

Ground rent

	Capitalised annual ground rent	
Social Rented	£0	
Shared Ownership	£0	
Affordable Rent	£0	
Open market (all phases)	£250,000	
Capitalised Annual Ground Rents		£250,000

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME		£15,960,478
TOTAL BUILD COST OF RESIDENTIAL SCHEME	£9,156,828	
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME		£6,803,650

Non-Residential

	Cost	Values
Office	£0	£0
Retail	£8,970	£448,500
Industrial	£0	£0
Leisure	£53,617	£2,680,851
Community Use	£0	£0
Community Infrastructure Levy	£0	

CAPITAL VALUE OF NON-RESIDENTIAL SCHEME		£3,129,351
COSTS OF NON-RESIDENTIAL SCHEME	£62,587	
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL		£3,066,764

GROSS DEVELOPMENT VALUE OF SCHEME		£19,089,829
TOTAL BUILD COSTS	£9,219,415	
TOTAL CONTRIBUTION TO SCHEME COSTS		£9,870,414

External Works & Infrastructure Costs (£)

	Per unit	% of GDV	per Hectare
Site Preparation/Demolition	£0		
Roads and Sewers	£0		
Services (Power, Water, Gas, Telco and IT)	£0		
Strategic Landscaping	£0		
Off Site Works	£0		
Public Open Space	£0		
Site Specific Sustainability Initiatives	£0		
Plot specific external works	£0		
Other 1	£0		
Other 2	£0		
Other site costs	£0		

Fees and certification	7.0%	£610,455	10,174	3.2%
Other Acquisition Costs (£)		£0		

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Car parking costs	£0
Other 2	£0
Other 3	£0
Other 4	£0
Other 5	£0
Other 5	£0

Total Site Costs inc Fees	£610,455	10,174
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Statutory 106 Costs (£)

Education	£0
Sport & Recreation	£0
Social Infrastructure	£0
Public Realm	£0
Affordable Housing	£0
Transport	£0
Highway	£0
Health	£0
Public Art	£0
Flood work	£0
Community Infrastructure Levy	£0
Other Tariff	£0
Other 1	£0
Other 2	£0
Other 3	£0
Other 4	£0

Statutory 106 costs	£0
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Marketing (Open Market Housing ONLY)

Sales/letting Fees	2.5%	£392,762	6,546
Legal Fees (per Open Market unit):	£500	£30,000	500

Marketing (Affordable Housing)

Developer cost of sale to RP (£)	per affordable unit	£0
RP purchase costs (£)		£0
Intermediate Housing Sales and Marketing (£)		£0

Total Marketing Costs	£422,762
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Total Direct Costs	£10,252,632
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Finance and acquisition costs

Land Payment	£5,024,350	83,739 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee	£35,000	1.9% of interest		
Misc Fees (Surveyors etc)	£7,000	0.04% of scheme value		

Agents Fees	£50,244
Legal Fees	£25,122
Stamp Duty	£200,974
Total Interest Paid	£1,871,166

Total Finance and Acquisition Costs **£7,213,855**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Val	18.0%	£2,827,886	47,131 per OM unit
Affordable Housing Return on Cost	6.0%	£0	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0
Retail	£80,730
Industrial	£0
Leisure	£482,553
Community-use	£0
	£563,283

Total Operating Profit **£3,391,169**
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£20,857,656**

Surplus/(Deficit) at completion 1/6/2021 **(£1,767,827)**

Present Value of Surplus (Deficit) at 30/8/2017 **(£1,408,336)**

Scheme Investment MIRR **8.0%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value	26.3%	Peak Cash Requirement	-£15,773,681
Site Value (PV) per hectare	No area input per hectare	No area input per acre	