of units/	beds Total sqm (N	IA) £ per bed pa (net) Yield		Total Value	1
3.1	Student beds	100 1,72	25 £6,722 5.25%		£12,803,810	Jan-26 Oct-26
	Gross Development Value				£12,803,810	
4.0	Development Costs					
4.1	Sales Cost					
4.1.1	Private units	2.0	0% on OM GDV		£256,076	Jan-26 Oct-26
	Total Sales Costs				£256,076	
4.2	Build Costs					
4.2.1	Private units Nr of units/	beds Total sqm (G	IA) £psm		Total Cost	
4.2.1.1	Student beds	100 2,65			£5,836,146	Apr-24 Jan-26
			<u> </u>		·	
	Total Build Costs	-			£5,836,146	
4.3	Extra-Over Construction Costs					
4.3.1	Externals (for flats)	10	0% extra-over on build cost for flats		£583,615	Apr-24 Jan-26
4.3.2	Site abnormals (remediation/demolition)	£400,0	00 per net ha		£68,000	Jan-24 Jan-25
4.3.3	Site opening costs		£0 per unit		£0	Jan-24 Jan-25
	Total Extra-Over Construction Costs		**		£651,615	
4.4	Professional Fees					
4.4.1	Professional Fees		8% on build costs (incl: externals)		£513,581	Jan-24 Jan-26
	Total Professional Fees		· · · ·		£513,581	
4.5	Contingency					
4.5.1	Contingency		4% on build costs (incl: externals)		£256,790	Jan-24 Jan-26
	Total Contingency		• • •		£256,790	
4.6	Other Planning Obligations					
4.6.1	S106		£0 per unit		£0	Jan-24 Jan-25
4.6.2	Polcy H10 AH OSFC payment	£7,0	00 per room		£700,000	Jan-24 Jan-25
4.6.6	BREEAM	0.0	0% of build costs		£0	Apr-24 Jan-26
4.6.7.2	Policy CC1, CC2 & CC3	£2,2	50 per room		£225,000	Apr-24 Jan-26
4.6.8	Policy G12 Biodiversity Net Gain		00 per ha		£2,550	Apr-24 Jan-26
	Total Developer Contributions				£927,550	
5.0	TOTAL DEVELOPMENT COSTS				£8,441,758	[
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£11,630,320	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£1,173,490	
8.0	Finance Costs					
		APR	PCM			
8.1	Finance	8.50%	0.682% on net cost:	s	-£1,173,490	1
I		0.50%	on net cost	-	21,1,3,450	1
						1
						1
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£12,803,810	
NB: This apprai	sal has been prepared in line with the RICS valuation guida	nce. The purpose of th	e appraisal is to assess the impact of	planning policies on site viability at a strategic	level. This appraisal is not a	a formal 'Red Book' (RICS
	Valuatio	n – P <u>rofessional Standa</u>	ards UK January 2022 valuation and sl	hould not be relied upon as such.		

200-bed PBSA	200 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	FLOW
			Sqm/ha -	RLV	£2,415,077		
Gross	0.46 Private Affor	dable	Dwgs/ha 435	BLV	£690,000		
Net	0.46 Nr of beds 200	-	Units/pa 267	Viable?	Yes		
Land type	Brownfield Intermediat	0	AH rate 0.0%	Headroom	£1,725,077		
LV description	City Centre Affordable		GDV=Total costs -	Headroom per net ha	£3,750,168		
	Social rent		Profit/total GDV 13.2%	Headroom per student bed	£8,625		
				Headroom psm CIL liable	£325	Start	Finish
1.0	Site Acquisition			nedaroom pan ele hable	1020	Start	
1.1	Net site value (residual land value)				£2,415,077	Jan-24	Mar-25
1.2	Stamp Duty Land Tax Categ	ory: Commercial land	1		£0	Jan-24	Mar-25
		.,	3		£110,254	Jan-24	Mar-25
1.3	Purchaser costs (Surveyor & Legal fees)	1.80%	on land costs		£43,471	Jan-24	Mar-25
1.0	Total Site Acquisition Costs	1.00/0	on tand costs		£2,568,802	5011 24	11101 25
2.0	Developer's Return				12,500,002		
2.1	Central overheads		3.5% of Total Develo	amont Cost	£592,666	Jan-24	Apr-27
2.1	Profit (net)	20% Minus overheads	16.5% of Total Develo		£2,793,997	Mar-27	
2.2		20% Minus overneads	16.5% of Total Develo	pment Cost		Mar-27	Apr-27
	Total Developer's Profit				£3,386,663		_
3.0	Development Value	0			T (1) (1)		
	Student Accommodation Nr of units				Total Value		
3.1	Student beds	200 3,450	£6,722 5.25%		£25,607,619	Jun-26	Mar-27
	Gross Development Value				£25,607,619		
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units	2.0%	on OM GDV		£512,152	Jun-26	Mar-27
	Total Sales Costs				£512,152		
4.2	Build Costs						
4.2.1	Private units Nr of units	/beds Total sqm (GIA)) £psm		Total Cost		
4.2.1.1	Student beds	200 5,308			£11,672,292	Apr-24	Jun-26
		,					
	Total Build Costs				£11,672,292		
4.3	Extra-Over Construction Costs						
4.3.1	Externals (for flats)	10%	extra-over on build cost for flats		£1,167,229	Apr-24	Jun-26
4.3.2	Site abnormals (remediation/demolition)		per net ha		£184,000	Jan-24	Mar-25
4.3.3	Site opening costs) per unit		£0	Jan-24	Mar-25
	Total Extra-Over Construction Costs				£1,351,229		
4.4	Professional Fees				21,001,225		
4.4.1	Professional Fees	99/	on build costs (incl: externals)		£1,027,162	Jan-24	Jun-26
4.4.1	Total Professional Fees	8/8	s on build costs (incl. externals)		£1,027,162	Jall=24	Juli=20
4.5	Contingency				£1,027,102		
	• •	401	and the state of t		£513.581	Jan-24	1 . 26
4.5.1	Contingency	4%	on build costs (incl: externals)			Jan-24	Jun-26
	Total Contingency				£513,581		
4.6	Other Planning Obligations		J			1	14
4.6.1	S106) per unit		£0	Jan-24	Mar-25
4.6.2	Polcy H10 AH OSFC payment	£7,000			£1,400,000	Jan-24	Mar-25
4.6.6	BREEAM	0.0%			£0	Apr-24	Jun-26
4.6.7.2	Policy CC1, CC2 & CC3	£2,250			£450,000	Apr-24	Jun-26
4.6.8	Policy G12 Biodiversity Net Gain	£15,000) per ha		£6,900	Apr-24	Jun-26
	Total Developer Contributions				£1,856,900		
5.0	TOTAL DEVELOPMENT COSTS				£16,933,316		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£22,888,782		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES]	T]			£2,718,837		
8.0	Finance Costs						
		APR	PCM				
8.1	Finance	8.50%	0.682% on net costs		-£2,718,837		
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£25,607,619	-	
<u>NB</u> : This appraisal	has been prepared in line with the RICS valuation guidance				nis appraisal is not a formal 'F	Red Book' (RI	CS Valuation
	-	Professional Standards U	IK January 2022 valuation and should	not be relied upon as such.			

350-bed PBSA	350 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	HFLOW
			Sqm/ha -	RLV	£3,774,206		
Gross	0.76 Private Affordab	e	Dwgs/ha 461	BLV	£1,140,000	1	
Net	0.76 Nr of beds 350 -		Units/pa 467	Viable?	Yes	1	
Land type		0	AH rate 0.0%	Headroom	£2,634,206	1	
LV description	City Centre Affordable	0	GDV=Total costs (0)	Headroom per net ha	£3,466,061	1	
	Social rent	0	Profit/total GDV 13.2%	Headroom per student bed	£7,526	1	
				Headroom psm CIL liable	£284	Start	Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)				£3,774,206	Jan-24	May-25
1.2	Stamp Duty Land Tax Category:	Commercial land			£0	Jan-24	May-25
					£178,210	Jan-24	May-25
1.3	Purchaser costs (Surveyor & Legal fees)	1.80%	on land costs		£67,936	Jan-24	May-25
	Total Site Acquisition Costs				£4,020,352		
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Developm	ent Cost	£1,036,417	Jan-24	Aug-27
2.2		% Minus overheads	16.5% of Total Developm		£4,885,967	Jul-27	Aug-27
	Total Developer's Profit				£5,922,384		
3.0	Development Value						
	Student Accommodation Nr of units/bec	is Total sgm (NIA)	£ per bed pa (net) Yield		Total Value	1	
3.1	Student beds 35		£6,722 5.25%		£44,813,333	Oct-26	Jul-27
-					1		
	Gross Development Value				£44,813,333		
4.0	Development Costs				244,020,000		
4.1	Sales Cost						
4.1.1	Private units	2.0%	on OM GDV		£896,267	Oct-26	Jul-27
	Total Sales Costs				£896,267		
4.2	Build Costs				2050,207		
4.2.1	Private units Nr of units/bec	is Total sqm (GIA)	£psm		Total Cost	1	
4.2.1.1	Student beds 35		£2,199		£20,424,312	Apr-24	Oct-26
		0,200					
	Total Build Costs -				£20,424,312		
4.3	Extra-Over Construction Costs						
4.3.1	Externals (for flats)	10%	extra-over on build cost for flats		£2,042,431	Apr-24	Oct-26
4.3.2	Site abnormals (remediation/demolition)	£400,000	per net ha		£304,000	Jan-24	May-25
4.3.3	Site opening costs	£0	per unit		£0	Jan-24	May-25
	Total Extra-Over Construction Costs		•		£2,346,431		
4.4	Professional Fees						-
4.4.1	Professional Fees	8%	on build costs (incl: externals)		£1,797,339	Jan-24	Oct-26
	Total Professional Fees				£1,797,339		
4.5	Contingency						-
4.5.1	Contingency	4%	on build costs (incl: externals)		£898,670	Jan-24	Oct-26
	Total Contingency				£898,670		
4.6	Other Planning Obligations						
4.6.1	S106	£0	per unit		£0	Jan-24	May-25
4.6.2	Polcy H10 AH OSFC payment		per room		£2,450,000	Jan-24	May-25
4.6.6	BREEAM	0.0%	of build costs		£0	Apr-24	Oct-26
4.6.7.2	Policy CC1, CC2 & CC3	£2,250	per room		£787,500	Apr-24	Oct-26
4.6.8	Policy G12 Biodiversity Net Gain	£15,000	per ha		£11,400	Apr-24	Oct-26
	Total Developer Contributions				£3,248,900		
5.0	TOTAL DEVELOPMENT COSTS				£29,611,919		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£39,554,655		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£5,258,678		
8.0	Finance Costs						
		APR	PCM				
8.1	Finance	8.50%	0.682% on net costs		-£5,258,678	1	
						1	
						1	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£44,813,333		
NB: This appro	isal has been prepared in line with the RICS valuation guidar	ce. The nurnose of the	appraisal is to assess the impact of plan	ning policies on site viability at a strategic lo	vel This appraisal is not a	formal 'Rod	Book' (RICS
ins appra			ds UK January 2022 valuation and shoul		rei. This applaisal is flut a	ioilliai neu	BOOK (NICS
1	Valuation	i diessional standal	us on January 2022 valuation and Shoul	u not be relieu upon as such.			

600-bed PBSA	600	Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	IFLOW
		0	1712	Sgm/ha -	RLV	£5,142,859		
Gross	1.63 Private	Affordable		Dwgs/ha 368	BLV	£2,445,000	1	
Net	1.63 Nr of beds 600		1	Units/pa 800	Viable?	Yes	1	
Land type	Brownfield Intermedia		•	AH rate 0.0%	Headroom	£2,697,859	1	
LV description	City Centre Affordable			GDV=Total costs -	Headroom per net ha	£1,655,128	1	
LV description	Social rent			Profit/total GDV 13.3%	Headroom per student bed	£4,496	1	
			ļ	11010/0001007	Headroom psm CIL liable	£169	Start	Finish
1.0	Site Acquisition				readroom psin cic nable	£109	Start	Fillisti
1.1	Net site value (residual land value)					£5,142,859	Jan-24	Aug-25
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-24	Aug-25
1.2	Stamp Duty Land Tax	category.	commerciariand			£246,643	Jan-24	Aug-25 Aug-25
1.3	Purchaser costs (Surveyor & Legal fees)		1 90%	on land costs		£92,571	Jan-24	Aug-25 Aug-25
1.5			1.60%	on land costs			JdII-24	Aug-25
2.0	Total Site Acquisition Costs					£5,482,073	<u> </u>	
2.0	Developer's Return		· · · · · · · · · · · · · · · · · · ·	2.5% of Total Development	at Cost	64 704 525	100.24	5-h-20
2.1	Central overheads	2004	A d'anne anne de anne de	3.5% of Total Developme		£1,781,535 £8,398,663	Jan-24	Feb-28
2.2	Profit (net)	20%	Minus overheads	16.5% of Total Developme	nt Cost		Jan-28	Feb-28
	Total Developer's Profit					£10,180,198	L	
3.0	Development Value						(
		of units/beds		£ per bed pa (net) Yield		Total Value	L	
3.1	Student beds	600	10,350	£6,722 5.25%		£76,822,857	Apr-27	Jan-28
							1	
	Gross Development Value					£76,822,857		
4.0	Development Costs							
4.1	Sales Cost						I	
4.1.1	Private units		2.0%	on OM GDV		£1,536,457	Apr-27	Jan-28
	Total Sales Costs					£1,536,457		
4.2	Build Costs							
4.2.1	Private units Nr	of units/beds	Total sqm	£psm		Total Cost	1	
4.2.1.1	Student beds	600	15,923	£2,199		£35,014,677	Apr-24	Apr-27
				· · · · · ·		<u> </u>		
	Total Build Costs	-				£35,014,677	(
4.3	Extra-Over Construction Costs							
4.3.1	Externals (for flats)		10%	extra-over on build cost for flats		£3,501,468	Apr-24	Apr-27
4.3.2	Site abnormals (remediation/demolition)		£400,000	per net ha		£652,000	Jan-24	Aug-25
4.3.3	Site opening costs			per unit		£0	Jan-24	Aug-25
	Total Extra-Over Construction Costs					£4,153,468		
4.4	Professional Fees							
4.4.1	Professional Fees	_	8%	on build costs (incl: externals)		£3,081,292	Jan-24	Apr-27
	Total Professional Fees		0,0	on baild costs (inch externals)		£3,081,292	5411 24	7491 Z7
4.5	Contingency					13,001,232		
4.5.1	Contingency		4.92	on build costs (incl: externals)		£1,540,646	Jan-24	Apr-27
4.3.1	Total Contingency		470	on build costs (incl. externals)		£1,540,646	Jail-24	Api-27
4.6	Planning Obligations					11,540,040		
4.6.1	S106		60	per unit		£0	Jan-24	Aug-25
4.6.2	Polcy H10 AH OSFC payment			per room		£4,200,000	Jan-24 Jan-24	Aug-25 Aug-25
4.6.6	BREEAM			of build costs		£4,200,000 £0	Apr-24	Aug-25 Apr-27
				per room		£1,350,000	Apr-24 Apr-24	
4.6.7.2	Policy CC1, CC2 & CC3							Apr-27
4.6.8	Policy G12 Biodiversity Net Gain		£15,000	per na		£24,450	Apr-24	Apr-27
	Total Developer Contributions					£5,574,450	I	
5.0	TOTAL DEVELOPMENT COSTS					£50,900,989	ļ	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST					£66,563,260	L	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING I	NTEREST]				£10,259,597	1	
8.0	Finance Costs							
			APR	PCM			1	
8.1	Finance		8.50%	0.682% on net costs		-£10,259,597	1	
							1	
							1	
							I	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST	1				£76,822,857	1	
ND. This oppro	ical has been prepared in line with the DICC value	ation guidanc	The numbers of th	e enviced is to essent the impact of plan	aina policies on site vichility at a strategic le	uel This enpressed is not -	formal 'Dad	Beek! (DICC
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a for Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.							Tormai Keu	BOOK (RICS

Appendix A1.9

Updated DVAs of tested retail typologies

4: SMA	ALL LOCAL CONVENIENCE			
	TECHNICAL CHECKS: DVA SUN	/MARY:	CASH	FLOW
	GDV=Total costs - RLV per n	net ha £1,639,022		
	Profit/total GDV 16.1% BLV per n	net ha £2,000,000		
	Profit/total costs 20.0% Viable?	No	Start	Finish
	Site BLV £62,222 Headroom	m psm CIL liable -£40		
1.0	Site Acquisition			
1.1.1	Site value (RLV) Site area 0.03 ha	£50,992	Jan-24	Feb-24
1.1.2	Stamp Duty Land Tax (on BLV)	01	Jan-24	Feb-24
1.1.3	Surveyor & legal fees (on BLV)	£467	Jan-24	Feb-24
	Total Site Acquisition Costs	£51,458	┣───	ł
2.0	Development Value			
		d Rent free (#mths) Capital Value		
2.1	4: SMALL LOCAL CONVENIENCE 1 266 £215 5.39		Dec-24	
2.2.1	Adjusted for rent free period	£1,048,321	Dec-24	Jan-25
2.2.2	Less purchaser costs 5.8% of capital value Total Net Development Value	£63,030 £985,291	Dec-24	Jan-25
	·	1909,231		
3.0	Development Costs			
3.1	Sales Cost	C0 053		Jan 25
3.1.1 3.1.2	Marketing costs 1.0% Letting agent fee 10% of rent	£9,853 £5,719	Dec-24 Dec-24	Jan-25 Jan-25
3.1.3	Letting legal fees 5% of rent	£2,860	Dec-24	
	Total Sales Costs	£18,431		
3.2	Build Costs			
	Nr. of units Size sqm Cost psm	Total Costs		
3.2.1	4: SMALL LOCAL CONVENIENCE 1 280 £1,852	£518,560	Jan-24	Dec-24
3.2.2	BREEAM 'Excellent' 1.80% of build c		Jan-24	Dec-24
3.3	Externals	£527,894	<u> </u>	
3.3.1	External works 15.0% of build costs	£79,184	Jan-24	Dec-24
3.3.2	Biodiversity Net Gain £15,000 per ha	£467	Jan-24	Dec-24
		£79,651		
3.4	Professional Fees			
3.4.1	Professional fees 10% of build costs + extern		Jan-24	Dec-24
3.5	Castingan	£60,754	<u> </u>	
3.5.1	Contingency 4% of build costs, externa	als + PFs £26,732	lan-24	Dec-24
5.5.1		£26,732	Juli 24	Dec 24
4.0	Other Policy Obligations			
4.1	S106 5% of build costs	£25,928	Jan-24	Feb-24
		£25,928		
5.0	TOTAL DEVELOPMENT COSTS (including land payment)	£790,849		
6.0	Developer Return			
6.1	Central overheads 3.5%	£27,680	Jan-24	Dec-24
6.2	Profit (net) 16.5% of total development		Dec-24	Jan-25
	Total Developer's Return	£158,170	┢━━	
7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£949,019	<u> </u>	
8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£36,272	┣──	
9.0	Finance Costs APR PCM	C26 272		
9.1	Borrowing cost 8.50% 0.682%	-£36,272		
10.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]	£985,291	1	
NB: Thi	is appraisal has been prepared in line with the RICS valuation guidance. The purpose of th	e appraisal is to assess the impact of planning poli	cies on si	te
-	y at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Star	Idards Effective from 31 January 2022) valuation a	and shoul	d not be
relied u	upon as such.			

7: RET.	AIL WAREHOUSE (OUT OF TOWN COMPARISON)			
	TECHNICAL CHECKS: DVA SUMMARY:		CASH	FLOW
	GDV=Total costs - RLV per net ha	£1,163,365		
	Profit/total GDV 16.0% BLV per net ha	£2,000,000		
	Profit/total costs 20.0% Viable?	No	Start	Finish
	Site BLV £1,000,000 Headroom psm CIL liable	-£209		
1.0	Site Acquisition			
1.1.1	Site value (RLV) Site area 0.50 ha	£581,683	Jan-24	Feb-24
1.1.2	Stamp Duty Land Tax (on BLV)	£39,500	Jan-24	Feb-24
1.1.3	Surveyor & legal fees (on BLV)	£7,500	Jan-24	Feb-24
	Total Site Acquisition Costs	£628,683		
2.0	Development Value			
2.0	Nr. of units Size sqm Rent psm Yield Rent free (#mths)	Capital Value		
2.1	7: RETAIL WAREHOUSE (OUT OF TO 1 1,600 £175 6.0% 9	£4,666,667	Dec-24	Jan-25
2.2.1	Adjusted for rent free period	£4,467,118	Dec-24	Jan-25
2.2.2	Less purchaser costs 6.5% of capital value	£304,500	Dec-24	Jan-25
	Total Net Development Value	£4,162,618		
3.0	Development Costs			
3.1	Sales Cost			
3.1.1	Marketing costs 1.0%	£41,626	Dec-24	Jan-25
3.1.2	Letting agent fee 10% of rent	£28,000	Dec-24	Jan-25
3.1.3	Letting legal fees 5% of rent	£14,000	Dec-24	Jan-25
	Total Sales Costs	£83,626		
3.2	Build Costs			
	Nr. of units Size sqm Cost psm	Total Costs		
3.2.1	7: RETAIL WAREHOUSE (OUT OF TO 1 2,000 £939	£1,878,000	Jan-24	Dec-24
3.2.2	BREEAM 'Excellent' 1.80% of build cost	£33,804	Jan-24	Dec-24
3.3	Externals	£1,911,804		
3.3.1	External works 15.0% of build costs	£286,771	Jan-24	Dec-24
3.3.2	Biodiversity Net Gain £15,000 per ha	£7,500	Jan-24	Dec-24
		£294,271		
3.4	Professional Fees			
3.4.1	Professional fees 10% of build costs + externals	£220,607	Jan-24	Dec-24
		£220,607		
3.5	Contingency			
3.5.1	Contingency 4% of build costs, externals + PFs	£97,067	Jan-24	Dec-24
		£97,067		
4.0 4.1	Other Policy Obligations \$106 5% of build costs	000 503	lan 24	Fab 24
4.1	S106 5% of build costs	£93,900 £93,900	Jan-24	Feb-24
5.0	TOTAL DEVELOPMENT COSTS (including land payment)	£3,329,958		
6.0	Developer Return			
6.1	Central overheads 3.5%	£116,549	Jan-24	Dec-24
6.2	Profit (net) 16.5% of total development costs	£549,443	Dec-24	Jan-25
	Total Developer's Return	£665,992		
7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£3,995,950		
8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£166,668		
9.0	Finance Costs APR PCM			
9.1	Borrowing cost 8.50% 0.682%	-£166,668		
10.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]	£4,162,618		
	s appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the			
-	r at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards Effective from 31.	January 2022) valuation a	nd shoul	a not be
renea u	ipon as such.			