PC 1D

March Marc	West village/tow	n (West		1 Units					
Part	ITEM				Residual Value			Technical Checks:	peterbre
Part	Net Site Area Stamp Duty		Greenfield	West Small Greenfield	£1,333,865	per net ha		Dwgs/ha	
New Note of March 1997 199	Nr of units							Profit on GDV	
Commercial Commercia	1.0								
Company	1.1	Private units	Flats (NIA)				Total sq.m		
10 10 10 10 10 10 10 10			2 bed house 3 bed house		0.00 0.00	70 80		£2,850 £2,850	£0 £0
Allered Part			4+ bed house					£2,850	£342,000
Company Comp	1.2	Social rent	Flats (NIA)				Total sq.m	£psm £990	
Alleredak rote			2 bed house 3 bed house		0.00 0.00	70 80	-	£1,283 £1,283	£0 £0
Fig. 16 10 10 10 10 10 10 10			4+ bed house		0.00	120 _	- 0	£1,283	£0
1.	1.3	Affordable rent			0.00	55	Total sq.m 0	£1,210	£0
Intermediate			3 bed house		0.00	80	-	£1,568	£0
Teacher 10			41 bea nouse		-		-	21,300	
	1.3	Intermediate			0.00	55	0	£1,430	£0
Development Colors			3 bed house		0.00	80	0	£1,853	£0
Development Colors					-		-		
Market and equivariation volume Process		•							£342,000
Second Parameter Code Parameter Co	2.0		s						
Silve cours	2.1		ual land value						C40.040
Selectors	۷. ۱. ۱	ivet site value (resid	uai iaiiu väiüe)				Purchaser Costs		
Private utility		Site costs							
Private utility	2.3	Build Costs							
Compared 100	2.3.1	Private units					Total sq.m		
1			2 bed house		0.00	70	0 0 0	£1,360	£0
						120 <u> </u>	120		
2 200 100 200 100 200 100 200 100 200 100 200 100 200	2.3.2	Affordable units	Flata (OIA)				Total sq.m		
A bed house Cot 120 C C.3.60 50			2 bed house		0.00	70	0 0 0	£1,360	£0
1,00					0.00	120	-		£0
	2.3.3	Extra-over BR2013				£0	per unit		£0
State gardent process	2.4	Extra over constru	iction costs		1.00				£163,200
Size specing up crash	2.4.1	Externals				10%	on build cost		£16,320
Professional Fees	2.4.2	Site abnormals (rem	nediation/demolition)			£0	per net ha		£0
Professional Fees	2.4.2	Site opening up cos	ts			£5,000	per unit		£5,000
Professional Fees									£24 220
	2.5	Professional Fees							£21,320
2.0.1 Section Sectio	2.5.1					10%	on build costs (incl: externa	als)	£16,320.00
Developer contributions S3,150	2.6	Contingency							£16,320
Developer Contributions	2.6.1					5%	on build costs (incl: externa	als)	£8,160.00
27.1 Lifetime homes	2.7	Developer contrib	utions						£8,160
2.7.3 CIL	2.7.1	-				£0	per unit		£0
2.7.4 \$106/\$278 \$\frac{\	2.7.2	Higher housing star	dard			2.5%	build cost		£4,080
2.8.1 Private units only 3.00% on OM GDV £10,280 2.8.1 Private units only £10,280 TOTAL DEVELOPMENT COSTS (including land) £264,056 Developer's Profit 3.1 Private units 20% on OM GDV £68,400 3.2 Affordable units £00 on AH transfer values £0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £332,456 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,544 Finance £8,400 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £9,544 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] £9,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] £9,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] £32,400 TOTAL PROJECT COSTS [INCLUDING INTEREST] £342,000	2.7.3								
2.8.1 Private units only							per unit -		£0
2.8.1 Private units only TOTAL DEVELOPMENT COSTS (including land) Developer's Profit 3.1 Private units 4.1 Private units TOTAL PROJECT COSTS [EXCLUDING INTEREST] Finance APR PCM APR PCM Finance Costs Finance Costs [INCLUDING INTEREST] Finance Costs [INCLUDING INTEREST] Finance Costs [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance Costs APR PCM APR PCM Finance Costs APR PCM Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance Costs APR PCM APR PCM Finance Costs APR PCM Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance Costs APR PCM APR PCM Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance Costs APR PCM APR PCM Finance Costs APR PCM Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance Costs APR PCM APR PCM Finance Costs APR PCM APR PCM Finance Costs APR PCM APR PCM Finance Costs Finance Costs (Including Interest) Finance Costs (Inclu						. ~v '			•
2.8.1 Private units only 3.00% on OM GDV £10,260 ### TOTAL DEVELOPMENT COSTS (including land) £264,056 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £68,400 3.2 Affordable units 6% on AH transfer values £68,400 ### TOTAL PROJECT COSTS [EXCLUDING INTEREST] £332,456 ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,544 4.0 Finance Costs 4.1 Finance 6.50% on net costs 0.526% -£9,544 ### TOTAL PROJECT COSTS [INCLUDING INTEREST] £322,000 ### TOTAL PROJECT COSTS [INCLUDING INTEREST] £342,000 ### TOTAL PROJECT COSTS [INCLUDING INTEREST]	2.8	Sale cost							£4,080
TOTAL DEVELOPMENT COSTS (including land) 20% on OM GDV £68,400 3.1 Private units 3.2 Affordable units £68,400 £68,400 £68,400 £68,400 £68,400 £68,400 £70TAL PROJECT COSTS [EXCLUDING INTEREST] £332,456 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £332,456 4.0 Finance APR PCM 4.1 Finance APR PCM 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £342,000 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	2.8.1					3.00%	on OM GDV		£10,260
3.0 Developer's Profit 3.1 Private units 20% on OM GDV £68,400 3.2 Affordable units £68,400 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £332,456 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,544 4.0 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £9,544 4.1 Finance 6.50% on net costs 0.526% -£9,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] £342,000 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on									£10,260
3.1 Private units 20% on OM GDV £68,400 3.2 Affordable units £68,400 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £332,456 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £9,544 4.0 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £9,544 4.1 Finance Finance Costs 6.50% on net costs 7.526% 7.526% 7.529,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] £342,000 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	3.0			g land)					£264,056
Affordable units 6% on AH transfer values £68,400 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £332,456 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance APR PCM 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance £342,000 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	3.1	-				20%	on OM GDV		£68,400
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs APR PCM 4.1 Finance Costs 0.526% -£9,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] Total Project Costs [Including Interest] E332,456 APR PCM 6.50% on net costs 0.526% -£9,544	3.2								
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs APR PCM 4.1 Finance Finance Costs 0.526% 0n net costs 0.526% -£9,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance £342,000 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on									£68,400
4.0 Finance Costs APR PCM 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on									
4.1 Finance 6.50% on net costs 0.526% -£9,544 TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	4.0		TOTAL COSTS [EXCLU	DING INTEREST]					£9,544
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	4.1	Finance					on net costs		-£9,544
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on									
	This appraisal has				en prepared in line wi	th the RICS valuation	n guidance. The purpose of	of the appraisal is to inform the Cour	•

East village/town	ı (East	1 Units						oba
ITEM	0.00		Residual Value		7	Technical Checks:	_	peterbrett
Net Site Area Stamp Duty	0.03 Old	Greenfield East Small Green	field £1,909,915	per net ha	J	Sqm/ha Dwgs/ha Units/pa		4,000 33
Nr of units	Private 1.00	Affordable 0.00	Social ren Affordable rent 0.00 0.00	Intermediate 0.00		Profit on GDV GDV=Total costs		20.0%
1.0	Development Valu	ue						
1.1	Private units	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £2,300	Total Value £0.00	
		2 bed house 3 bed house	0.00 0.00	70 80	0	£3,050 £3,050	£0 £0	
		4+ bed house	1.00 1.0	120	120	£3,050	£366,000	
1.2	Social rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,035	Total Value £0	
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,373 £1,373	£0 £0	
		4+ bed house	0.00	120	0	£1,373	£0	
1.3	Affordable rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,265	Total Value £0	
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,678 £1,678	£0 £0	
		4+ bed house	0.00	120	0	£1,678	£0	
1.3	Intermediate	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,495	Total Value £0	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£1,983 £1,983 £1,983	£0 £0 £0	
		4+ bed flouse	- 0.00	120	-	£1,903	Σ.0	
	Gross Developme	ent value					£366,000	
2.0	Development Cos	ıts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)					£57,297	
					Purchaser Costs		1.75%	
	Site costs						£58,300	
2.3	Build Costs					• .		
2.3.1	Private units	Flats (GIA) 2 bed house	No. of units 0.00 0.00	Size sq.m 65 70	Total sq.m 0 0	Cost per sq.m £1,083 £1,360	Total Costs £0 £0	
		3 bed house 4+ bed house	0.00 0.00 1.00	80 120	0 120	£1,360 £1,360	£0 £0 £163,200	
				<u> </u>	120			
2.3.2	Affordable units	Flats (GIA) 2 bed house	No. of units 0.00 0.00	Size sq.m 65 70	Total sq.m 0	Cost per sq.m £1,083 £1,360	### Total Costs ### £0 #### £0	
		3 bed house 4+ bed house	0.00 0.00	80 120	0	£1,360 £1,360	£0 £0	
2.3.3	Extra-over BR2013		-	£0	per unit		£0	
			1.00				£163,200	
2.4	Extra over constr	uction costs						
2.4.1	Externals			10%	on build cost		£16,320	
2.4.2		nediation/demolition)		£0	per net ha		£0	
2.4.2	Site opening up cos	sts		£5,000	per unit		£5,000	
							£21,320	
2.5	Professional Fees				- -			
2.5.1				10%	on build costs (incl: extern	nals)	£16,320	
2.6	Contingency						210,320	
2.6.1				5%	on build costs (incl: extern	nals)	£8,160	
2.7	Developer contrib	outions					£8,160	
2.7.1	Lifetime homes			£0	per unit		£0	
2.7.2	Higher housing star	ndard			build cost		£4,080	
2.7.3	CIL			£0	_per sqm		03	
2.7.4 2.7.5	S106/S278 -			£0]per unit		£0	
					_			
2.8	Sale cost						£4,080	
2.8.1	Private units only			3.00%	on OM GDV		£10,980	
							£10,980	
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (including land)					£282,360	
3.1	Private units			20%	on OM GDV		£73,200	
3.2	Affordable units			6%	on AH transfer values		£0	
							£73,200	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£355,560	
		TOTAL COSTS [EXCLUDING INTEREST]					£10,440	
4.0	Finance Costs					PCM		
4.0 4.1	Finance Costs Finance			APR 6.50%	on net costs	0.526%	-£10,440	
					on net costs		-£10,440	

Central village/tow	n (Central	1 Units							20
ITEM	0.02	Creatial Captual Co		Residual Value	man mat ha		Technical Checks:		rbrett
Net Site Area Stamp Duty	0.03 Old	Greenfield Central Sn	nall Greenfield	£3,062,017	per net ha	_	Sqm/ha Dwgs/ha Units/pa	4,000 33 1	
Nr of units	Private 1.00	Affordable 0.00	Social re	en Affordable rent 0.00	Intermediate 0.00		Profit on GDV GDV=Total costs	20.0%	<u> </u>
1.0	Development Valu	ue							
1.1	Private units	Flats (NIA)		No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £2,400	Total Value £0	
		2 bed house 3 bed house		0.00 0.00	70 80	0 0	£3,450 £3,450	£0 £0	[]
		4+ bed house		1.00	120 0	<u>120</u> 120	£3,450	£414,000	
1.2	Social rent	Flats (NIA)		No. of units	Size sq.m 55	Total sq.m 0	£psm £1,080	Total Value	<u> </u>
		2 bed house 3 bed house 4+ bed house		0.00 0.00 0.00	70 80 120	0 0 0	£1,553 £1,553 £1,553	£0 £0 £0	<u> </u>
		41 Dea House		- 0.00			21,555	2.0	
1.3	Affordable rent	Flats (NIA)		No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,320	Total Value	<u> </u>
		2 bed house 3 bed house 4+ bed house		0.00 0.00 0.00	70 80 120	0 0 0	£1,898 £1,898 £1,898	£0 £0 £0	<u> </u>
				-					
1.3	Intermediate	Flats (NIA) 2 bed house		No. of units 0.00 0.00	Size sq.m 55 70	Total sq.m 0 0	£psm £1,560 £2,243	Total Value	<u> </u>
		3 bed house 4+ bed house		0.00 0.00	80 120	0 0	£2,243 £2,243	£0 £0	<u> </u>
				-		-			
	Gross Developme							£414,000	
2.0	Development Cos	its							
2.1	Site Acquisition	dual land value)						004.004	
2.1.1	Net site value (resid	dual land value)				Purchaser Costs		£91,861 1.75%	
	Site costs							£93,468	
2.3	Build Costs								
2.3.1	Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house		0.00 0.00	65 70	0	£1,083 £1,360	£0 £0	[]
		3 bed house 4+ bed house		0.00 1.00	80 120 1	0 120 120	£1,360 £1,360	£0 £163,200	
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house 3 bed house		0.00 0.00 0.00	65 70 80	0 0	£1,083 £1,360 £1,360	£0 £0 £0	<u> </u>
		4+ bed house		0.00	120		£1,360 £1,360	£0 £0	<u> </u>
2.3.3	Extra-over BR2013				£0	per unit		£0	
2.4	Extra over constr	uction costs		1.00				£163,200	
2.4.1	Externals	uction costs			10%	on build cost		£16,320.00	<u> </u>
2.4.2		nediation/demolition)			£0	per net ha		£10,320.00	<u> </u>
2.4.2	Site opening up cos	sts			£5,000	per unit		£5,000	<u> </u>
2.5	Professional Fees	3						£21,320	
2.5.1					10%	on build costs (incl: extern	als)	£16,320	<u> </u>
2.6	Contingonou							£16,320	
2.6 2.6.1	Contingency				5%	on build costs (incl: extern	als)	£8,160	
							alo;	£8,160	
2.7	Developer contrib	outions			£0			£0	
2.7.1 2.7.2	Higher housing sta	ndard			2.5%	per unit build cost		£4,080	<u>.</u> 1
2.7.3	CIL				£0	per sqm		£0	<u> </u>
2.7.4	S106/S278				£0	per unit		£0	<u>.</u>
2.7.5	-				£0	□-			<u> </u>
								£4,080	
2.8	Sale cost					_			
2.8.1	Private units only				3.00%	on OM GDV		£12,420	
	TOTAL DEVELOP	MENT COSTS (including land)						£12,420 £318,968	
3.0	Developer's Profit							20.0,000	
3.1	Private units				20%	on OM GDV on AH transfer values		£82,800 £0	<u> </u>
3.2	Affordable units				6%	on AH transfer values		£82,800	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]						£401,768	
	TOTAL INCOME -	TOTAL COSTS [EXCLUDING INTER	REST]					£12,232	
4.0	Finance Costs				APR	On not costs	PCM	-£12,232	
4.1	Finance				6.50%	on net costs	0.526%	-£12,232	
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]						£414,000	
		Brett Associates for the Council. The as not a formal 'Red Book' (RICS Valuat						ouncil about the impact of planning polic	y has on

West village/towi	n ₍ West		3 Units) C
Net Site Area Stamp Duty	0.10 Old	Greenfield	West Small Green	_	esidual Value £1,216,155	per net ha		Technical Check Sqm/ha Dwgs/ha	<u>(S:</u>	3,600 30	brett
Nr of units	Private 3.00	Affordable 0.00		Social ren Af	ffordable rent 0.00	Intermediate 0.00		Units/pa Profit on GDV GDV=Total costs		3 20.0% (0)	
1.0	Development Valu	ıe									
1.1	Private units	Flats (NIA) 2 bed house 3 bed house 4+ bed house		No	o. of units 0.00 0.00 0.00 3.00	Size sq.m 55 70 80 120	Total sq.m 0 0 0 0 360	£psm £2,200 £2,850 £2,850 £2,850		Total Value £0 £0 £0 £0 £1,026,000	
1.2	Social rent	Flats (NIA) 2 bed house 3 bed house 4+ bed house			No. of units 0.00 0.00 0.00 0.00	Size sq.m 55 70 80 120	Total sq.m 0 0 0 0	£psm £990 £1,283 £1,283 £1,283		10tal Value £0 £0 £0 £0 £0	
1.3	Affordable rent	Flats (NIA) 2 bed house 3 bed house 4+ bed house		_	No. of units 0.00 0.00 0.00 0.00	Size sq.m 55 70 80 120	Total sq.m 0 0 0 0	£psm £1,210 £1,568 £1,568 £1,568		Total Value £0 £0 £0 £0 £0	
1.3	Intermediate	Flats (NIA) 2 bed house 3 bed house 4+ bed house			No. of units 0.00 0.00 0.00 0.00	Size sq.m 55 70 80 120	Total sq.m 0 0 0 0	£psm £1,430 £1,853 £1,853 £1,853		Total Value £0 £0 £0 £0 £0	
	Gross Developme	ent value								£1,026,000	
2.0	Development Cos	ets									
2.1	Site Acquisition										
2.1.1	Net site value (resid	dual land value)					Purchaser Co	ests		£121,615 1.75%	
	Site costs									£123,744	
2.3 2.3.1	Build Costs Private units	Flats (GIA) 2 bed house 3 bed house 4+ bed house			No. of units 0.00 0.00 0.00 3.00	Size sq.m 65 70 80 120	Total sq.m 0 0 0 0 360	Cost per sq.m £1,083 £1,360 £1,360 £1,360		Total Costs £0 £0.00 £0.00 £489,600.00	
2.3.2 2.3.3	Affordable units Extra-over BR2013	Flats (GIA) 2 bed house 3 bed house 4+ bed house		_	No. of units 0.00 0.00 0.00 0.00	3 Size sq.m 65 70 80 120	Total sq.m 0 0 0 0 0 -	Cost per sq.m £1,083 £1,360 £1,360 £1,360		Total Costs £0.00 £0.00 £0.00 £0.00	
					2.00					0.400,000	
2.4	Extra over constr	uction costs			3.00					£489,600	
2.4.1	Externals					10%	on build cost			£48,960.00	<u> </u>
2.4.2	Site abnormals (rer	mediation/demolition)				£0	per net ha			£0	1
2.4.2	Site opening up cos	sts				£5,000	per unit			£15,000 £63,960	
2.5	Professional Fees	3								203,300	
2.5.1						10%	on build costs (incl: e	xternals)		£48,960	†
2.6	Contingency									£48,960	
2.6.1						5%	on build costs (incl: e	xternals)		£24,480	
2.7	Developer contrib	outions									
2.7.1	Lifetime homes	ndord				£0 2.5%	per unit			£0 £12,240	<u>.</u>
2.7.2 2.7.3	Higher housing sta	ilualu				£0	build cost per sqm			£12,240	‡
2.7.4	S106/S278					£0	per unit			£0	}
2.7.5	-					£0	<u></u> -				
2.8	Sale cost									£12,240	
2.8.1	Private units only					3.00%	on OM GDV			£30,780 £30,780	
		MENT COSTS (includir	ng land)							£793,764	
3.0	Developer's Profit					200/	On OM CDV			£205,200	
3.1	Private units Affordable units					20% 6%	on OM GDV on AH transfer values			£0	<u> </u>
										£205,200	
	TOTAL PROJECT	COSTS [EXCLUDING I	NTEREST]							£998,964	
4.0		TOTAL COSTS [EXCL	UDING INTEREST]							£27,036	
4.0 4.1	Finance Costs Finance					APR 6.50%	on net costs	PCM 0.526%		-£27,036	
	been prepared by Pe	TCOSTS [INCLUDING IN ter Brett Associates for that is not a formal 'Red Boo	ne Council. The appra					pose of the appraisal is to inform upon as such.		£1,026,000 the impact of planning po	olicy has on

East village/town	(East	3 Units						20
ITEM							pete	erbrett
Net Site Area	0.10	Brownfield East Small Brownfi	Residual Value eld £1,523,080	per net ha	1	Technical Checks: Sqm/ha	3,600	+
Stamp Duty	Old		<u></u>		_	Dwgs/ha Units/pa	30	1
Nr of units	Private 3.00	Affordable 0.00	Social rent Affordable rent	Intermediate 0.00		Profit on GDV GDV=Total costs	20.0%	
			0.00	0.00		GDV=Total Costs	-	
1.0	Development Valu	e						
1.1	Private units	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £2,300	Total Value £0	<u> </u>
		2 bed house 3 bed house	0.00 0.00	70 80	0 0	£3,050 £3,050	£0 £0	<u> </u>
		4+ bed house	3.00	120	360	£3,050	£1,098,000	1
1.2	Social rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
1.2	Social Terri	Flats (NIA)	0.00	55	0	£1,035	£0	- -
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,373 £1,373	£0 £0	1
		4+ bed house	0.00	120	0 -	£1,373	£0	†
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	0.00 0.00	55 70	0 0	£1,265 £1,678	£0 £0	1
		3 bed house 4+ bed house	0.00 0.00	80 120	0 0	£1,678 £1,678	£0 £0]
			-	_	-	,		
1.3	Intermediate	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,495	Total Value £0	<u> </u>
		2 bed house 3 bed house	0.00	70	0	£1,983	£0	- -
		4+ bed house	0.00 0.00	80 	0 	£1,983 £1,983	£0 £0	
			-		<u>-</u>			
	Gross Developmen	nt value					£1,098,000	
2.0	Development Cost	ts						
2.1	Site Acquisition							
		ual land value)					C452 200	
2.1.1	Net site value (resid	uai iand value)					£152,308	_
					Purchaser Costs		2.75%	
	Site costs						£156,496	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house	0.00 0.00	65 70	0	£1,083 £1,360	£0 £0.00	1
		3 bed house 4+ bed house	0.00 3.00	80 120	0 360	£1,360 £1,360	£0.00 £489,600.00	- -
		4+ bed nouse		<u> </u>	360	£1,300	£469,000.00	<u>.</u>
2.3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house	0.00 0.00	65 70	0 0	£1,083 £1,360	£0.00 £0.00	<u> </u>
		3 bed house 4+ bed house	0.00 0.00	80 120	0 0	£1,360 £1,360	£0.00 £0.00	1
2.3.3	Extra-over BR2013		-	£0	per unit		£0]
	_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							1
			3.00				£489,600	
2.4	Extra over constru	action costs						
2.4.1	Externals			10%	on build cost		£48,960.00	<u> </u>
2.4.2	Site abnormals (rem	nediation/demolition)		£200,000	per net ha		£20,000	
2.4.2	Site opening up cos	ts		£5,000	per unit		£15,000	1
							£83,960	
2.5	Professional Fees							
2.5.1				10%	on build costs (incl: extern	als)	£48,960	+
							£48,960	
2.6	Contingency							
2.6.1				5%	on build costs (incl: extern	nals)	£24,480	1
2.7	Dovolonor contrib	utions					£24,480	
2.7.1	Developer contribution	unono		£0	Thor wait		£0	
					per unit			
2.7.2	Higher housing stan	idard		2.5%	_build cost		£12,240	_
2.7.3	CIL			£0	_per sqm		£0	<u> </u>
2.7.4	S106/S278			£0	_per unit		£0	1
2.7.5	-			£0].]
2.8	Sale cost						£12,240	
				2.00%	Top OM CDV		C22 040	
2.8.1	Private units only			3.00%	on OM GDV		£32,940	<u> </u>
							£32,940	
3.0	TOTAL DEVELOPI Developer's Profit	MENT COSTS (including land)					£848,676	
3.1	Private units			20%	on OM GDV		£219,600	
				6%	_		£219,600	‡
3.2	Affordable units			0%	on AH transfer values			<u> </u>
							£219,600	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£1,068,276	
4.0		TOTAL COSTS [EXCLUDING INTEREST]					£29,724	
4.0	Finance Costs			APR		PCM		
4.1	Finance			6.50%	on net costs	0.526%	-£29,724	1
								<u> </u>
		COSTS [INCLUDING INTEREST]					£1,098,000	
ı nıs appraisal has l viability at a strategi	peen prepared by Pet ic level. This appraisa	er Brett Associates for the Council. The appraid I is not a formal 'Red Book' (RICS Valuation – I	sai nas been prepared in line wit Professional Standards January	tn tne RICS valuat 2014) valuation a	tion guidance. The purpose and should not be relied upor	or tne appraisal is to inform the (n as such.	Council about the impact of planning po	olicy has on

Central village/to	ow Central	3 Units						
Net Site Area Stamp Duty	0.10 Old	Brownfield Central Small Bro	Residual Value £2,501,211	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	■ ¢	3,600 30
Nr of units	Private 3.00	Affordable 0.00	Social ren Affordable rent 0.00 0.00	Intermediate 0.00	I	Units/pa Profit on GDV GDV=Total costs		3 20.0% -
1.0	Development Valu		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00 3.00	55 70 80 120	0 0 0 360	£2,400 £3,450 £3,450 £3,450	£0 £0 £0 £1,242,000	
.2	Social rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,080	Total Value	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£1,553 £1,553 £1,553	£0 £0 £0	
1.3	Affordable rent	Flats (NIA)	No. of units 0.00	Size sq.m	Total sq.m	£psm £1,320	Total Value	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£1,898 £1,898 £1,898	£0 £0 £0	
1.3	Intermediate	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,560	Total Value	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£2,243 £2,243 £2,243	£0 £0 £0	
	Gross Developme	ent value					£1,242,000	
2.0	Development Cos	sts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)			Purchaser Costs		£250,121 4.75%	
	Site costs						£262,002	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
	Tivate units	Flats (GIA) 2 bed house	0.00 0.00	65 70	0 0	£1,083 £1,360	£0 £0.00	
		3 bed house 4+ bed house	0.00 3.00	80 120	0 360 360	£1,360 £1,360	£0.00 £489,600.00	
3.2	Affordable units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
.0.2	7 and a day to differ	Flats (GIA) 2 bed house	0.00 0.00	65 70	0	£1,083 £1,360	£0.00 £0.00	
		3 bed house 4+ bed house	0.00 0.00	80 	0 0	£1,360 £1,360	£0.00 £0.00	
2.3.3	Extra-over BR2013	3	-	£0	per unit		£0	
2.4	Extra over constr	ruction costs	3.00				£489,600	
2.4.1	Externals			10%	on build cost		£48,960.00	
2.4.2	Site abnormals (rer	mediation/demolition)		£200,000	per net ha		£20,000	
2.4.2	Site opening up cos	sts		£5,000	per unit		£15,000	
2.5	Professional Fees						£83,960	
2.5.1	Troicssional reco			10%	on build costs (incl: extern	als)	£48,960	
							£48,960	
2.6.1	Contingency			5%	on build costs (incl: extern	uals)	£24,480	
				370	John Bulliu Gosto (III.G.: CALGITI	uio j	£24,480	
2. 7 2.7.1	Developer contrib	outions		£0	per unit		£0	
2.7.2	Higher housing star	ndard			build cost		£12,240	
2.7.3	CIL			£0	per sqm		£0	
2.7.4	S106/S278			£0	per unit		£0	
2.7.5	-			£0]-			
2.8	Sale cost						£12,240	
2.8.1	Private units only			3.00%	on OM GDV		£37,260	
							£37,260	
		PMENT COSTS (including land)					£958,502	
3.0	Developer's Profit Private units	t		20%	on OM GDV		£248,400	
3.2	Affordable units				on AH transfer values		£0	
							£248,400	
		COSTS [EXCLUDING INTEREST]					£1,206,902	
	TOTAL INCOME -	TOTAL COSTS [EXCLUDING INTEREST]					£35,098	
4.0	Finance Costs					PCM		
4.0 4.1	Finance Costs Finance			APR 6.50%	on net costs	0.526%	-£35,098	

West Brownfield	d ir West	5 Units						
Net Site Area	0.15	Brownfield West Small Brown	Residual Value £1,122,453	per net ha]	Technical Checks: Sqm/ha	<u> </u>	eterbreti
Stamp Duty	Old Private	Affordable	Social ren Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV		33 4 20.0%
Nr of units	5.00 Development Value	0.00	0.00 0.00	0.00	1	GDV=Total costs		-
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house 3 bed house	0.00 0.00 0.00	55 70 80	0 0 0	£2,200 £2,850 £2,850	£0 £0	
		4+ bed house	5.00 5.00	120	600	£2,850	£1,710,000	
1.2	Social rent	Flate (NIA)	No. of units	Size sq.m	Total sq.m	£psm £990	Total Value £0	
		Flats (NIA) 2 bed house 3 bed house	0.00 0.00 0.00	55 70 80	0	£1,283 £1,283	£0 £0	
		4+ bed house	0.00	120	0 -	£1,283	£0	
1.3	Affordable rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,210	Total Value £0	
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,568 £1,568	£0 £0	
		4+ bed house	0.00	120	0	£1,568	£0	
1.3	Intermediate	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,430	Total Value £0	
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,853 £1,853	£0 £0	
		4+ bed house	0.00	120	0	£1,853	£0	
	Gross Developme	ent value					£1,710,000	
2.0	Development Cos	sts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)					£168,368	
					Purchaser Costs		2.75%	
	Site costs						£172,998	
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)	No. of units 0.00	Size sq.m 65	Total sq.m	Cost per sq.m £1,083	Total Costs	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 5.00	70 80 120	0 0 600	£1,360 £1,360 £1,360	£0.00 £0.00 £816,000.00	
		TV BOO HOUSE		5	600	21,000	2010,000.00	
2.3.2	Affordable units	Flats (GIA)	No. of units 0.00	Size sq.m 65	Total sq.m	Cost per sq.m £1,083	Total Costs	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£1,360 £1,360 £1,360	£0.00 £0.00 £0.00	
2.3.3	Extra-over BR2013		-	£0	per unit	,	£0	
			5.00				£816,000	
2.4	Extra over constr	uction costs						
2.4.1	Externals			10%	on build cost		£81,600.00	
2.4.2		mediation/demolition)			per net ha		£30,000	
2.4.2	Site opening up co	SIS		£5,000	per unit		£25,000	
							£136,600	
2.5	Professional Fees	5			7			
2.5.1				10%	on build costs (incl: extern	nals)	£81,600	
2.6	Contingency						201,000	
2.6.1				5%	on build costs (incl: extern	nals)	£40,800	
2.7	Developer contrik	outions					£40,800	
2.7.1	Lifetime homes			£0	per unit		£0	
2.7.2	Higher housing sta	ndard			build cost		£20,400	
2.7.32.7.4	CIL S106/S278			£0]per sqm]per unit		£0	
2.7.5	-			£0]-		20	
					_			
2.8	Sale cost						£20,400	
2.8.1	Private units only			3.00%	on OM GDV		£51,300	
							£51,300	
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (including land)					£1,319,698	
3.1	Private units	•		20%	on OM GDV		£342,000	
3.2	Affordable units			6%	on AH transfer values		£0	
							£342,000	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£1,661,698	
	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£48,302	
4.0	Finance Costs			APR		PCM		
4.0 4.1	Finance Costs Finance			6.50%	on net costs	0.526%	-£48,302	

Central Small Br	ov Central	7 Units						00
ITEM			Residual Value		-	Technical Checks:		erbreti
Net Site Area Stamp Duty	0.20 Old	Brownfield Central Small Bro	wnfield £2,913,529	per net ha	1	Sqm/ha Dwgs/ha Units/pa	4,200 35	5
Nr of units	Private 7.00	Affordable 0.00	Social rent Affordable rent	Intermediate 0.00	ı	Profit on GDV GDV=Total costs	20.0	
1.0	Development Valu							
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	0.00 0.00	55 70	0	£2,400 £3,450	£0]
		3 bed house 4+ bed house	0.00 7.00	80 120	0 840	£3,450 £3,450	£0 £2,898,000	_
1.2	Social rent		7.0 No. of units	Size sq.m	840 Total sq.m	£psm	Total Value	
1.2	Jocial Territ	Flats (NIA) 2 bed house	0.00 0.00	55 70	0 0	£1,080 £1,553	£0 £0	‡
		3 bed house 4+ bed house	0.00 0.00	80 120	0 0	£1,553 £1,553	£0 £0	7
			-	_	-			7
1.3	Affordable rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,320	Total Value	_
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£1,898 £1,898 £1,898	£0 £0	_
		41 bed flouse	- 0.00			21,090	2.0	1
1.3	Intermediate	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,560	Total Value £0	<u> </u>
		2 bed house 3 bed house	0.00 0.00	70 80	0 0	£2,243 £2,243	£0 £0]
		4+ bed house	0.00	120	0 -	£2,243	£0	+
	Gross Developme	ent value					£2,898,000	
2.0	Development Cos	sts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)					£582,706	-
	· ·	·			Purchaser Costs		5.75%	7
	Site costs						£616,211	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house	0.00 0.00	65 70	0	£1,083 £1,360	£0 £0.00	7
		3 bed house 4+ bed house	0.00 7.00	80 	0 840	£1,360 £1,360	£0.00 £1,142,400.00]
				7	840	_		
2.3.2	Affordable units	Flats (GIA) 2 bed house	No. of units 0.00 0.00	Size sq.m 65 70	Total sq.m	Cost per sq.m £1,083 £1,360	Total Costs £0.00 £0.00	_
		3 bed house 4+ bed house	0.00 0.00 0.00	80 120	0	£1,360 £1,360 £1,360	£0.00 £0.00	‡
2.3.3	Extra-over BR2013		-	£0	per unit	2,,000	£0	<u> </u>
2.4	Extra over constr	ruction costs	7.00				£1,142,400	
2.4.1	Externals			10%	on build cost		£114,240.00	-
2.4.2	Site abnormals (rer	mediation/demolition)		£200,000	per net ha		£40,000]
2.4.2	Site opening up cos	sts		£5,000	per unit		£35,000	_
2.5	Professional Fees						£189,240	
2.5.1				10%	on build costs (incl: extern	als)	£114,240	-
				1070			£114,240	-
2.6	Contingency							
2.6.1				5%	on build costs (incl: extern	als)	£57,120	-
2.7	Developer contrib	outions					£57,120	
2.7.1	Lifetime homes			£0	per unit		£0	_
2.7.2	Higher housing sta	ndard		2.5%	build cost		£28,560	‡
2.7.3	CIL			£0	per sqm		£0	7
2.7.4	S106/S278			£0	per unit		£0]
2.7.5	-			£0]-			+
							£28,560	
2.8	Sale cost						220,300	
2.8.1	Private units only			3.00%	on OM GDV		£86,940	-
							£86,940	
3.0	TOTAL DEVELOP Developer's Profit	PMENT COSTS (including land) t					£2,234,711	
3.1	Private units			20%	on OM GDV		£579,600.00	_
l ^{o.} '	Affordable unite			6%	on AH transfer values		£0	1
3.2	Affordable units						£579,600	
	Arrordable units							+
		COSTS [EXCLUDING INTEREST]					£2,814,311	+
3.2	TOTAL PROJECT	COSTS [EXCLUDING INTEREST] TOTAL COSTS [EXCLUDING INTEREST]					£2,814,311 £83,689	
4.0	TOTAL INCOME - Finance Costs			APR 6.50%	on net costs	PCM 0.526%	£83,689	
3.2	TOTAL PROJECT			APR 6.50%	on net costs	PCM 0.526%		-

East Greenfield	inf East	7 Units						ode
Net Site Area	0.20	Greenfield East Small Greer	Residual Value £1,960,234	per net ha]	Technical Checks: Sqm/ha		eterbret 4,200
Stamp Duty	Old Private	Affordable	Social ren Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV		35 6 20.0%
Nr of units	7.00	0.00	0.00 0.00	0.00		GDV=Total costs		-
1.1	Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house 3 bed house	0.00 0.00 0.00	55 70 80	0 0 0	£2,300 £3,050 £3,050	£0 £0	
		4+ bed house	7.00	120	840	£3,050	£2,562,000	\blacksquare
1.2	Social rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,035	Total Value £0	
		2 bed house 3 bed house	0.00 0.00	70 80	0 0	£1,373 £1,373	£0 £0	
		4+ bed house	0.00	120	0	£1,373	03	
1.3	Affordable rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,265	Total Value £0	
		2 bed house 3 bed house	0.00 0.00	70 80	0 0	£1,678 £1,678	£0 £0	
		4+ bed house	0.00	120	0	£1,678	£0	
1.3	Intermediate	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m 0	£psm £1,495	Total Value £0	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£1,983 £1,983 £1,983	£0 £0	
		4+ bed house			-	£1, 3 03	Σ0	
	Gross Developme	ent value					£2,562,000	
2.0	Development Cos	sts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)					£392,047	
					Purchaser Costs		4.75%	
	Site costs						£410,669	
2.3	Build Costs		No of unito	Sizo oz m	Tetalogm	Coat nov on m	Total Costo	
2.3.1	Private units	Flats (GIA) 2 bed house	No. of units 0.00 0.00	Size sq.m 65 70	Total sq.m 0 0	Cost per sq.m £1,083 £1,360	### Total Costs ### £0 ### £0.00	
		3 bed house 4+ bed house	0.00 7.00	80 120	0 840	£1,360 £1,360	£0.00 £1,142,400.00	
2.3.2	Affordable units		No. of units	7 Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
2.5.2	Anordable units	Flats (GIA) 2 bed house	0.00 0.00	65 70	0 0	£1,083 £1,360	£0.00 £0.00	
		3 bed house 4+ bed house	0.00 0.00	80 120	0	£1,360 £1,360	£0.00 £0.00	
2.3.3	Extra-over BR2013	3	-	£0	per unit		£0	
2.4	Extra over constr	untion costs	7.00				£1,142,400	
2.4.1	Externals	uotion costs		10%	on build cost		£114,240.00	
2.4.2		mediation/demolition)		£0	per net ha		£0	
2.4.2	Site opening up cos	sts		£5,000	per unit		£35,000	
2.5	Professional Fees	S					£149,240	
2.5.1				10%	on build costs (incl: extern	nals)	£114,240	
2.6	Contingency						£114,240	
2.6.1	Commigancy			5%	on build costs (incl: extern	nals)	£57,120	
					·	, 	£57,120	
2.7 2.7.1	Developer contrib	outions		£0	per unit		£0	
2.7.2	Higher housing sta	ndard			build cost		£28,560	
2.7.3	CIL			£0	per sqm		£0	
2.7.4	S106/S278			£0	per unit		£0	
2.7.5	-			£0]-			
	0.1						£28,560	
2.8 2.8.1	Sale cost Private units only			3.00%	on OM GDV		£76,860	
	,				•		£76,860	
2.0		PMENT COSTS (including land)					£1,979,089	
3 .0 3.1	Developer's Profit Private units	τ		20%	on OM GDV		£512,400	
3.2	Affordable units			6%	on AH transfer values		£0	
							£512,400	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£2,491,489	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£70,511	
4.0				APR	Ton not costs	PCM 0.526%	070.544	
4.1	Finance			6.50%	on net costs	0.32070	-£70,511	

East Brownfield	EdSt	10 Units						00
Net Site Area	0.25	Brownfield East Small Brownf	Residual Value £2,030,002	per net ha]	Technical Checks: Sqm/ha		terbrett
Stamp Duty	Old Private	Affordable	Social ren Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV	20	40 8 0.0%
Nr of units	10.00	0.00	0.00 0.00	0.00		GDV=Total costs		- -
1.1	Development Value		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house 3 bed house	0.00 0.00 0.00	55 70 80	0 0 0	£2,300 £3,050 £3,050	£0 £0 £0	\exists
		4+ bed house	10.00 10.00	120	1,200	£3,050	£3,660,000	\exists
1.2	Social rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,035	Total Value £0	_
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,373 £1,373	£0 £0	\exists
		4+ bed house	0.00	120	0	£1,373	£0	\dashv
1.3	Affordable rent	Flats (NIA)	No. of units 0.00	Size sq.m 55	Total sq.m	£psm £1,265	Total Value £0	
		2 bed house 3 bed house 4+ bed house	0.00 0.00 0.00	70 80 120	0 0 0	£1,678 £1,678 £1,678	£0 £0 £0	\exists
		4. Sea nouse	-	_	-			
1.3	Intermediate	Flats (NIA) 2 bed house	No. of units 0.00 0.00	Size sq.m 55 70	Total sq.m 0 0	£psm £1,495 £1,983	Total Value	\exists
		3 bed house 4+ bed house	0.00 0.00	80 120	0 0	£1,983 £1,983	£0 £0	
			-		-		22 222 222	
2.0	Gross Developme						£3,660,000	
2.1	Development Cos Site Acquisition	ıs						
2.1.1	Net site value (resid	dual land value)					£507,500	
					Purchaser Costs		5.75%	
	Site costs						£536,682	
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)	No. of units 0.00	Size sq.m 65	Total sq.m	Cost per sq.m £1,083	Total Costs	_
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,360 £1,360	£0.00 £0.00	\exists
		4+ bed house	10.00	120 0	1,200	£1,360	£1,632,000.00	
2.3.2	Affordable units	Flats (GIA)	No. of units 0.00	Size sq.m 65	Total sq.m	Cost per sq.m £1,083	Total Costs £0.00	
		2 bed house 3 bed house	0.00 0.00	70 80	0	£1,360 £1,360	£0.00 £0.00	\exists
2.3.3	Extra-over BR2013	4+ bed house	0.00	120 £0	0]per unit	£1,360	£0.00	
			10.00		-		£1,632,000	
2.4	Extra over constr	uction costs	10.00				21,002,000	
2.4.1	Externals			10%	on build cost		£163,200.00	\dashv
2.4.2	·	mediation/demolition)			per net ha		£50,000	\exists
2.4.2	Site opening up cos	its		£5,000	per unit		£50,000	\dashv
							£263,200	
2.5 2.5.1	Professional Fees	;		10%	on build costs (incl: extern	nale)	£163,200	
2.0.1				1070	Joh build costs (Incl. exteri	iais)	£163,200	
2.6	Contingency				_			
2.6.1				5%	on build costs (incl: extern	nals)	£81,600	
2.7	Developer contrib	utions			1			
2.7.1 2.7.2	Lifetime homes Higher housing star	ndard		£0	_per unit _build cost		£0 £40,800	\exists
2.7.3	CIL	ladia		£0	per sqm		£0	\exists
2.7.4	S106/S278			£0	per unit		£0	\exists
2.7.5	-			03]-			
							£40,800	
2.8	Sale cost			2.009/	Jon OM CDV		C100 200	
2.8.1	Private units only			3.00%	on OM GDV		£109,800	
		PMENT COSTS (including land)					£2,827,282	
3.0	Developer's Profit			20%	Jon OM CDV		6722,000	
3.1	Private units Affordable units			20% 6%	on OM GDV On AH transfer values		£732,000 £0	
							£732,000	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£3,559,282	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£100,718	
4.1	Finance Costs Finance			APR 6.50%	on net costs	PCM 0.526%	-£100,718	
		COSTS [INCLUDING INTEREST]						

Central Greenfie	ld Central	20 Units						pb	Q
Net Site Area Stamp Duty	0.47 Old	Greenfield Central Small Gre	enfield Residual Value £2,795,083	per net ha]	Technical Checks: Sqm/ha Dwgs/ha	_	3,402 42	ett
Nr of units	Private 13.00	Affordable 7.00	Social ren Affordable rent 4.20 1.40	Intermediate 1.40		Units/pa Profit on GDV GDV=Total costs		13 17.3%	
1.0	Development Value	Je	No. of units	Size og m	Total on m	Snom	Total Value		
1.1	Frivate utilis	Flats (NIA) 2 bed house 3 bed house	0.65 4.55 5.20	Size sq.m 55 70 80	Total sq.m 36 319 416	£psm £2,400 £3,450 £3,450	£85,800 £1,098,825 £1,435,200	i I	
1.2	Social rent	4+ bed house	2.60 13.0 No. of units	120) Size sq.m	312 1,082 Total sq.m	£3,450 £psm	£1,076,400		
1.2	Cociai icii	Flats (NIA) 2 bed house 3 bed house 4+ bed house	0.74 1.58 1.58 0.32	55 70 80 120	40 110 126 38	£1,080 £1,553 £1,553 £1,553	£43,659 £171,163 £195,615 £58,685		
1.3	Affordable rent		No. of units	Size sq.m	314 Total sq.m	£psm	Total Value	•	
		Flats (NIA) 2 bed house 3 bed house 4+ bed house	0.25 0.53 0.53 0.11	55 70 80 120	13 37 42 13	£1,320 £1,898 £1,898 £1,898	£17,787 £69,733 £79,695 £23,909		
1.3	Intermediate	Flata (Alla)	No. of units	Size sq.m	Total sq.m	£psm	Total Value	<u> </u>	
		Flats (NIA) 2 bed house 3 bed house 4+ bed house	0.25 0.53 0.53 0.11	55 70 80 120	13 37 42 13	£1,560 £2,243 £2,243 £2,243	£21,021 £82,412 £94,185 £28,256		
	Gross Developme	ent value	1.4	4	105		£4,582,344		
2.0	Development Cos	sts							
2.1	Site Acquisition								
2.1.1	Net site value (resid	dual land value)					£1,319,664		
					Purchaser Costs		5.75%		
	Site costs						£1,395,545		
2.3	Build Costs								
2.3.1	Private units	Flats (GIA)	No. of units 0.65	Size sq.m 65	Total sq.m 42	Cost per sq.m £1,083	Total Costs £45,757	<u>;</u>	
		2 bed house 3 bed house 4+ bed house	4.55 5.20 2.60	70 80 120	319 416 312	£958 £958 £958	£305,123.00 £398,528.00 £298,896.00)	
			1;		1,089				
2.3.2	Affordable units	Flats (GIA)	No. of units 1.23	Size sq.m 65	Total sq.m 80	Cost per sq.m £1,083	Total Costs £86,233.88		
		2 bed house 3 bed house	2.63 2.63	70 80	184 210	£958 £958	£176,032.50 £201,180.00	0	
2.3.3	Extra-over BR2013	4+ bed house	0.53	120 7 £0	63 536 per unit	£958	£60,354.00		
			20.00				£1,572,104	,	
2.4	Extra over constr	uction costs			_				
2.4.1	Externals			10%	on build cost		£157,210.4	Į .	
2.4.2	•	mediation/demolition)		£0	per net ha		03		
2.4.2	Site opening up cos	SIS		£5,000	_per unit		£100,000		
2.5	Professional Fees	3					£257,210		
2.5.1				10%	on build costs (incl: extern	nals)	£157,210		
2.6	Contingonou						£157,210		
2.6.1	Contingency			5%	on build costs (incl: extern	nals)	£78,605.21		
2.7	Developer contrib	utiono					£78,605		
2.7.1	Lifetime homes	outions		£0	per unit		£0		
2.7.2	Higher housing sta	ndard		2.5%	build cost		£39,303		
2.7.3	CIL			£0	per sqm		£0		
2.7.4	S106/S278			£0	per unit		£0		
2.7.5	-			03]-				
2.8	Sale cost						£39,303		
2.8.1	Private units only			3.00%	on OM GDV		£137,470		
							£137,470		
		MENT COSTS (including land)					£3,637,448		
3.0	Developer's Profit Private units	t		20%	on OM GDV		£739,245		
3.2	Affordable units			6%	on AH transfer values		£53,167		
							£792,412		
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£4,429,860		
4.0		TOTAL COSTS [EXCLUDING INTEREST]					£152,483		
4.0	Finance Costs Finance			APR 6.50%	on net costs	PCM 0.526%	-£152,483		
					_				
	s been prepared by Pe	ter Brett Associates for the Council. The apprail is not a formal 'Red Book' (RICS Valuation -					£4,582,344 Council about the impact of	•	as on

East Brownfield ((3 East	30 Units						obc
Net Site Area	0.76	Brownfield East Brownfield	Residual Value £1,678,042	per net ha]	Technical Checks: Sqm/ha	_	peterbret 3,163
Stamp Duty	Old Private	Affordable	Social ren Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV		39 17 17.3%
Nr of units	19.50 Development Value	10.50	6.30 2.10	2.10		GDV=Total costs		(0)
1.1	Private units	Flats (NIA)	No. of units 0.98	Size sq.m 55	Total sq.m 54	£psm £2,300	Total Value £123,338	,
		2 bed house 3 bed house	6.83 7.80	70 80	478 624	£3,050 £3,050	£1,457,138 £1,903,200	
		4+ bed house	3.90	120	468 1,623	£3,050	£1,427,400	
1.2	Social rent	Flats (NIA)	No. of units 1.10	Size sq.m 55	Total sq.m 61	£psm £1,035	Total Value	<u> </u>
		2 bed house 3 bed house	2.36 2.36	70 80	165 189	£1,373 £1,373	£226,977 £259,403	
		4+ bed house	0.47	120	<u>57</u> 472	£1,373	£77,821	
1.3	Affordable rent	Flats (NIA)	No. of units 0.37	Size sq.m 55	Total sq.m 20	£psm £1,265	Total Value £25,569	<u> </u>
		2 bed house 3 bed house	0.79 0.79	70 80	55 63	£1,678 £1,678	£92,472 £105,683	
		4+ bed house	<u>0.16</u>	120	<u>19</u> 157	£1,678	£31,705	
1.3	Intermediate	Flats (NIA)	No. of units 0.37	Size sq.m 55	Total sq.m	£psm £1,495	Total Value £30,218	:
		2 bed house 3 bed house 4+ bed house	0.79 0.79 0.16	70 80 120	55 63 19	£1,983 £1,983 £1,983	£109,285 £124,898 £37,469	
		4. Bed House	2.1		157	21,000	201,400	
	Gross Developme	ent value					£6,095,333	
2.0	Development Cos	sts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)			Durch coor Coots		£1,278,301	
	Site costs				Purchaser Costs		5.75%	
	Site costs						£1,351,803	
2.3	Build Costs		No of units	Sizo ca m	Total on m	Cost per ca m	Total Cost	
2.3.1	Private units	Flats (GIA) 2 bed house	No. of units 0.98 6.83	Size sq.m 65 70	Total sq.m 63 478	Cost per sq.m £1,083 £958	£68,635 £457,684.50	
		3 bed house 4+ bed house	7.80 3.90	80 120	624 468	£958 £958	£597,792.00 £448,344.00	0
222	Affordable units		No of units		1,633	Coat nov on m	Total Cont	
2.3.2	Affordable units	Flats (GIA) 2 bed house	No. of units 1.84 3.94	Size sq.m 65 70	Total sq.m 119 276	Cost per sq.m £1,083 £958	£129,350.8 £264,048.7	1
		3 bed house 4+ bed house	3.94 	80 120	315 	£958 £958	£301,770.00 £90,531.00	0
2.3.3	Extra-over BR2013	3	11	£0	per unit		£0	
2.4	Extra over constr	unation costs	30.00				£2,358,156	
2.4.1	Externals	uction costs		10%	on build cost		£235,815.62	2
2.4.2		mediation/demolition)			per net ha		£152,356	
2.4.2	Site opening up cos	sts		£5,000	per unit		£150,000	
2.5	Professional Fees	S					£538,172	
2.5.1				10%	on build costs (incl: extern	nals)	£235,816	
	Continuonos						£235,816	
2.6 2.6.1	Contingency			5%	on build costs (incl: extern	nals)	£117,908	
				070		idio,	£117,908	
2.7	Developer contrib	outions]		C0	
2.7.1 2.7.2	Lifetime homes Higher housing sta	ndard		£0	_per unit _build cost		£58,954	
2.7.3	CIL			£0	per sqm		£0	
2.7.4	S106/S278			£0	per unit		03	
2.7.5	-			£0]-			
							£58,954	
2.8	Sale cost			0.000/	T. OM ODV		0400 000	
2.8.1	Private units only			3.00%	on OM GDV		£182,860	
	TOTAL DEVELOP	PMENT COSTS (including land)					£4,843,668	
3.0	Developer's Profit	t			_			
3.1	Private units Affordable units			20% 6%	on OM GDV on AH transfer values		£982,215 £71,055	
	, and dable utility						£1,053,270	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£5,896,939	
		TOTAL COSTS [EXCLUDING INTEREST]					£198,394	
10								
4.0	Finance Costs			APR 6.50%	on net costs	PCM 0.526%	£109 20 <i>4</i>	
4.0 4.1				APR 6.50%	on net costs	PCM 0.526%	-£198,394	

East Greenfield (7t East	75 Units							obo
ITEM	2 12	Greenfield East S	all Croonfield	Residual Value	nor not bo	7	Technical Chec	cks:	peterbrett
Net Site Area Stamp Duty	2.12 Old	Greenfield East S	all Greenfield	£1,660,395	per net ha	_	Sqm/ha Dwgs/ha Units/pa		2,836 35 32
Nr of units	Private 48.75	Affordable 26.25	I	Social ren Affordable rent 15.75 5.25	Intermediate 5.25		Profit on GDV GDV=Total costs		17.3% -
1.0	Development Val	ue					_		
1.1	Private units	Flats (NIA) 2 bed house		No. of units 2.44 17.06	Size sq.m 55 70	Total sq.m 134 1,194	£psm £2,300 £3,050	£308,344 £3,642,844	
		3 bed house 4+ bed house		19.50 9.75	80 	1,560 1,170	£3,050 £3,050	£4,758,000 £3,568,500)
1.2	Social rent			48 No. of units	8 Size sq.m	4,058 Total sq.m	£psm	Total Value	e
		Flats (NIA) 2 bed house		2.76 5.91	55 70	152 413	£1,035 £1,373	£156,900 £567,443	
		3 bed house 4+ bed house		5.91 1.18 15	80 120	473 142 1,179	£1,373 £1,373	£648,506 £194,552	
1.3	Affordable rent			No. of units	Size sq.m	Total sq.m	£psm	Total Value	e
		Flats (NIA) 2 bed house 3 bed house		0.92 1.97 1.97	55 70 80	51 138 158	£1,265 £1,678 £1,678	£63,922 £231,180 £264,206	
		4+ bed house		0.39	120	47 393	£1,678	£79,262	
1.3	Intermediate	Flats (NIA)		No. of units	Size sq.m 55	Total sq.m 51	£psm £1,495	Total Value £75,544	<u>e</u>
		2 bed house 3 bed house		1.97 1.97	70 80	138 158	£1,983 £1,983	£273,213 £312,244	
		4+ bed house		<u> </u>	<u>120</u>	393	£1,983	£93,673	
	Gross Developme	ent value						£15,238,33	3
2.0	Development Cos	sts							
2.1	Site Acquisition								
2.1.1	Net site value (resid	dual land value)						£3,526,369)
						Purchaser Costs		5.75%	
	Site costs							£3,729,135	
2.3 2.3.1	Build Costs Private units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cost	e
2.5.1	i rivate units	Flats (GIA) 2 bed house		2.44 17.06	65 70	158 1,194	£1,083 £958	£171,588 £1,144,211.2	25
		3 bed house 4+ bed house		19.50 9.75	80 120 9	1,560 1,170 4,083	£958 £958	£1,494,480.0 £1,120,860.0	00
2.3.2	Affordable units			No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Cost	
		Flats (GIA) 2 bed house		4.59 9.84	65 70	299 689	£1,083 £958	£323,377.0 £660,121.8	8
		3 bed house 4+ bed house		9.84 2	80 120	788 236 2,011	£958 £958	£754,425.0 £226,327.5	0
2.3.3	Extra-over BR2013				£0	per unit		£0	
2.4	Extra over constr	uction costs		75.00				£5,895,390)
2.4.1	Externals				10%	on build cost		£589,539.0	5
2.4.2		mediation/demolition)			£0	per net ha		£0	
2.4.2	Site opening up co	sts			£5,000	per unit		£375,000	
2.5	Professional Fees	5						£964,539	
2.5.1					10%	on build costs (incl: extern	als)	£589,539	
2.6	Contingency							£589,539	
2.6.1					5%	on build costs (incl: extern	als)	£294,770	
2.7	Developer contrib	putions						£294,770	
2.7.1	Lifetime homes				£0	per unit		£0	
2.7.2	Higher housing sta	ndard			2.5%	build cost		£147,385	
2.7.3	CIL				£0	per sqm		£0	
2.7.42.7.5	S106/S278				£0	per unit 		£0	
						_			
2.8	Sale cost							£147,385	
2.8.1	Private units only				3.00%	on OM GDV		£457,150	
								£457,150	
3.0	TOTAL DEVELOR Developer's Profi	MENT COSTS (including land)						£12,077,90	8
3.1	Private units				20%	on OM GDV		£2,455,538	3
3.2	Affordable units				6%	on AH transfer values		£177,639	
								£2,633,176	
		TOTAL COSTS [EXCLUDING INTERES*						£14,711,08 £527,249	
	I O I AL INCUME -	TOTAL GOOTS [EXCLUDING IN	-11-01]					1321,249	
4.0	Finance Costs				APR		PCM		

This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

The state The	Central Large Bro	ov Central	120 Units						
Marchan Marc	ITEM			Pacidual Value			Tachnical Chacks	_ Oeter	brett
Part			Brownfield Central Brownfield		per net ha]	Sqm/ha	3,141	OI CCC
Marches 1908	Stamp Duty		Affordable	Social rop Affordable ropt	Intermediate		Units/pa	42	
Part	Nr of units								
10 10 10 10 10 10 10 10	1.0	Development Valu	ie .						
	1.1	Private units	Elete (NIIA)						
Part			2 bed house	27.30	70	1,911	£3,450	£6,592,950	
Section				15.60	120	1,872			
	1.2	Social ront					Fnom	Total Value	
	1.2	Social rent		4.41	55	243	£1,080	£261,954	
Note			3 bed house	9.45	80	756	£1,553	£1,173,690	
Part			4+ bed flouse				£1,333	£332,107	
Second	1.3	Affordable rent	Flate (NIA)						
Commonition			2 bed house	3.15	70	221	£1,898	£418,399	
Section Sect				0.63	120	76			
Part	1.3	Intermediate					£psm	Total Value	
Section Sect				1.47	55	81	£1,560	£126,126	
Part			3 bed house	3.15	80	252	£2,243	£565,110	
							,	,	
Marchane		Gross Developme	nt value					£27,494,062	
Marca Section 1	2.0	Development Cost	ts						
Marca Section 1	2.1	Site Acquisition							
Silt codes			ual land value)					£7 188 897	
Sile costs	2.1.1	1101 010 14140 (10014	danara valac)			Purchaser Costs			
Private units		Cita casta							
		Site costs						£7,602,259	
Part	2.3	Build Costs							
Test Footing	2.3.1	Private units	Flats (GIA)						·
After Sable Units			2 bed house	27.30	70	1,911	£958	£1,830,738.00	
Manual Continue				15.60	120	1,872			
Table	2.3.2	Affordable units					Cost per sg.m	Total Costs	
1 1 1 1 1 1 1 1 1 1				7.35	65	478	£1,083	£517,403.25	
120.59					80	1,260		£1,207,080.00	
2.1	2.3.3	Extra-over BR2013		4				£0	
2.1									
2-1	2.4	Extra over constru	uction costs	120.00				£9,432,625	
2.4.2 Site controls (remediation)					100/	Top build cost		CO42 262 49	
2.12 Site questing up costs Performance			andiation/demolition)			_ =			
2.5 Professional Foes 2.5.1 10% on build costs (not edernals) 2943-292 2.6. Contingency 2.7. Developer contributions 2.7. Developer contributions 2.7.1 I ferme horses 2.7.2 Higher horses 2.7.3 Cit. 2.7.4 S1085278 2.7.5 I 10 per unit 2.7.5 I 10 per unit 2.7.6 I 10 per unit 2.7.7 I 10 per unit 2.7.7 I 10 per unit 2.7.8 Sale cost 2.7.9 Finale units only 2.7.9 Finale units only 2.7.1 I 10 per unit 2.7.1 I 10 per unit 2.7.2 I 10 per unit 2.7.3 I 10 per unit 2.7.4 I 10 per unit 2.7.5 I 10 per unit 2.7.6 I 10 per unit 2.7.7 I 10 per unit 2.7			,			_ _			
10 10 10 10 10 10 10 10	2.7.2	one opening up cos			25,000			2000,000	
10 10 10 10 10 10 10 10								£2.156.894	
2.5 Contingency 2.6.1	2.5	Professional Fees						, ,	
2.1 55% on build costs (incit externes)	2.5.1				10%	on build costs (incl: externa	als)	£943,262	
2.1	2.6	Contingency						£943,262	
Developer contributions		commigency			5%	On build costs (incl. externs	ale)	£471 631	
27.1 Lifetime homes	2.0.1				070				
2.7.2 Higher housing standard 2.5% build cost 5.235,816 2.7.4 S106/S278 5.0 per sqm 5.0 2.7.5 - 5.0 5.0 per unit 5.0 per	2.7	Developer contrib	utions					2471,001	
2.7.3 Cil.	2.7.1	Lifetime homes			£0	per unit		£0	
2.7.4 \$106/S278	2.7.2	Higher housing star	ndard		2.5%	build cost		£235,816	
2.7.5	2.7.3	CIL			£0	per sqm		£0	
E235,816	2.7.4	S106/S278			£0	per unit		£0	
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £824,822 E824,822 TOTAL DEVELOPMENT COSTS (including land) £21,667,310 3.0 Developer's Profit 20% on OM GDV £4,435,470 3.1 Private units 20% on AH transfer values £319,003 3.2 Affordable units 6% on AH transfer values £319,003 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £26,421,782 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,072,280 4.0 Finance Costs APR PCM 4.1 Finance Costs 0,526% -£1,072,280 TOTAL PROJECT COSTS [INCLUDING INTEREST] £27,494,062 TOTAL PROJECT COSTS [INCLUDING INTEREST] APR PCM Total Project Costs [Including Interest] Total Proje	2.7.5	-			£0]-			
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £824,822 E824,822 TOTAL DEVELOPMENT COSTS (including land) £21,667,310 3.0 Developer's Profit 20% on OM GDV £4,435,470 3.1 Private units 20% on AH transfer values £319,003 3.2 Affordable units 6% on AH transfer values £319,003 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £26,421,782 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,072,280 4.0 Finance Costs APR PCM 4.1 Finance Costs 0,526% -£1,072,280 TOTAL PROJECT COSTS [INCLUDING INTEREST] £27,494,062 TOTAL PROJECT COSTS [INCLUDING INTEREST] APR PCM Total Project Costs [Including Interest] Total Proje									
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit 3.1 Private units 2.0% on OM GDV £4,435,470 3.2 Affordable units £319,003 E4,754,473 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £26,421,782 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,072,280 4.1 Finance APR PCM 6.50% on net costs APR PCM 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] E27,494,062 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	2.8	Sale cost						£235,816	
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit 3.1 Private units 3.2 Affordable units 4.4,435,470 3.2 Affordable units 5.4754,473 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 5.1072,280 4.0 Finance Costs APR APR PCM 4.1 Finance APR 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] FINANCE TOTAL PROJECT COSTS [INCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] APR PCM 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST]	2.8.1	Private units only			3.00%	on OM GDV		£824,822	
3.0 Peveloper's Profit 3.1 Private units 3.2 Affordable units 6% on AH transfer values 5.319,003 6% on AH transfer values 5.4,435,470 5.4,754,473 5.6,421,782 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 5.1,072,280 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.1,072,280								£824,822	
3.1 Private units 20% on OM GDV £4,435,470 3.2 Affordable units £319,003 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £26,421,782 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,072,280 4.0 Finance Costs 4.1 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] PCM 4.1 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £27,494,062 TOTAL PROJECT COSTS [INCLUDING INTEREST] £27,494,062 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on		TOTAL DEVELOPI	MENT COSTS (including land)					£21,667,310	
3.2 Affordable units 6% on AH transfer values £319,003 £4,754,473 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £26,421,782 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,072,280 4.0 Finance APR PCM 4.1 Finance APR PCM 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £27,494,062 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	3.0								
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### APR	3.1	Private units			20%	on OM GDV			
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### APR	3.2	Affordable units			6%	on AH transfer values		£319,003	·
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance £27,494,062 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on								£4,754,473	
4.1 Finance APR PCM 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on		TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£26,421,782	
APR PCM 4.1 Finance Output Finance APR OUTPUT OUTPUT Finance FINAL PROJECT COSTS [INCLUDING INTEREST] Total Project Costs [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	4.0		TOTAL COSTS [EXCLUDING INTEREST]					£1,072,280	
TOTAL PROJECT COSTS [INCLUDING INTEREST] £27,494,062 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on						On net costs		£1 072 200	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	T. I	i iliulioc			0.00%		0.020 /0	-L 1,U1 L,LOU	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on		TOTAL DOOLEGE	COSTS (INC) LIDING INTEREST					£27 ADA 0£2	
		been prepared by Pet	er Brett Associates for the Council. The appra					, , ,	licy has on

Control Cont	East Urban extens	s East	200 Units						M
Martin M	ITEM			Residual Valu	Je		Technical Checks:	peter	brett
Process			Greenfield Strategic site			3	Sqm/ha	2,805	
Note that the section of the content	otamp buty		Affordable	Social ren Affordable ren	nt Intermediate		Units/pa	56	
Part	Nr of units								
1			e						
The content	1.1	Private units		6.50	55	358	£2,300	£822,250	
Part			2 bed house		70		£3,050		
Section				26.00	120	3,120			
Part	1.2	Social rent					£psm	Total Value	
Second				7.35	55	404	£1,035	£418,399	•
Ministry			3 bed house	15.75	80	1,260	£1,373	£1,729,350	
Part			4. Bed House					2310,003	
	1.3	Affordable rent	Flats (NIA)						
All Color			2 bed house	5.25	70	368	£1,678	£616,481	
International Program				1.05	120	126			
Part	1.3	Intermediate					£psm	Total Value	
Maria		momodato		2.45	55	135	£1,495	£201,451	
Maria			3 bed house	5.25	80	420	£1,983	£832,650	
			4. Bed House					2240,100	
Material		Gross Developme	nt value					£40,635,555	
Marchane	2.0	Development Cost	ts						
Marca Sea Decision Land violated Land viol									
Silt codes								00.050.575	
Sile costs	2.1.1	Net site value (resid	ual land value)			5			
Private units						Purchaser Costs		5.75%	
		Site costs						£8,727,098	
Part	2.3	Build Costs							
Control Cont	2.3.1	Private units							
After Sable Units			2 bed house	45.50	70	3,185	£958	£3,051,230.00	
Anterdode with Hear (SIA) 12.5 17.5 15.80 15.90					120	3,120			
Table					130	10,888			
3-95 Professional Fees	2.3.2	Affordable units	Flats (GIA)						
## Hed House									
250.00 215,721,941			4+ bed house	5.25			£958	£603,540	
2.1	2.3.3	Extra-over BR2013			£0	per unit		£0	
2.1				200.00				£15,721,041	
2.4.2 Site controls (remediation)	2.4	Extra over constru	uction costs					, .	
2.12 Site questing up costs 1000 per unit	2.4.1	Externals			10%	on build cost		£1,572,104.13	
2.5 Professional Foes 2.5.1 10% on build costs (not edernals)	2.4.2	Site abnormals (rem	nediation/demolition)		£0	per net ha		£0	
100 100	2.4.2	Site opening up cos	ts		£10,000	per unit		£2,000,000	
100 100									
2.1 10% on build costs (incl- extensis)								£3,572,104	
Contingency	2.5	Professional Fees							
2.6.1 S10. On build costs (incl: estemals) E786.052	2.5.1				10%	on build costs (incl: extern	nals)	£1,572,104	
2.1	26	Contingonov						£1,572,104	
		Contingency				7		0700.070	
27.1 Lifetime homes	2.6.1				5%	on build costs (incl: exteri	nais)		
2.7.2 Higher housing standard 2.5% build cost 5.333,026 2.7.4 S106/S278 5.0 per sqm 5.0 2.7.5 - 5.0 5.0 per unit 5.0 per	2.7	Developer contrib	utions					£786,052	
2.7.3 Cil.	2.7.1	Lifetime homes			£0	per unit		£0	
2.7.4 \$106/S278	2.7.2	Higher housing star	ndard		2.5%	build cost		£393,026	
2.7.5	2.7.3	CIL			£0	per sqm		£0	
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £1,219,067 TOTAL DEVELOPMENT COSTS (including land) £31,990,492 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £5,548,100 3.2 Affordable units 6% on AH transfer values £473,703 TOTAL PROJECT COSTS (EXCLUDING INTEREST) £39,012,295 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,623,260 4.1 Finance Costs APR PCM 4.1 Finance Costs APR PCM 4.1 Finance Costs [EXCLUDING INTEREST] £40,635,555 TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555	2.7.4	S106/S278			£0	per unit		£0	
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £1,219,067 E1,219,067 TOTAL DEVELOPMENT COSTS (including land) £31,990,492 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £6,548,100 3.2 Affordable units 6% on AH transfer values £473,703 F7,021,803 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £39,012,295 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,623,260 4.0 Finance Costs APR PCM 4.1 Finance Costs [INCLUDING INTEREST] £40,635,555 TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555 TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555 Total Project Breft Associates for the Council. The appraisal has been prepared by Peter Breft Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	2.7.5	-			£0] -			
2.8 Sale cost 2.8.1 Private units only 3.00% on OM GDV £1,219,067 E1,219,067 TOTAL DEVELOPMENT COSTS (including land) £31,990,492 3.0 Developer's Profit 3.1 Private units 20% on OM GDV £6,548,100 3.2 Affordable units 6% on AH transfer values £473,703 F7,021,803 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £39,012,295 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,623,260 4.0 Finance Costs APR PCM 4.1 Finance Costs [INCLUDING INTEREST] £40,635,555 TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555 TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555 Total Project Breft Associates for the Council. The appraisal has been prepared by Peter Breft Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on									
2.8.1 Private units only 2.8.1 Private units only 2.8.1 Private units only 2.8.2 TOTAL DEVELOPMENT COSTS (including land) 2.0 Developer's Profit 3.1 Private units 2.0 on OM GDV 2.6.548,100 2.2 Affordable units 2.0 on AH transfer values 2.0 on AH tr								£393,026	
TOTAL DEVELOPMENT COSTS (including land) 3.0 Developer's Profit 3.1 Private units 3.2 Affordable units 5.548,100 5.7,021,803 5.7,021,803 5.7,021,803 5.7,021,803 5.7,021,803 5.7,021,803 5.7,021,803 5.7,021,803 5.7,021,803 6.50% on net costs 4.0 Finance Costs 4.1 Finance 6.50% on net costs APR PCM 6.50% on net costs 5.7,021,803 6.50% on net costs 4.1 Finance 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.240,635,555 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared to the impact of planning policy has on						<u> </u>			
TOTAL DEVELOPMENT COSTS (including land)	2.8.1	Private units only			3.00%	on OM GDV		£1,219,067	
3.0 Peveloper's Profit 3.1 Private units 3.2 Affordable units 6% on AH transfer values £473,703 £473,703 £7,021,803 TOTAL PROJECT COSTS [EXCLUDING INTEREST] 5.1,623,260 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.1,623,260 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.1,623,260 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.1,623,260 TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.2,023,260 TOTAL PROJECT COSTS [INCLUDING INTEREST] 5.2,03,260 TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on								£1,219,067	
3.1 Private units 20% on OM GDV £6,548,100 3.2 Affordable units £473,703 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £39,012,295 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,623,260 4.0 Finance Costs 4.1 Finance Costs TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	3.0							£31,990,492	
3.2 Affordable units 6% on AH transfer values £473,703 £7,021,803 TOTAL PROJECT COSTS [EXCLUDING INTEREST] £39,012,295 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] £1,623,260 4.0 Finance APR PCM 4.1 Finance APR PCM 6.50% on net costs TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance FOUNCE FINANCE FIN		-			20%	on OM GDV		£6 548 100	
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### APR						_			
TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] ### APR		Si davio di illo				values			
TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] 4.0 Finance Costs 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] Total Project Costs [Including Interest] Finance £40,635,555 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on		TOTAL 25.5	00070 /5701 1121112 11						
4.1 Finance APR PCM 4.1 Finance TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on								•	
APR PCM 4.1 Finance 6.50% on net costs 0.526% -£1,623,260 TOTAL PROJECT COSTS [INCLUDING INTEREST] This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on	4.0		TOTAL COSTS [EXCLUDING INTEREST]					£1,623,260	
TOTAL PROJECT COSTS [INCLUDING INTEREST] £40,635,555 This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on						on net costs		-£1,623,260	
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on						-			
This appraisal has been prepared by Peter Brett Associates for the Council. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the Council about the impact of planning policy has on		TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£40.635.555	
NUMBER OF A STORAGE LAND CONTROL OF STORAGE ST		been prepared by Pet	er Brett Associates for the Council. The appra						licy has on

Central Urban ex	te Central	500 Units						M
ITEM			Residual Value		_	Technical Checks:	peter	brett
Net Site Area Stamp Duty	13.38 Old	Greenfield Strategic site	£1,853,952	per net ha]	Sqm/ha Dwgs/ha	3,001 37 88	
Nr of units	Private 325.00	Affordable 175.00	Social ren Affordable rent 105.00 35.00	Intermediate 35.00		Units/pa Profit on GDV GDV=Total costs	17.3% -	
1.0	Development Valu	ie						
1.1	Private units	Flats (NIA)	No. of units 16.25	Size sq.m 55	Total sq.m 894	£psm £2,400	Total Value £2,145,000	
		2 bed house 3 bed house	113.75 130.00	70 80	7,963 10,400	£3,450 £3,450	£27,470,625 £35,880,000	
		4+ bed house	65.00 325.0	120	7,800 27,056	£3,450	£26,910,000	
1.2	Social rent	Flats (NIA)	No. of units 18.38	Size sq.m 55	Total sq.m 1,011	£psm £1,080	Total Value £1,091,475	
		2 bed house 3 bed house	39.38 39.38	70 80	2,756 3,150	£1,553 £1,553	£4,279,078 £4,890,375	
		4+ bed house	<u>7.88</u>	120)	945 7,862	£1,553	£1,467,113	
1.3	Affordable rent	Flats (NIA)	No. of units 6.13	Size sq.m 55	Total sq.m 337	£psm £1,320	Total Value £444,675	
		2 bed house 3 bed house	13.13 13.13	70 80	919 1,050	£1,898 £1,898	£1,743,328 £1,992,375	
		4+ bed house	<u>2.63</u> 35.0	120)	315 2,621	£1,898	£597,713	
1.3	Intermediate	Flats (NIA)	No. of units 6.13	Size sq.m 55	Total sq.m 337	£psm £1,560	Total Value £525,525	
		2 bed house 3 bed house	13.13 13.13	70 80	919 1,050	£2,243 £2,243	£2,060,297 £2,354,625	
		4+ bed house	<u>2.63</u> 35.0	120	315 2,621	£2,243	£706,388	
	Gross Developme	nt value					£114,558,591	
2.0	Development Cos	ts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	lual land value)					£24,808,676	
					Purchaser Costs		5.75%	
	Site costs						£26,235,175	
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)	No. of units 16.25	Size sq.m 65	Total sq.m 1,056	Cost per sq.m £1,083	Total Costs £1,143,919	
		2 bed house 3 bed house	113.75 130.00	70 80	7,963 10,400	£958 £958	£7,628,075.00 £9,963,200.00	
		4+ bed house	65.00	120	7,800 27,219	£958	£7,472,400	
2.3.2	Affordable units	Flata (CIA)	No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house 3 bed house	30.63 65.63 65.63	65 70 80	1,991 4,594 5,250	£1,083 £958 £958	£2,155,846.88 £4,400,812.50 £5,029,500.00	
		4+ bed house	13.13 175	120 5	1,575 13,409	£958	£1,508,850.00	
2.3.3	Extra-over BR2013			£0	per unit		£0	
2.4	Extra over constru	uction costs	500.00				£39,302,603	
		action costs		10%	on build cost		£3,930,260.31	
2.4.1 2.4.2	Externals Site abnormals (rem	nediation/demolition)		£0	per net ha		£3,930,260.31	
2.4.2	Site opening up cos	ŕ		£18,000	per unit		£9,000,000	
2.5	Professional Fees						£12,930,260	
2.5.1				10%	on build costs (incl: external	s)	£3,930,260	
							£3,930,260	
2.6 2.6.1	Contingency			5%	on build costs (incl: external	c)	£1,965,130	
2.0.1				370	John Bullu Costs (Incl. external		£1,965,130	
2.7	Developer contrib	utions			¬			
2.7.1 2.7.2	Lifetime homes Higher housing star	ndard		£0 2.5%	_per unit _build cost		£0 £982,565	
2.7.3	CIL	iddi d		£0	per sqm		£0	
2.7.4	S106/S278			£0	per unit		£0	
2.7.5	-			£0]-			
2.8	Sale cost						£982,565	
2.8.1	Private units only			3.00%	on OM GDV		£3,436,758	
							£3,436,758	
3.0	TOTAL DEVELOP Developer's Profit	MENT COSTS (including land)					£88,782,751	
3.1	Private units			20%	on OM GDV		£18,481,125	
3.2	Affordable units			6%	on AH transfer values		£1,329,178	
							£19,810,303	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£108,593,054	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£5,965,536	
4.1	Finance			APR 6.50%	on net costs	PCM 0.526%	-£5,965,536	
		COSTS [INCLUDING INTEREST]					£114,558,591	
		er Brett Associates for the Council. The appra al is not a formal 'Red Book' (RICS Valuation -					Council about the impact of planning pol	licy has on

Central Urban ex	kte Central	2,000 Units						obc
Net Site Area	62.61	Greenfield Strategic site	Residual Value £1,392,918	per net ha]	Technical Checks: Sqm/ha	_	peterbret
Stamp Duty	Old Private	Affordable	Social ren Affordable rent	Intermediate		Dwgs/ha Units/pa Profit on GDV		32 159 17.3%
Nr of units	1300.00 Development Value	700.00	420.00 140.00	140.00		GDV=Total costs		(0)
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house 3 bed house	65.00 455.00 520.00	55 70 80	3,575 31,850 41,600	£2,400 £3,450 £3,450	£8,580,000 £109,882,500 £143,520,000	
		4+ bed house	260.00 1,300.0	120	31,200 108,225	£3,450	£107,640,000	
1.2	Social rent	Flats (NIA)	No. of units 73.50	Size sq.m 55	Total sq.m 4,043	£psm £1,080	Total Value £4,365,900	
		2 bed house 3 bed house	157.50 157.50	70 80	11,025 12,600	£1,553 £1,553	£17,116,313 £19,561,500	
		4+ bed house	<u>31.50</u> 420.0	120	3,780 31,448	£1,553	£5,868,450	
1.3	Affordable rent	Flats (NIA)	No. of units 24.50	Size sq.m 55	Total sq.m 1,348	£psm £1,320	Total Value £1,778,700	
		2 bed house 3 bed house	52.50 52.50	70 80	3,675 4,200	£1,898 £1,898	£6,973,313 £7,969,500	
		4+ bed house	10.50 140.0	120	1,260	£1,898	£2,390,850	$\overline{}$
1.3	Intermediate	Flats (NIA)	No. of units 24.50	Size sq.m 55	Total sq.m 1,348	£psm £1,560	Total Value £2,102,100	
		2 bed house 3 bed house	52.50 52.50	70 80	3,675 4,200	£2,243 £2,243	£8,241,188 £9,418,500	
		4+ bed house	10.50 140.0	120	1,260 10,483	£2,243	£2,825,550	
	Gross Developme	ent value					£458,234,363	
2.0	Development Cos	ats						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)					£87,204,945	
					Purchaser Costs		5.75%	
	Site costs						£92,219,229	
2.3	Build Costs							
2.3.1	Private units	Flats (GIA)	No. of units 65.00	Size sq.m 65	Total sq.m 4,225	Cost per sq.m £1,083	Total Costs £4,575,675	
		2 bed house 3 bed house	455.00 520.00	70 80	31,850 41,600	£958 £958	£30,512,300.00 £39,852,800.00	
		4+ bed house	<u>260.00</u> 1,300	120	31,200 108,875	£958	£29,889,600	
2.3.2	Affordable units	Flats (GIA)	No. of units 122.50	Size sq.m 65	Total sq.m 7,963	Cost per sq.m £1,083	Total Costs £8,623,387.50	
		2 bed house 3 bed house	262.50 262.50	70 80	18,375 21,000	£958 £958	£17,603,250.00 £20,118,000.00	
0.0.0	Fator over DD0040	4+ bed house	<u>52.50</u>		6,300 53,638	£958	£6,035,400.00	
2.3.3	Extra-over BR2013			£0	_per unit		0£	
2.4	Extra over constr	uction costs	2000.00				£157,210,413	
2.4.1	Externals			10%	on build cost		£15,721,041.25	
2.4.2	Site abnormals (rer	nediation/demolition)		£0	per net ha		£0	
2.4.2	Site opening up cos	sts		£18,000	per unit		£36,000,000	
							£51,721,041	
2.5	Professional Fees						£31,721,041	
2.5.1				10%	on build costs (incl: externa	als)	£15,721,041	
2.6	Contingency						£15,721,041	
2.6.1				5%	on build costs (incl: externa	als)	£7,860,521	
2.7	Developer contrib	uitions					£7,860,521	
2.7.1	Lifetime homes	action 5		£0	per unit		£0	
2.7.2	Higher housing sta	ndard		2.5%	build cost		£3,930,260	
2.7.3	CIL			£0	per sqm		03	
2.7.4	S106/S278			£0	per unit		0£	
2.7.5	-			£0]-			
							£3,930,260	
2.8	Sale cost			2.000/	Jon on ony		042.747.024	
2.8.1	Private units only			3.00%	on OM GDV		£13,747,031 £13,747,031	
	TOTAL DEVELOP	MENT COSTS (including land)					£342,409,536	
3.0	Developer's Profit				_			
3.1	Private units Affordable units			20%	on OM GDV on AH transfer values		£73,924,500 £5,316,712	
3.2	Affordable utilis			0%	Joh An transfer values		£79,241,212	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£421,650,748	=
		TOTAL COSTS [EXCLUDING INTEREST]					£36,583,615	
4.0	Finance Costs			APR		PCM		
	Finance			6.50%	on net costs	0.526%	-£36,583,615	
4.1								

Gaydon-Lighthor	n GLH	3,000 Units						M
ITEM			Residual Value			Technical Checks:	peter	brett
Net Site Area Stamp Duty	75 Old	Greenfield Strategic site	£1,036,706	per net ha]	Sqm/ha Dwgs/ha	3,198 40	
No of voite	Private	Affordable	Social ren Affordable rent	Intermediate		Units/pa Profit on GDV	176 17.3%	
Nr of units 1.0	1950.00 Development Value	1050.00	630 210	210		GDV=Total costs	-	
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	97.50 682.50	55 70	5,363 47,775	£2,300 £3,050	£12,333,750 £145,713,750	
		3 bed house 4+ bed house	780.00 390.00	80 120	62,400 46,800	£3,050 £3,050	£190,320,000 £142,740,000	
4.0	Control word		1,950.		162,338	C 11.0.11	Total Value	
1.2	Social rent	Flats (NIA) 2 bed house	No. of units 110.25 236.25	Size sq.m 55 70	Total sq.m 6,064 16,538	£psm £1,035 £1,373	Total Value £6,275,981 £22,697,719	
		3 bed house 4+ bed house	236.25 47.25	80 120	18,900 5,670	£1,373 £1,373	£25,940,250 £7,782,075	
			630.	0	47,171			
1.3	Affordable rent	Flats (NIA)	No. of units 36.75	Size sq.m 55	Total sq.m 2,021	£psm £1,265	Total Value £2,556,881	
		2 bed house 3 bed house 4+ bed house	78.75 78.75 15.75	70 80 120	5,513 6,300 1,890	£1,678 £1,678 £1,678	£9,247,219 £10,568,250 £3,170,475	
		The Bod House	210.		15,724	21,070	20,110,110	
1.3	Intermediate	Flats (NIA)	No. of units 36.75	Size sq.m 55	Total sq.m 2,021	£psm £1,495	Total Value £3,021,769	
		2 bed house 3 bed house	78.75 78.75	70 80	5,513 6,300	£1,983 £1,983	£10,928,531 £12,489,750	
		4+ bed house	<u>15.75</u> 210.	120 0	1,890 15,724	£1,983	£3,746,925	
	Gross Developme	nt value					£609,533,325	
2.0	Development Cost	ts						
2.1	Site Acquisition							
2.1.1	Net site value (resid	lual land value)					£78,105,457	
					Purchaser Costs		5.75%	
	Site costs						£82,596,521	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house	97.50 682.50	65 70	6,338 47,775	£1,083 £958	£6,863,513 £45,768,450.00	
		3 bed house 4+ bed house	780.00 390.00	80 120	62,400 46,800	£958 £958	£59,779,200.00 £44,834,400	
2.3.2	Affordable units		1,95	Size sq.m	163,313	Cost per sa m	Total Costs	
2.3.2	Allordable units	Flats (GIA) 2 bed house	183.75 393.75	65 70	Total sq.m 11,944 27,563	Cost per sq.m £1,083 £958	£12,935,081.25 £26,404,875.00	
		3 bed house 4+ bed house	393.75 78.75	80 120	31,500 9,450	£958 £958	£30,177,000.00 £9,053,100.00	
2.3.3	Extra-over BR2013		1,05	£0	80,456 per unit		£0	
			2000.00				C225 045 C40	
2.4	Extra over constru	uction costs	3000.00				£235,815,619	
2.4.1	Externals			10%	on build cost		£23,581,561.88	
2.4.2	Site abnormals (rem	nediation/demolition)		£0	per net ha		£0	
2.4.2	Site opening up cos	ets		£17,403	per unit		£52,209,862	
				£0				
2.5	Professional Fees						£75,791,424	
2.5.1				10%	on build costs (incl: externals	s)	£23,581,561.88	
							£23,581,562	
2.6	Contingency				.			
2.6.1				5%	on build costs (incl: externals	5)	£11,790,780.94	•
2.7	Developer contrib	utions					£11,790,781	
2.7.1	Lifetime homes			03	per unit		£0	
2.7.2	Higher housing star	ndard		2.5%	build cost		£5,895,390	
2.7.3	CIL			£0	_per sqm		£0	
2.7.4 2.7.5	S106/S278 -			£12,377	per unit		£37,130,565	
2.7.0					_			•
							£43,025,955	
2.8	Sale cost			2.000/	Ter on ony		C40 00C 000	
2.8.1	Private units only			3.00%	on OM GDV		£18,286,000	
	TOTAL DEVELOP	MENT COSTS (including land)					£490,887,862	
3.0	Developer's Profit						00,001,002	
3.1	Private units			20%	on OM GDV		£98,221,500	
3.2	Affordable units			6%	on AH transfer values		£7,105,550	
							£105,327,050	
		COSTS [EXCLUDING INTEREST]					£596,214,911	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£13,318,414	
4.1	Finance			APR 6.50%	on net costs	PCM 0.526%	-£17,338,979	
This -		COSTS [INCLUDING INTEREST]	sical bas bas	16 16 - DICC .	ion avident.	the court to the	£613,553,890	diat.
		ter Brett Associates for the Council. The apprail is not a formal 'Red Book' (RICS Valuation -					Council about the impact of planning po	nicy nas on

CQ Areas 1 & 2	Central	581 Units						Chool
ITEM			Desidual Value			Taskwisel Charles		peterbrett
Net Site Area	11.38	Brownfield Central Brownfield	Residual Value £1,510,737	per net ha]	Technical Checks: Sqm/ha		3,532
Stamp Duty	Old		Casial nam Affandahla namt	luta masa di ata		Dwgs/ha Units/pa		51 45
Nr of units	Private 435.80	Affordable 145.27	Social ren Affordable rent 87.16 29.05	Intermediate 29.05		Profit on GDV GDV=Total costs		18.4% -
1.0	Development Valu	re .						
1.1	Private units		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	154.55 151.08	55 70	8,500 10,575	£2,400 £3,450	£20,400,800 £36,485,434	
		3 bed house 4+ bed house	151.08 <u>8.15</u>	80 	12,086 	£3,450 £3,450	£41,697,638 £3,373,396	
		80.00%			32,140			
1.2	Social rent	Flats (NIA)	No. of units 23.18	Size sq.m 55	Total sq.m 1,275	£psm £1,080	Total Value £1,377,054	
		2 bed house 3 bed house	22.66 22.66	70 80	1,586 1,813	£1,553 £1,553	£2,462,767 £2,814,591	
		4+ bed house 12.00%	1.22 69.7	120	4,821	£1,553	£227,704	
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	7.73 7.55	55 70	425 529	£1,320 £1,898	£561,022 £1,003,349	
		3 bed house 4+ bed house	7.55 0.41	80 	604 49	£1,898 £1,898	£1,146,685 £92,768	
		4.00%			1,607	_		
1.3	Intermediate	Flats (NIA)	No. of units 7.73	Size sq.m 55	Total sq.m 425	£psm £1,560	Total Value £663,026	
		2 bed house 3 bed house	7.55 7.55	70 80	529 604	£2,243 £2,243	£1,185,777 £1,355,173	
		4+ bed house 4.00%	0.41	<u> </u>	1,607	£2,243	£109,635	
	Gross Developme	nt value					£114,956,820	
2.0	Development Cost	te						
2.1	Site Acquisition							
2.1.1	Net site value (resid	lual land value)					£17,186,141	
					Purchaser Costs		5.75%	
	Site costs						£18,174,344	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house	154.55 151.08	65 70	10,046 10,575	£1,083 £958	£10,879,654 £10,131,317.50	
		3 bed house 4+ bed house	151.08 <u>8.15</u>	80 120	12,086 <u>978</u>	£958 £958	£11,578,648.58 £936,728	
			465		33,685			
2.3.2	Affordable units	Flats (GIA)	No. of units 38.64	Size sq.m 65	Total sq.m 2,511	Cost per sq.m £1,083	Total Costs £2,719,913.49	
		2 bed house 3 bed house	37.77 37.77	70 80	2,644 3,022	£958 £958	£2,532,829.38 £2,894,662.14	
		4+ bed house	<u>2.04</u> 116		<u>244</u> 8,421	£958	£234,182.12	
2.3.3	Extra-over BR2013			£0	per unit		£0	
			581				£41,907,936	
2.4	Extra over constru	uction costs						
2.4.1	Externals			10%	on build cost		£4,190,793.57	
2.4.2	Site abnormals (rem	nediation/demolition)		£200,000	per net ha		£2,275,200	
2.4.2	Site opening up cos	ts		£18,000	per unit		£3,438,425	
		S106/S278		£9,286	per unit		£5,396,099	
2.5	Professional Fees						£15,300,517	
2.5.1				10%	on build costs (incl: externals)	£4,190,793.57	
2.0.1				1070	OT balla costs (Incl. externals	·/	£4,190,794	
2.6	Contingency						24,100,104	
2.6.1				5%	on build costs (incl: externals)	£2,095,396.78	
	5 1 (1)						£2,095,397	
2.7	Developer contrib	utions			¬		C0	
2.7.1	Lifetime homes	odord		£0	per unit		£1,047,698	
2.7.2 2.7.3	Higher housing star	idard		2.5% £0	build cost		£1,047,698	
2.7.4	S106/S278			£0	per sqm		£0	
2.7.5				£0	per unit		£0	
2.7.5	-			£0	_ 1⁻		L	
							£1,047,698	
2.8	Sale cost						21,047,030	
2.8.1	Private units only			3.00%	on OM GDV		£3,448,705	
							£3,448,705	
2.0		MENT COSTS (including land)					£86,165,391	
3.0	Developer's Profit			200/	on OM CDV		000.004.154	
3.1 3.2	Private units Affordable units			6%	on OM GDV on AH transfer values		£20,391,454 £779,973	
U.E	Anordable utills			U 70	Tou Ou manaier values		£21,171,427	
	TOT !!	00070 15701 115711						
		COSTS [EXCLUDING INTEREST]					£107,336,818	
4.0	TOTAL INCOME - Finance Costs	TOTAL COSTS [EXCLUDING INTEREST]					£7,620,002	
4.1	Finance			APR 6.50%	on net costs	PCM 0.526%	-£7,620,002	
						<u>—</u>		
	TOTAL PROJECT	COSTS [INCLUDING INTEREST]					£114,956,820	
		er Brett Associates for the Council. The apprail is not a formal 'Red Book' (RICS Valuation –					Council about the impact of p	planning policy has on

Long Marston Ai	irf <mark>i Central</mark>	3,500 Units						
ITEM	400.00	Ni ad	Residual Value		1	Technical Checks:		peterbr
Net Site Area Stamp Duty	100.00 0.00%	Mixed Strategic site	£869,598	per net ha		Sqm/ha Dwgs/ha Units/pa		2,732 35 196
Nr of units	Private 2275.00	Affordable 1225.00	Social ren Affordable rent 735.00 245.00	Intermediate 245.00		Profit on GDV GDV=Total costs		17.2%
1.0	Development Valu	ue	Newfort	0:	Total com-	2	TatalWalas	
1.1	Private units	Flats (NIA) 2 bed house	No. of units 227.50 853.13	Size sq.m 55 70	Total sq.m 12,513 59,719	£psm £2,400 £3,450	Total Value £30,030,000 £206,029,688	
		3 bed house 4+ bed house	853.13 341.25	80 120	68,250 40,950	£3,450 £3,450	£235,462,500 £141,277,500	
1.2	Social rent		2,275.0 No. of units	Size sq.m	181,431 Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	128.63 275.63	55 70	7,074 19,294	£1,080 £1,553	£7,640,325 £29,953,547	
		3 bed house 4+ bed house	275.63 <u>55.13</u> 735.0	80 120	22,050 6,615 55,033	£1,553 £1,553	£34,232,625 £10,269,788	
1.3	Affordable rent		No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	42.88 91.88	55 70	2,358 6,431	£1,320 £1,898	£3,112,725 £12,203,297	
		3 bed house 4+ bed house	91.88 18.38 245.	80 120 0	7,350 2,205 18,344	£1,898 £1,898	£13,946,625 £4,183,988	
1.3	Intermediate	5 1	No. of units	Size sq.m	Total sq.m	£psm	Total Value	
		Flats (NIA) 2 bed house	42.88 91.88	55 70	2,358 6,431	£1,560 £2,243	£3,678,675 £14,422,078	
		3 bed house 4+ bed house	91.88 18.38 245.	80 120)	7,350 2,205 18,344	£2,243 £2,243	£16,482,375 £4,944,713	
	Gross Developme	ent value					£767,870,447	
2.0	Development Cos	ets						
2.1	Site Acquisition							
2.1.1	Net site value (resid	dual land value)					£86,959,770	
	`	,			Purchaser Costs		5.75%	
	Site costs						£91,959,956.84	
2.3	Build Costs							
2.3.1	Private units		No. of units	Size sq.m	Total sq.m	Cost per sq.m	Total Costs	
		Flats (GIA) 2 bed house	227.50 853.13	65 70	14,788 59,719	£1,083 £958	£16,014,863 £57,210,562.50	
		3 bed house 4+ bed house	853.13 341.25	80 120	68,250 40,950	£958 £958	£65,383,500.00 £39,230,100	
0.00			2,279		183,706			
2.3.2	Affordable units	Flats (GIA) 2 bed house	No. of units 214.38 459.38	Size sq.m 65 70	Total sq.m 13,934 32,156	Cost per sq.m £1,083 £958	Total Costs £15,090,928.13 £30,805,687.50	
		3 bed house 4+ bed house	459.38 91.88	80 120	36,750 11,025	£958 £958	£35,206,500.00 £10,561,950.00	
2.3.3	Extra-over BR2013	;	1,229	£0	93,866 per unit		£0	
			3500.00				£269,504,091	
2.4	Extra over constr	uction costs					_	
2.4.1	Externals			10%	on build cost		£26,950,409.06	
2.4.2	•	mediation/demolition)	Reduced to avoid d	05,000	_per net ha		£0	
2.4.2	Site opening up cos	sis	Reduced to avoid d	ot <u>£5,000</u>	per unit		£17,500,000	
2.5	Professional Fees						£44,450,409	
2.5.1				10%	on build costs (incl: external	ls)	£29,645,450	
						,	£29,645,450	
2.6	Contingency							
2.6.1				5%	on build costs (incl: external	ls)	£14,822,725	
2.7	Developer contrib	outions					£14,822,725	
2.7.1	Lifetime homes			£0	per unit		£0	
2.7.2	Higher housing sta	ndard		2.5%	build cost		£6,737,602	
2.7.3	CIL			£0	_per sqm		£0	
2.7.4	S106/S278			£23,683	_lper unit		£82,890,524	
2.7.5	-			£0	」 -			
2.8	Sale cost						£89,628,126	
2.8.1	Private units only			3.00%	on OM GDV		£23,036,113	
					_		£23,036,113	
		PMENT COSTS (including land)					£563,046,871	
3.0	Developer's Profit	t			7			
3.1	Private units Affordable units			20% 6%	on OM GDV on AH transfer values		£122,559,938 £9,304,246	
3.2	Anordable units			0%	Jon An Hansier Values		£9,304,246 £131,864,183	
	TOTAL PROJECT	COSTS [EXCLUDING INTEREST]					£694,911,054	
		TOTAL COSTS [EXCLUDING INTEREST]					£72,959,393	
4.0	Finance Costs	The state [Englobing in Englo]		APR		PCM	~. 2,000,000	
4.1	Finance			6.50%	on net costs	0.526%	-£72,959,393	
	s been prepared by Pe	ter Brett Associates for the Council. The apprair is not a formal 'Red Book' (RICS Valuation)					£767,870,447 e Council about the impact of plants	anning policy has