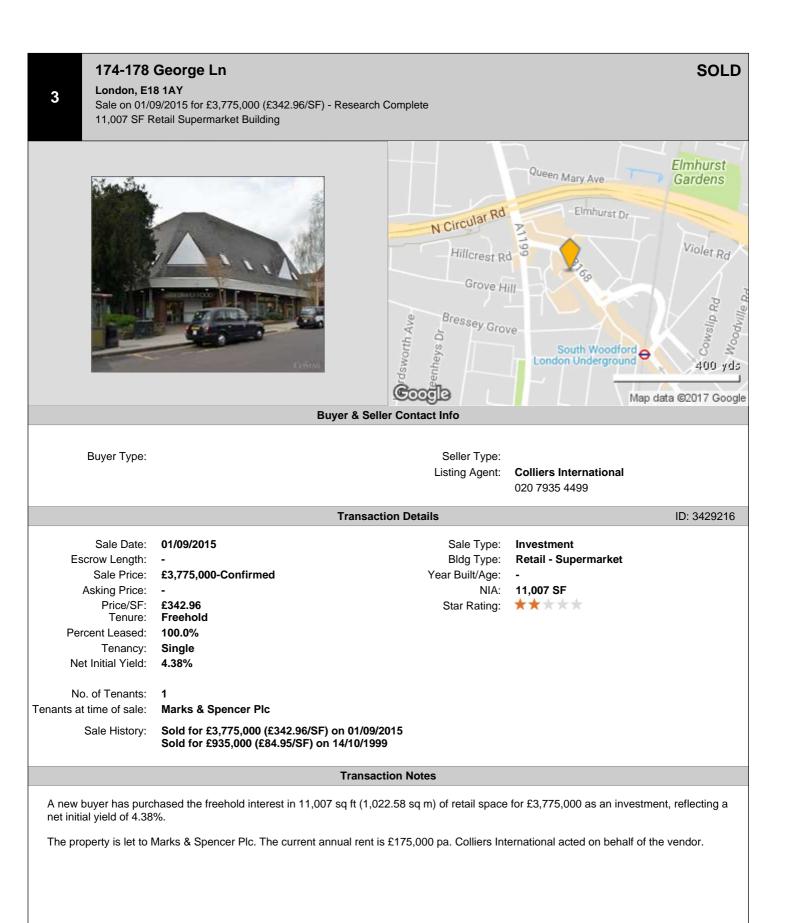
Golders Green - 872 Finchley Rd SOLD London, NW11 6AH 2 Sale on 17/10/2017 for £3,300,000 (£4,558.01/SF) - Public Record 724 SF Retail Supermarket Building Chessington Ave Beechwood Ave N Circular Rd Mutton B alloden Way Hurstwood Rd Ave Willifield Way 400 yds Coorle Map data @2017 Google **Buyer & Seller Contact Info** Seller Type: Buyer Type: Listing Agent: Allsop Mark Gower 020 7543 6727 Doug Guild 020 7543 6890 **Transaction Details** ID: 4038104 Sale Date: 17/10/2017 (18 days on market) Investment Sale Type: Retail - Supermarket Escrow Length: Bldg Type: Year Built/Age: Sale Price: £3,300,000-Confirmed Asking Price: £2,200,000 NIA: 724 SF Price/SF: £4,558.01 Land Area: 0.40 AC (17,424 SF) Price/AC Land Gross: £8,250,000.00 Star Rating: $\star \star \star \star \star$ Long Leasehold Tenure: Percent Leased: 100.0% 3.07% Net Initial Yield: Sale Conditions: Auction Sale No. of Tenants: 2 Tenants at time of sale: Texaco; The Co-operative Food Sale History: Sold for £3,300,000 (£4,558.01/SF) on 17/10/2017 Sold for £1,400,000 (£1,933.70/SF) on 01/07/2008 **Transaction Notes** An undisclosed buyer has purchased the long leasehold interest in 724 sq ft (67.2 sq m) of space as an investment at auction for £3,300,000 reflecting a net initial yield of 3.07%. Allsop auction results.



Golders Green - 872 Finchley Rd SOLD 724 SF Retail Supermarket Building (con't) **Current Retail Information** ID: 8507747 Property Type: **Retail - Supermarket** NIA: 724 SF Centre: **Golders Green** Total Avail: 0 SF Bldg Status: Existing % Leased: 1**00.0**% Owner Type: -Bldg Vacant: 0 SF Land Area: 0.40 AC Owner Occupied: No Lot Dimensions: Plot Ratio: 0.04 No. of Stores: -Service Charge: -Property Mix: **General Retail** 724 SF (100.0%) Location Information Park Name: **Golders Green** Market: London Submarket: London M25 Corridor NW Ret/Barnet Ret County: London Copyrighted report licensed to Gerald Eve - 717151. 29/11/2017 ge

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174-178 George Ln SOLD 11,007 SF Retail Supermarket Building (con't) **Current Retail Information** ID: 8537822 Property Type: **Retail - Supermarket** NIA: 11,007 SF Centre: -Total Avail: 0 SF Bldg Status: Existing % Leased: 100.0% Owner Type: -Bldg Vacant: 0 SF Land Area: 0 AC Owner Occupied: No Lot Dimensions: -No. of Stores: -Service Charge: -11,007 SF (100.0%) Property Mix: **General Retail** Features: **Roller Shutters, Security System Location Information** Market: London Submarket: London M25 Corridor NE Ret/Redbridge Ret County: London



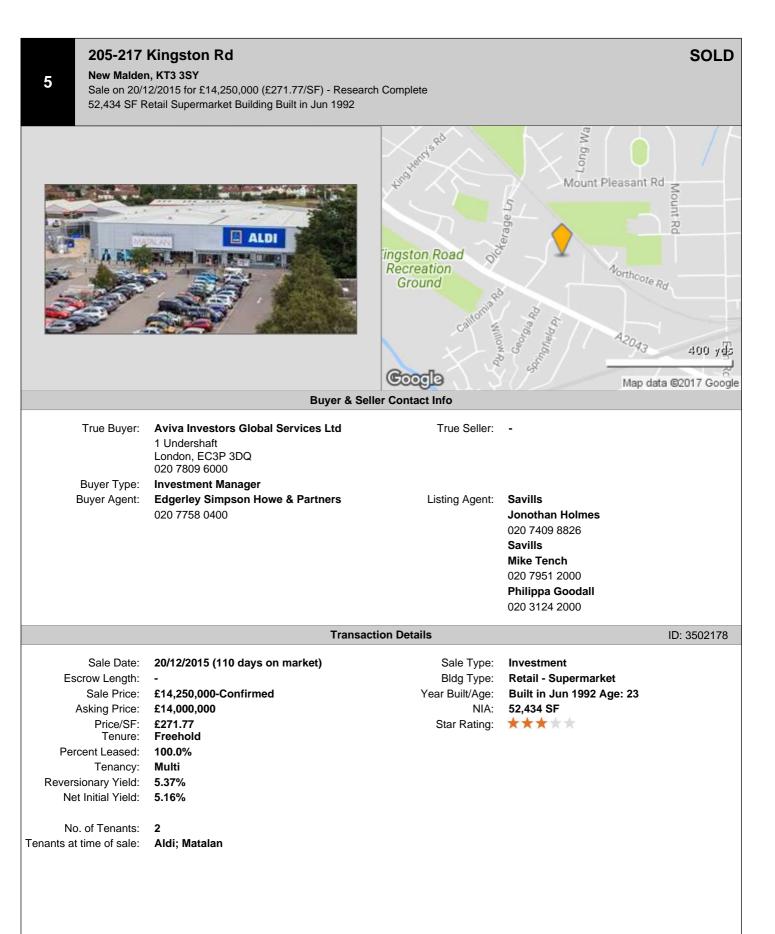
Sainsburys - 68-78 High St SOLD Hampton, TW12 1NY 4 Sale on 01/09/2015 for £3,060,000 (£457.60/SF) - Research Complete 6,687 SF Retail Supermarket Building Built in Jun 2009 Connaught Rd Hampton Hill 400 yds ark p Map data @2017 Google **Buyer & Seller Contact Info RBC Royal Bank** True Buyer: -True Seller: 71A Queen Victoria St London, EC4V 4AB Listing Agent: **Colliers International** 020 7935 4499 Transaction Details ID: 3429027 Sale Date: 01/09/2015 Sale Type: Investment Escrow Length: Bldg Type: **Retail - Supermarket** Sale Price: £3,060,000-Confirmed Year Built/Age: Built in Jun 2009 Age: 6 Asking Price: 6.687 SF NIA: Price/SF: £457.60 ***** Star Rating: Tenure: Freehold Percent Leased: 100.0% Net Initial Yield: 5.00% No. of Tenants: 3 Tenants at time of sale: Hampton Hill Branch Library; J Sainsbury Plc; Tala & Maya Ltd Sold for £3,060,000 (£457.60/SF) on 01/09/2015 Sale History: Sold for £2,500,000 (£373.86/SF) on 22/01/2010 **Transaction Notes** An undisclosed buyer has purchased the freehold interest in 6,687 sq ft (621 sq m) of retail space for £3,060,000 as an investment, reflecting a net initial yield of 5.0 %. Colliers International acted on behalf of the vendor.



Page 7

Sainsburys - 68-78 High St SOLD 6,687 SF Retail Supermarket Building Built in Jun 2009 (con't) **Current Retail Information** ID: 8643600 Property Type: **Retail - Supermarket** NIA: 6,687 SF Centre: Sainsburys Total Avail: 0 SF Bldg Status: Built in Jun 2009 % Leased: 100.0% Owner Type: -Bldg Vacant: 0 SF Land Area: 0 AC Owner Occupied: -Lot Dimensions: -No. of Stores: -Service Charge: -6,687 SF (100.0%) Property Mix: General Retail Location Information Second Address: 68-78 High St Market: London Submarket: London M25 Corridor SW Ret/Richmond upon Thames Ret County: Middlesex







29/11/2017

52,434 SF Retail Supermarket Building Built in Jun 1992 (con't)

Transaction Notes

Aviva Investors Global Services Ltd has purchased the freehold interest in a retail warehouse totalling 52,434 sq ft (4,870 sq m) from a private investor for £14.25m as an investment, reflecting a net initial yield of 5.16%. The asking price was £14m.

The ground floor area comprises 37,538 sq ft with additional existing and consented mezzanine floor area of 30,359 sq ft.

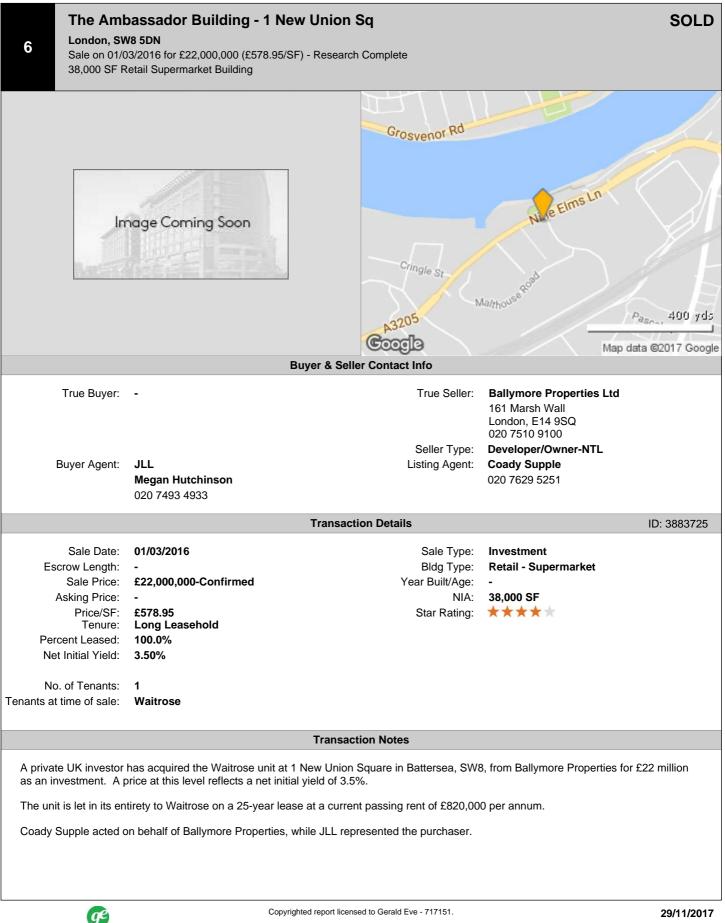
The property is let to Aldi and Matalan at a total passing rent of £773,375 per annum, equating to an overall rent of £20.70 per sq ft on the ground floor only. The average weighted unexpired lease term is 9.24 years.

Savills acted on behalf of the vendor, while Edgerley Simpson Howe & Partners represented the purchaser.

	in of the vehicle, while Edgency of	Current Retail I			ID: 7443403
Property Type:	Retail - Supermarket		NIA:	52,434 SF	
Centre:	-		Total Avail:	0 SF	
Bldg Status:	Built in Jun 1992		% Leased:	100.0%	
Owner Type:	Investment Manager		Bldg Vacant:	0 SF	
			Land Area:	0 AC	
Owner Occupied:	-		Lot Dimensions:	-	
			No. of Stores:	-	
Service Charge:	-				
Street Frontage:	147 feet on Kingston Road				
Property Mix:	General Retail	52,434 SF	(100.0%)		
		Location Info	ormation		
Second Address:	205-207 Kingston Rd				
Market:	London				
Submarket:	London M25 Corridor SW Ret	Outer Kingston	upon Thame		
County:	London	-	-		



SOLD



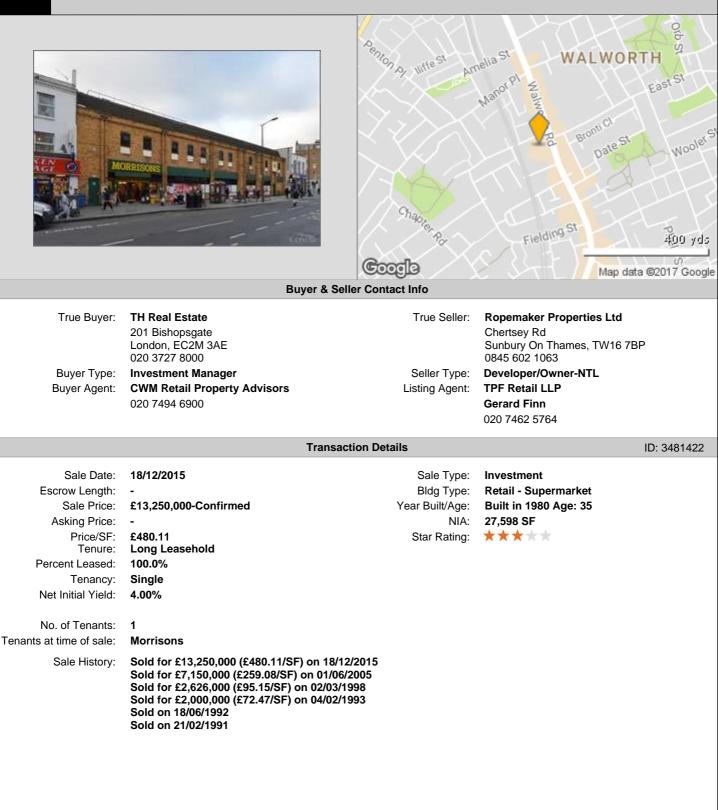
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	market Building (con't)			
	Current F	Retail Information		ID: 102733
Property Type:	Retail - Supermarket	NIA:	38,000 SF	
Centre:	The Ambassador Building	Total Avail:	0 SF	
Bldg Status:	Existing	% Leased:		
Owner Type:	-	Bldg Vacant:		
		Land Area:		
Owner Occupied:	-	Lot Dimensions:	-	
		No. of Stores:	-	
Service Charge:				
Park Name:	Embassy Garden	on Information		
Market:	London			
Submarket:	London Fringe Ret/London Southern Fr	ringe Re		
County:	London			
County.				
ge	Copyrighted report li	icensed to Gerald Eve - 717151.		29/11/2

264-276 Walworth Rd

London, SE17 2TE

Sale on 18/12/2015 for £13,250,000 (£480.11/SF) - Research Complete 27,598 SF Retail Supermarket Building Built in 1980





29/11/2017

SOLD

27,598 SF Retail Supermarket Building Built in 1980 (con't)

Transaction Notes

TH Real Estate have acquired the leasehold interest 264-276 Walworth Road, London SE17, from Ropemaker Properties Ltd, the property owning arm of BP Pension Fund, for £13.25m, reflecting a net initial yield of 4%.

The whole property is let to Morrisons on a 25-year lease that expires in September 2019 at a rental of £625,000 pa with the head lease geared to 10% of rent payable.

The 27,598 sq ft food store includes 94 car parking spaces on a 1.2 acre site.

Ropemaker was represented by TPF Retail & TH Real Estate by CWM.

	Cur	rent Retail	Information		ID: 85946
Property Type: Centre:	Retail - Supermarket -		NIA: Total Avail:	27,598 SF 0 SF	
Bldg Status:	Built in 1980		% Leased:	100.0%	
Owner Type:	Investment Manager		Bldg Vacant:	0 SF	
	C C		Land Area:	0 AC	
Owner Occupied:	No		Lot Dimensions:	-	
			No. of Stores:	-	
Service Charge:	-				
Property Mix:		7,598 SF	(100.0%)		
Parking:	94 Surface Spaces are available				
Features:	Security System, Storage Space				
	L	ocation Inf	ormation		
Market:	London				
Submarket:	London Fringe Ret/London Southe	ern Fringe I	Re		
County:	London				



SOLD

Appendix 5e – Leisure Revenue Evidence (NB some leisure evidence included in Appendix 5c)

CONFIDENTIAL LONG LEASEHOLD SALE BAD APPLE, 3-7 PARK STREET, CROYDON, CRO 1YD

FOR SALE: FULLY FITTED LATE NIGHT BAR / PUB WITH 4AM LICENCE





For further information please contact: Jonathan Moradoff Davis Coffer Lyons 020 7299 0753 jmoradoff@dcl.co.uk

Louie Gazdar Davis Coffer Lyons 020 7299 0745 Igazdar@dcl.co.uk

- Prominent corner location
- Regeneration projects including redevelopment of the Whitgift Centre
- Close to High Street, Boxpark Croydon and East Croydon Station and a number of independent operators and local businesses
- A4 premises arranged over ground and first floor
- One bedroom flat located on the second floor
- Fully fitted late night bar / pub
- Premises licence allowing the sale of alcohol until 4am
- Total approximate floor area 5,687 sq ft (528 sq m)
 - LONG LEASEHOLD SALE: Offers in the region of £1,750,000 subject to contract for the long leasehold interest, premises licence and F&F in situ
 - COMMERCIAL LEASE: Rental offers in the region of £150,000 pa exclusive and offers in excess of £150,000 by way of a premium will be considered





CONFIDENTIAL LONG LEASEHOLD SALE BAD APPLE, 3-7 PARK STREET, CROYDON, CRO 1YD PROPERTY

Location

The building occupies a prominent corner unit on Park Street, which runs parallel to George Street and is close to the junction with the High Street. East Croydon Station and Boxpark Croydon are also situated close by. There are a number of redevelopment projects earmarked, which includes the redevelopment of the Whitgift centre and various other development opportunities in the immediate vicinity. Local operators include Five Guys, Nando's, Turtle Bay, Pizza Express, the Slug and Lettuce and a number of late night operators, such as The Milan Bar, Dice Bar and Luna.

Description

The premises occupies the whole building as a late night bar/pub on the ground floor and first floor with residential uppers. Internally the ground floor comprises a large bar, dance floor, cloakroom and various private booths. The first floor consists of ladies and gents WC's, staff room and managers office. The second floor is arranged as a one bedroom flat that could be used as staff accommodation.

We understand the gross approximate areas to be as follows:

Ground Floor	345 sq m	3,715 sq ft
First Floor	146 sq m	1,572 sq ft
Second Floor (Residential)	<u>37 sq m</u>	<u>400 sq ft</u>
Total	528 sq m	5,687 sq ft

Planning

The premises benefits from A4 planning.

Licensing

There is a late night premises licence in place allowing the sale of alcohol. Details as follows;

Monday to Sunday 10.00am to 04.00am

We are verbally informed the premises benefits from a capacity of 400

Long Leasehold Sale

There is approximately 102 years remaining on the long leasehold interest.

Offers in the region of £1,750,000, subject to contract are invited for the benefit of the long leasehold interest, premises licence and fixtures and fittings in situ.

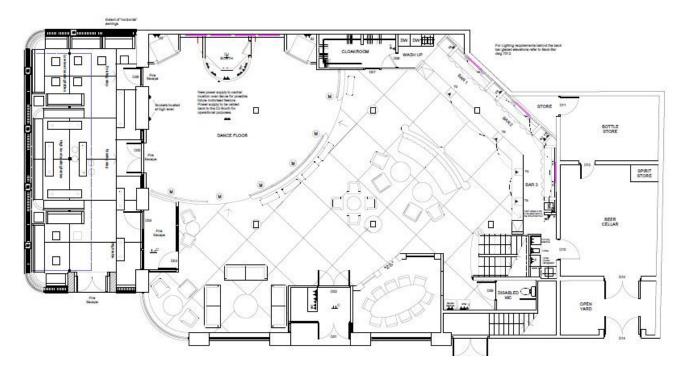
Commercial Lease

Offers for a new FRI lease with terms to be agreed will also be considered, subject to contract:

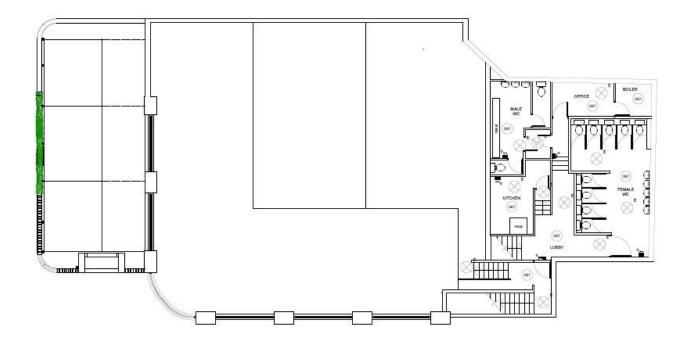
Rent: Offers in the region of £150,000 pax **Premium:** Offers in excess of £150,000

CONFIDENTIAL LONG LEASEHOLD SALE BAD APPLE, 3-7 PARK STREET, CROYDON, CRO 1YD

FLOOR PLANS

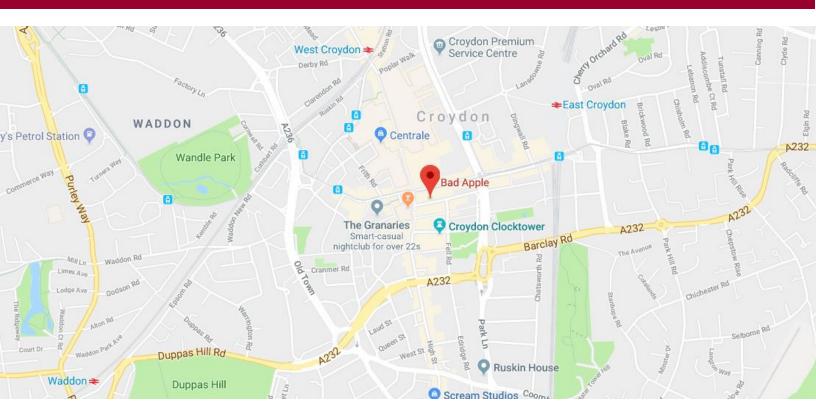


Ground Floor



CONFIDENTIAL LONG LEASEHOLD SALE BAD APPLE, 3-7 PARK STREET, CROYDON, CRO 1YD

MAPS





Davis Coffer Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffer Lyons Limited.





Appendix 5f – Hotel Revenue Evidence

Croydon

Comparable Hotel Sales

<u>Date</u>	Hotel / City	Rating	Room Count	Price	Price per Room
2018	Croydon Park Hotel	Four Star	212	£29,800,000	£140,566
2015	Holiday Inn Express Croydon	Budget	156	£13,000,000	£83,333



Appendix 5g – E(e-f), F.1 Revenue Evidence

Outer London Boroughs

E(e-f) and F.1 Use Class Sales Transactions

Address	Description	Size (sq ft)	Sale Price	£/sq ft (GIA)	Date
Pioneer Place, Featherbed Lane, Addington, Croydon CRO 9AW	A significant D1 site currently used as a place of worship comprising 22,000 sq ft of accommodation of which, 6,500 sq ft is in poor/derelict condition. There are also 2 self contained 2 bed flats on the site which extends to 4.8 acres in total. There is also a large car park for 60 cars and a former school playing field. The use is restricted to religious use only by a title covenant with the Council.	22000	£3.5 (guide)	On market	
United Reformed Church, Bridle Road, Eastcote, HA5	Former church building extending to circa 9,000 sq ft, was marketed last summer. The agent reported an enormous amount of interest with 50 parties interested, and 15/16 offers at or above asking price (which was £2 million) and 6 of these offers above £3 million. Sold to a Hindu faith group.	9000	£4,270,000	£474.00	Aug-18
Austen Building, Lowlands Road, London, Harrow HA1 3AQ	Locally Listed building in D1 education use, extending to c 38,850 sq ft (GIA) on a site of 1.93 acres, is has been acquired for school use for £8,750,000.	38850	£8,750,000	£225.00	Dec-17
12-14 Station Road, Harrow	D1 college building next to Harrow & Wealdstone station. The property was originally constructed as an office, and most recently used as a D1 college building. It was sold in receivership to a faith group/charity for religious worship, although the agent reported the purchaser intends to develop the premises in due course. The agent also reported one offer for a Free School.	10645	£2,800,000	£263.00	Mar-16
51 Sheepcote Road, Harrow	Former faith school sold to a nursery operator. It was marketed in early 2015. The agent reported 40 viewings, and 20 offers, the majority from residential developers subject planning, and were clustered at £1.6 million. The offer from the nursery was also subject to planning. The agent reported an offer from an educational user at £1.4 million, and an offer from a Hindu temple for £1.575 million. This property is far smaller than the subject.	4278	£1,600,000	£374.00	Q1 2016
100 Amhurst Park, Stamford Hill, London N16	Victorian building formerly used as a church. Reconstructed in 1961 after war damage. Has a total GIA of 13,220 sq ft with car parking. Asking price was £3 million. Significant interest from Jewish community and mainly for use for Hasidic schools. Sold for £4.35 million (£329 psf).	13220	£4,350,000	£329.00	Apr-19
Chancel House, Neasdon Lane NW10 2UF	Former office building extending to 76,359 sq ft. Various attempts had been made for permitted development rights to convert it to residential but failed. Bought by the ESFA for education use.	76359	£18,700,000	£245.00	Oct-16
Former Penn School, Church Road, High Wycombe	Freehold development opportunity. Built in 1947, it has been a residential school since 1921 and has potential for a range of alternative uses. It was bought by the ESFA in March 2016 for £11,495,000 equating to £205 psf, for continued school use.	55988	£11,495,000	£205.00	Mar-16
Former Beis Shammai School, Chigwell	2 storey former sports centre converted to a school with D1 use extending to 17,566 sq ft set over 5.14 acres. Marketed as suitable for alternative uses STP. Purchased by Nilkanth Estates, a Hindu charity. The group have secured planning permission to adapt and refurbish the building into a Hindu Temple.	17566	£5,700,000	£324.00	Oct-16

London, Priory Park Road,	College building in very good condition, constructed in 2007. The guide price was £8 million and it sold for £7 million for education use for a new free school.	30,193	£7,000,000	£232.00	Feb-14
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Appendix 6



Appendix 6 - Qualitative Overview of Commercial Assumptions

This appendix provides a brief overview of each commercial market for which we have made assumptions that feed into our assessment. This should be read in conjunction with Appendix 5. We state where we have liaised with our internal specialist teams and where we have relied on external market reports.

This allows us to form a view on our assumptions where there is limited quantitative data.

Croydon Office Market

Liaising with our internal capital markets team and reviewing the Croydon office market Spotlight written by Savills in 2019¹ we have been informed that uptake in the centre of the borough is very high and prime rents are increasing as it grows as a popular location for office occupiers and investors. The majority of the office space in Croydon is Grade B, and supply has been decreasing of all grades further demonstrating the demand for office space.

Outside of the CMC, Croydon offices are not generally of high quality or in as high demand and as such there are few typologies like this outside of the centre.

Croydon Industrial Market

The industrial/logistics market in general across key locations in the UK is growing as demand also grows. Our industrial team inform us that Croydon as an industrial location has seen strong rental growth and developer interest over the last 12-18 months. Several articles, including ones by Property Week and Develop Croydon² have been written about how Croydon is a growing industrial location and that vacancies are as low as they have ever been, attracting investors and occupiers as high profile as Amazon.

The key area for the borough's industrial and logistics growth is in the Purley Way, albeit many areas in the borough are close to key transport nodes that make them attractive to occupiers and developers.

Croydon Retail Market

Croydon's retail market, particularly in the centre, has been awaiting the future Westfield development to start and kickstart a market in the borough that is suffering³. This is the case across the country with the decline of the high street. However, with a large amount of residential development in the pipeline for Croydon it should still be considered as a good location given the number of people it is likely to serve.

Outside of the CMC, the retail offering is largely independent stores of varying quality and success.

Croydon Supermarket Market

The Croydon supermarket market is similar to other outer London boroughs and is being helped by the development of new homes. There are few largescale supermarkets in the centre, but as the population of Croydon grows there may be further need for them. This

¹ https://www.savills.com/research_articles/255800/290270-0

² https://developcroydon.com/croydon-industrial-in-demand/

³ https://www.retail-week.com/stores/analysis-is-westfield-delay-making-croydon-a-retail-graveyard-/7031847.article?authent=1

potentially explains the improvement in the supermarket market as shown in Colliers Supermarket Property Overview in 2019.⁴

Croydon Leisure Market

In general, the leisure typology we have tested, being a night club and cinema complex, are in decline in Croydon. Our Leisure Team inform us that 5 night clubs in Croydon have closed in the last 7 years.

Other leisure markets such as gyms and sports clubs remain popular but there is limited development of this in Croydon recently.

Croydon Hotel Market

Croydon is not a sought-after hotel location and as such can be considered a regional location with few tourism offerings. Similarly, to the retail market, this could change with the addition of Westfield. The types of hotel found in Croydon are not luxury and the comparables given in Appendix 5 represent the price level that will be achieved per room.

⁴ https://www2.colliers.com/en-gb/news/05-02-20-improved-uk-supermarket-performance-sparks-property-investment-surge



Appendix 7

Appendix 7: BCIS Summary Downloads



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims. **Last updated:** 04-Jul-2020 00:47

> Rebased to 1Q 2020 (332; sample 45) and London Borough of Croydon (122; sample 38)

Maximum age of results: Default period

Building function £/m ² gross internal flo					al floor area		
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
lew build							
284.2 Purpose built warehouses/stores							
Generally (15)	1,240	450	749	940	1,443	5,234	37
Up to 500m2 GFA (15)	2,401	749	1,397	1,876	3,045	5,234	6
500 to 2000m2 GFA (15)	1,092	535	782	928	1,327	1,963	14
Over 2000m2 GFA (15)	953	450	668	791	1,120	1,801	17
320. Offices							
Generally (15)	2,293	1,186	1,687	2,179	2,747	5,811	107
Air-conditioned							
Generally (15)	2,374	1,418	1,863	2,264	2,747	4,083	31
1-2 storey (15)	2,208	1,418	1,828	2,080	2,363	4,083	12
3-5 storey (15)	2,239	1,608	1,762	2,258	2,747	3,206	11
6 storey or above (15)	2,731	2,062	2,440	2,633	2,833	3,879	7
Not air-conditioned							
Generally (15)	2,276	1,186	1,661	2,203	2,800	4,015	52
1-2 storey (15)	2,240	1,263	1,616	2,189	2,719	3,796	26
3-5 storey (15)	2,262	1,186	1,663	2,182	2,703	4,015	23
6 storey or above (20)	2,807	2,179	-	2,900	-	3,250	4
344. Hypermarkets, supermarkets							
Generally (30)	1,923	793	1,342	1,708	2,567	3,308	32
Up to 1000m2 (30)	1,997	1,342	-	1,733	-	3,179	4
1000 to 7000m2 GFA (30)	1,915	793	1,245	1,701	2,579	3,308	26
7000 to 15000m2 (30)	1,619	-	-	-	-	-	1
Over 15000m2 GFA (30)	2,116	-	-	-	-	-	1
345. Shops							
Generally (30)	1,794	712	1,031	1,303	2,363	5,001	23
1-2 storey (30)	1,804	712	1,029	1,252	2,407	5,001	22
3-5 storey (30)	1,567	-	-	-	-	-	1
512. Restaurants (25)	3,789	2,326	-	-	-	5,252	2
517. Public houses, licensed premises							
	2,653	1,675	2,447	2,682	2,815	3,425	13

BCIS[®]



Building function	£/m² gross internal floor area						
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Up to 500m2 GFA (25)	2,830	2,447	-	-	-	3,212	2
500 to 2000m2 GFA (25)	2,620	1,675	2,440	2,682	2,768	3,425	11
525. Cinemas (30)	2,051	-	-	-	-	-	1
532. Community Centres							
Generally (25)	2,542	1,061	1,963	2,407	2,945	7,894	130
Up to 500m2 GFA							
Generally (25)	2,649	1,061	1,790	2,252	3,241	7,894	57
Steel framed (25)	3,080	1,491	1,963	2,599	3,603	7,894	22
Concrete framed (50)	1,654	-	-	-	-	-	1
Brick construction (25)	2,012	1,061	1,590	1,926	2,250	3,649	26
Timber framed (25)	3,447	2,489	3,046	3,331	3,873	4,478	8
500 to 2000m2 GFA							
Generally (25)	2,462	1,073	2,140	2,416	2,799	4,066	69
Steel framed (25)	2,450	1,295	2,112	2,380	2,824	4,046	41
Concrete framed (30)	2,534	-	-	-	-	-	1
Brick construction (25)	2,344	1,073	2,126	2,303	2,728	4,066	20
Timber framed (25)	2,858	2,172	2,625	2,663	3,181	3,560	7
Over 2000m2 GFA							
Generally (25)	2,392	1,971	-	2,491	-	2,615	4
Steel framed (30)	2,351	1,722	-	2,491	-	2,698	4
Concrete framed (50)	1,759	-	-	-	-	-	1
Brick construction (50)	1,298	-	-	-	-	-	1
Timber framed (10)	2,615	-	-	-	-	-	1
562.1 Sports centres/recreational centres							
Generally (15)	2,188	1,088	1,848	2,074	2,416	3,986	23
Up to 500m2 GFA (15)	2,619	1,790	-	2,351	-	3,986	4
500 to 2000m2 GFA (15)	2,346	1,847	1,989	2,258	2,581	3,477	12
Over 2000m2 GFA (15)	1,671	1,088	1,396	1,742	1,993	2,088	7
710. Schools							
Generally (15)	2,775	1,034	2,322	2,713	3,172	6,251	639
Public (15)	2,795	1,079	2,332	2,735	3,187	6,251	580
Private (15)	2,564	1,034	2,131	2,559	2,896	4,326	58
711. Nursery schools/creches							
Generally (15)	2,982	1,034	2,422	2,945	3,426	5,594	110
Up to 500m2 GFA (15)	3,033	1,399	2,480	2,980	3,534	5,594	88
500 to 2000m2 GFA (15)	2,726	1,034	2,293	2,671	3,244	3,958	21
Over 2000m2 GFA (25)	3,330	2,779	-	-	-	3,881	2
712. Primary schools							
Generally (15)	2,864	1,717	2,388	2,842	3,246	5,021	228

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Building function			£/m² gross ir	nternal floor a	area		
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Up to 500m2 GFA (15)	3,130	1,751	2,758	3,058	3,679	4,277	35
500 to 2000m2 GFA (15)	2,859	1,717	2,388	2,834	3,222	4,428	96
Over 2000m2 GFA (15)	2,774	1,734	2,277	2,698	3,167	5,021	97
712.1 Middle schools (20)	2,434	1,947	2,083	2,364	2,490	3,410	6
712.12 Primary/middle schools - specialised teaching blocks (15)	1,552	1,094	-	1,587	-	1,941	4
712.8 Primary Schools - mixed facilities (15)	2,585	1,243	2,172	2,586	3,014	3,822	64
713. Secondary schools (high schools) (15)	2,574	1,327	2,219	2,573	2,917	6,251	65
713.1 Secondary schools - specialised teaching blocks (15)	2,705	1,079	2,229	2,574	3,073	5,210	51
713.8 Secondary Schools - mixed facilities (15)	2,396	1,516	2,027	2,496	2,795	3,195	33
715.8 All Through Schools - mixed facilities (5)	2,803	2,367	-	-	-	3,238	2
717. Special schools (15)	2,881	1,985	2,441	2,796	3,107	5,263	36
717.2 Schools for those with learning disabilities (15)	2,813	1,985	2,493	2,774	3,067	4,314	27
717.3 Schools for the physically disabled (20)	2,446	2,192	-	2,512	-	2,565	4
717.8 Boarding schools - mixed teaching/residential buildings only (30)	2,652	-	-	-	-	-	1
719.1 Playcare centres, out of school clubs (15)	2,699	2,674	-	-	-	2,723	2
810.1 Estate housing							
Generally (15)	1,562	763	1,337	1,508	1,709	5,414	1591
Single storey (15)	1,750	998	1,483	1,687	1,971	5,414	260
2-storey (15)	1,512	763	1,316	1,472	1,649	3,292	1223
3-storey (15)	1,592	978	1,307	1,516	1,786	3,193	103
4-storey or above (15)	3,303	1,604	2,654	2,963	4,411	4,882	5
810.11 Estate housing detached (15)	1,967	1,163	1,506	1,718	2,013	5,414	20
810.12 Estate housing semi detached							
Generally (15)	1,555	924	1,341	1,530	1,711	2,882	376
Single storey (15)	1,723	1,110	1,471	1,705	1,916	2,882	74
2-storey (15)	1,516	924	1,339	1,489	1,664	2,633	288
3-storey (15)	1,482	1,108	1,202	1,451	1,582	2,263	14
810.13 Estate housing terraced							
Generally (15)	1,606	978	1,320	1,523	1,775	4,882	313

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Building function	£/m² gross internal floor area						Comple
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Single storey (15)	1,814	1,196	1,523	1,705	2,153	2,561	33
2-storey (15)	1,551	982	1,310	1,493	1,711	3,292	230
3-storey (15)	1,600	978	1,296	1,510	1,760	3,193	48
4-storey or above (10)	4,647	4,411	-	-	-	4,882	2
816. Flats (apartments)							
Generally (15)	1,836	910	1,530	1,745	2,063	6,345	888
1-2 storey (15)	1,748	1,064	1,490	1,669	1,929	3,148	209
3-5 storey (15)	1,805	910	1,521	1,737	2,036	3,826	583
6 storey or above (15)	2,225	1,330	1,807	2,068	2,391	6,345	93
820.1 'One-off' housing detached (3 units or less)							
Generally (15)	2,721	1,092	1,893	2,372	3,289	7,509	133
Single storey (15)	2,058	1,092	1,702	1,990	2,351	3,684	35
2-storey (15)	2,619	1,160	1,924	2,361	3,177	4,976	64
3-storey (15)	3,314	1,560	2,483	3,238	3,751	6,098	27
4-storey or above (15)	5,466	2,918	3,761	6,467	6,673	7,509	5
820.2 'One-off housing semi-detached (3 units or less) (15)	1,926	1,150	1,627	1,789	2,159	6,341	75
820.3 'One-off housing terraced (3 units or less) (15)	1,796	1,446	1,484	1,600	1,789	3,772	14
852. Hotels (15)	2,513	1,454	2,074	2,429	2,964	3,754	20





£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims. **Last updated:** 04-Jul-2020 00:47

> Rebased to 1Q 2020 (332; sample 45) and London Borough of Croydon (122; sample 38)

Maximum age of results: Default period

Building function	£/m² gross internal floor area						0
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Rehabilitation/Conversion							
320. Offices							
Generally (15)	1,454	194	646	1,205	1,864	5,860	103
Air-conditioned							
Generally (15)	1,626	326	960	1,286	1,993	5,860	43
1-2 storey (15)	1,537	326	605	1,061	1,845	5,860	14
3-5 storey (15)	1,834	395	983	1,425	2,257	4,754	16
6 storey or above (15)	1,556	627	1,123	1,369	2,001	2,730	10
Not air-conditioned							
Generally (15)	1,568	309	930	1,354	2,181	3,982	34
1-2 storey (15)	1,461	309	886	1,178	2,038	3,374	17
3-5 storey (15)	1,614	486	1,190	1,369	1,960	3,982	13
6 storey or above (25)	986	363	500	561	1,393	2,282	6
345. Shops (15)	1,512	324	513	644	2,053	4,027	5
816. Flats (apartments)							
Generally (15)	1,924	560	1,168	1,512	2,000	6,636	83
1-2 storey (15)	2,352	645	1,234	1,564	2,664	6,636	20
3-5 storey (15)	1,636	560	1,188	1,477	1,759	6,143	47
6 storey or above (15)	2,318	640	1,268	1,783	3,090	5,562	15



Appendix 8

Appendix 8 – Finance Rate Justification

- 1.1 The interest rate applied in the appraisals represents a total cost of capital in financing the typologies. This reflects both debt and equity financing with the banks requiring a larger element of the latter relative to the former following the economic crisis. The debt element reflects both a margin and risk premium above 5 year swap rates. The equity element should in theory reflect an equity return which may be calculated by reference to the weighted average cost of capital (WACC). However, this would also need to have regard to the level of development return, which is reflected in the amount of profit a scheme is producing. It follows that to avoid double-counting, the equity element should broadly follow the level of debt interest plus a margin to reflect the more costly equity.
- 1.2 Cass Commercial Real Estate Lending Survey Mid-Year 2019 (formerly conducted by De Montfort) collates a sample of the conditions under which lenders offer development finance.
- 1.3 The survey which has been running for twenty years comments on the changes in the commercial real estate lending cycle over the period since 1999 as follows:
 - Throughout the 20 years that the survey has been operating loan origination has had a general link with and values and trading in the real estate market with the observed norm being that for every £1 in real estate transactions 50p is generated in loan origination.
 - The exception to this norm is seen in the years leading up to and even through the start of the market crisis during which loan origination significantly exceeded the level that could be expected from market activity and continued even whilst capital values fell.
 - The result of the extreme lending market was a wave of loan defaults which peaked in 2012 and only returned to normal levels by 2016 approximately ten years after capital values reached their highest levels.
 - The Mid-year 2019 survey reports that a downturn in transactions has caused this balance to shift once more.
- 1.4 The survey highlighted that development loans terms by all surveyed lenders entailed (including UK lenders and building societies, German lenders, North American lenders, other international lenders and non-bank lenders) comprised of the following:

- **Residential for sale:** Loan to cost ratios of up to 95%; average interest rate margins of 506 bps; average arrangement fees of 121 bps.
- **Pre-let office**: Average loan to cost ratios of 40% to 85%; average interest rate margins of 400 bps; average arrangement fees of 121 bps.
- **Speculative commercial**: Loan to cost ratios of up to 85%; average interest rate margins of 541 bps; average arrangement fees of 125 bps.
- 50% speculative / 50% pre-let commercial: Average loan to cost ratios of up to 90%; average interest rate margins of 517 bps; average arrangement fees of 126 bps.

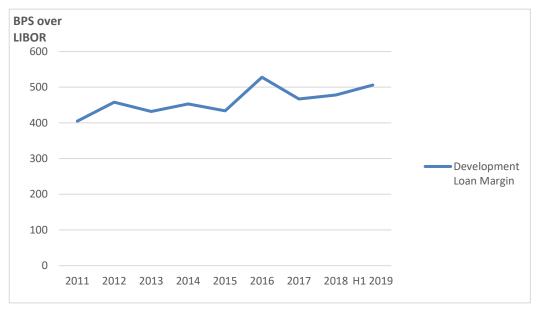


Chart 1: All Lenders Residential Development Lending Margin

- 1.5 Only a minority of lenders in the Cass study are active in or targeting development lending, even fewer in speculative schemes, and fewer again in residential development so the sample size was limited to 10 to 30 responses.
- 1.6 At mid-2019, only a minority of lenders are active in or targeting development lending, even fewer in speculative schemes. Target margins remain high not only against the 150-225 bps margins prevailing before 2008, but also stand at or above the elevated levels reached in the years from 2010 to 2015.
- 1.7 It is tempting to ascribe the market step-up in 2016, most marked for speculative office schemes, to a Brexit effect. This is not proven, although margins for commercial development have fallen slightly through the first half of 2019.

- 1.8 According to Cass, pre-let development margins can start from 225 bps for LTC levels of 60 70% and from 275 bps for speculative schemes. For residential schemes margins can start from 225 bps, but lenders require high amounts of pre-sales ranging from 20 40%.
- 1.9 The UK CRE lending market has seen a rising number and range of lenders. These include new small debt funds launched by asset management firms and less conventional lending channels such as peer-to-peer lending by pension funds and to a limited extent crowdfunding platforms for both investment and development loans.
- 1.10 Given that senior debt is generally offered at 50% to 80% of cost of development projects, the remainder of project financing will, in most cases, comprised of equity and in some cases varying levels of junior debt, mezzanine debt.
- 1.11 Junior debt and particularly mezzanine debt are typically provided by specialist platforms, and a lack of available research exists as to average lending criteria. The IPF, for example, states that "mezzanine finance is not a product that many banks provide" and "this type of finance is typically associated with projects funded on a profit share basis".
- 1.12 Given the lack of available research and idiosyncratic nature of subordinate debt arrangements for real estate development funding, we have omitted this from our assessment of the market rate for development finance. The remaining project cost not provided by senior debt is therefore assumed to be equity financed.
- 1.13 Despite the Bank of England raising interest rates in 2017 and 2018 from the historic low of 0.25% to the current rate of 0.75%, the market sentiment is that any further rises will be small and gradual.
- 1.14 Recent uncertainty driven by the outbreak of Coronavirus has seen the US Federal Reserve cut interest rates by 0.5%. Markets have priced in a quarter-point reduction to 0.5% at the next Bank of England policy meeting on March 26 and there is even the possibility of a further rate cut to 0.25% which would equal the all -time low.
- 1.15 That said at present finance remains largely available, and total borrowing costs continue to be tempered by relatively low UK government bond yields and a base interest rate of 0.75%, both of which partially underpin development finance margins and loan availability.



- 1.16 As far as financing is concerned, we have adopted a total cost of capital for financing the typologies of 7.00%. The total cost also takes into account arrangement, monitoring and related fees.
- 1.17 Due to the ongoing negotiations following Brexit and continued uncertainty around the impact on bank lending rates, we reserve the right to review this input.

Table 2: Finance rate adopted

Description	Allowance
Finance Rate	7.00%

Source: Gerald Eve



Appendix 9



Appendix 9 – Greenfield and Brownfield Land Value Evidence

This appendix provides the evidence and sources for where we obtained our land values for Greenfield and Brownfield sites for the purposes of calculating Existing Use Value ("EUV") in our Benchmark Land Value ("BLV") assessment.

We have had sight of the Ministry of Housing, Communities and Local Government ("MCLG") guidance *Land Value Estimates for Policy Appraisal 2019: Guidelines for Use* (the "Land Value Guidance") published on 18 August 2020, and where possible supplemented this with transactional evidence or previous viability studies, which is in line with paragraph 016 of the NPG. The Land Value Guidance is based on values provided by the Valuation Office Agency ("VOA").

Residential Land

The Land Value Guidance provides evidence for "Residential" land for Croydon.

Croydon Residential Land - £12,315,000 per hectare, (Land Value Guidance VOA Land Values spreadsheet "Residential" tab).

This value however is based on valuing the proposed developments of the land with the assumption that there are 120 units, ignoring planning obligations (i.e. 100% private housing) in this hypothetical development. As such, this equates to £102,625 per (private) unit.

This does not specifically refer to Greenfield and Brownfield Sites this is a useful cross-check for land values. We refer to this further in **Appendix 10** where we consider the premium applied to the land values.

The MCLG outline that where the schemes to not produce a positive land value, they have adopted a "floor value" of £370,000 per hectare. They state that this has been taken on a national basis but will clearly differ in different localities.

Greenfield Land

The Land Value Guidance provides evidence for "Agricultural" land for London.

London Agricultural Land - £25,000 per hectare, (Land Value Guidance VOA Land Values spreadsheet "Agricultural" tab).

The MCLG assume that this is a typical location within the region and figures exclude any hope value.

We assume that Greenfield Land would be higher than this and closer to the value provided above for Croydon Residential Land.

We have also considered transactional evidence from outer London boroughs and surrounding counties that refer to "green" land, which is used as parkland or sports pitches, as this is a close comparable for London Greenfield Land. This is shown in Table 1 below.



Table 1: "Green" land Transactional Evidence

Site	Area (Ha)	Price	Date	Price per Hectare
Former Barclays Sports Ground and premises, Ealing (planning applied)	2.19	£6.75m	2017	£3.08m
Powerleague, Catford	6.05	£1.00m	2012	£165,289
Former Empire Sports Ground, Dartford	3.44	£475,000	2011	£138,081
Croysdale Avenue, Sunbury on Thames	2.23	£200,000	2008	£89,686
Shelton Close Sports Ground, Warlingham	3.14	£625,000	2006	£199,045
Woodside Park Football Pitch, Chelmsford	3.02	£2.04m	2017	£676,675
Oxford University Rugby Club, Oxford	2.57	£2.00m	2017	£778,210
Motspur Park, New Malden	8.09	£5.35m	2017	£661,310

By analysing the information and data provided in the Land Value Evidence by the MCLG and the transactional evidence for "Green" land in Croydon and around London, we believe that the value of Greenfield land of £350,000 per hectare used by BNPPRE in their CIL assessment in 2015 is still appropriate and we have adopted this in our assessment for the area wide study.

Brownfield Land

In the Land Value Guidance the MCLG provide "Industrial" land values and information surrounding how these have been approached. They specify that the land values within their assessment are:

- A typical urban, brownfield location, with nearby uses likely to include later, modern residential developments;
- All services are assumed available to the edge of the site;
- Use is restricted to industrial/warehouse and full planning consent is in place;
- We have assumed that there are no abnormal site constraints or contamination and/or remediation issues.



Croydon Industrial Land - £4,250,000 per hectare (Land Value Guidance VOA Land Values spreadsheet "Residential" tab).

This, as per the assumptions assumes that this is development land with planning consent in place and as such this has an impact on the value upward.

We also note the surrounding areas Industrial land values:

Tandridge - £2,000,000 per hectare

Surrey Heath - £1,900,000 per hectare

Reigate and Banstead - £2,200,000 per hectare

Epsom and Ewell - £2,350,000 per hectare

Bromley - £4,250,000 per hectare

Merton - £4,000,000 per hectare

We have considered some transactions for open storage / brownfield sites as outlined in Table 2 below:

Table 2: Open Storage	Brownfield Sites Evidence
-----------------------	---------------------------

Site	Date	Area (Hectares)	Price	Price per Hectare
Godstone Road, Tandridge	2016	0.09	£400,000	£4.39m
Beddington Lane, Croydon	2018	2.18	£4.20m	£1.93m
Eastways, Chelmsford	2016	0.73	£1.26m	£1.72m
Stanhope Ind. Estate, East London	2016	0.73	£1.12m	£1.53m

There is limited evidence of brownfield sites being sold for their existing use, as the majority of them are sold for development. We have therefore considered the Land Value Guidance by the MCLG and the land values for industrial land in Croydon and the surrounding area, and where possible found transactions for brownfield sites in their existing use.

In conclusion, we believe that a Brownfield site land value of **£2,000,000 per hectare** as appropriate to apply in our assessment for the area wide study.



Appendix 10



Appendix 10 – Benchmark Land Value Premium Analysis Results

This appendix provides the results from our analysis which was undertaken to help inform the premium to apply to the Existing Use Values ("EUV") calculated for each typology / site.

An explanation of how these results are applied to arrive at the appropriate Benchmark Land Value ("BLV") for each typology is set out in the methodology at section 10 of the report.

Residential Typologies

Table 1 below shows the number of residential land transaction evidence found in each residential zone and the average and median price per unit (based on the number of units in the scheme built or proposed on these sites) of these transactions.

Zone	Sample Size	Price per unit	
COA Average		£97,785	
Price per Unit	18	157,785	
COA Median	10	£90,459	
Price per Unit		250,455	
Central Average		£77,777	
Price per Unit	10	£77,777	
Central Median	10	£62,381	
Price per Unit		102,501	
North Average		£60,114	
Price per Unit	8	100,114	
North Median	0	£50,024	
Price per Unit		150,024	
South Average		£61,543	
Price per Unit	7	101,545	
South Median	,	£45,970	
Price per Unit		245,570	

We have also had sight of the Ministry of Housing, Communities and Local Government ("MCLG") guidance *Land Value Estimates for Policy Appraisal 2019: Guidelines for Use* (the "Land Value Guidance") published on 18 August 2020.

This outlines that in Croydon the value of residential land is £102,625 per unit. This is however based on the assumption that the schemes tested are 100% private and as such will reflect a higher figure.

To be able to compare to the MCLG figure, we undertook an analysis of the same land transactions but show the results on a price per private unit basis. This is shown in Table 2.

 Table 2: Average and Median Price per Private Unit of Land Transactions in the Residential

 Zones

Zone	Sample Size	Price per Private Unit
COA Average Price per		£126,738
Private Unit	18	1120,738
COA Median Price per	10	£125,870
Private Unit		
Central Average Price		£98,372
per Private Unit	10	
Central Median Price	10	£83,154
per Private Unit		
North Average Price		£74,652
per Private Unit	8	
North Median Price per	0	£52,810
Private Unit		
South Average Price		£87,988
per Private Unit	7	207,500
South Median Price per	,	£54,600
Private Unit		134,000

As outlined in section 5 of the report, we calculated the Indicative Premiums by applying the above price per unit and price per private units to the typologies. We removed outliers in line with paragraph 004 of the NPG. An explanation of how these results are applied to arrive at the appropriate Benchmark Land Value ("BLV") for each typology is also set out in the methodology at section 10 of the report.

Table 3: Indicative Premiums for the COA

	Lowest % Premium	Highest % Premium	Median % Premium	Mean % Premium
Mean £ per unit	-57%	268%	146%	129%
Median £ per unit	-61%	240%	128%	112%
Mean £ per private unit	-64%	210%	107%	93%
Median £ per private unit	-64%	208%	106%	91%

Table 4: Indicative Premiums for the Central Zone

	Lowest % Premium	Highest % Premium	Median % Premium	Mean % Premium
Mean £ per unit	-90%	439%	8%	147%
Median £ per unit	-92%	332%	-13%	98%
Mean £ per private unit	-91%	343%	-11%	103%
Median £ per private unit	-93%	274%	-25%	71%



	Lowest % Premium	Highest % Premium	Median % Premium	Mean % Premium
Mean £ per unit	-71%	261%	20%	59%
Median £ per unit	-76%	200%	0%	33%
Mean £ per private unit	-74%	325%	-3%	62%
Median £ per private unit	-82%	201%	-31%	15%

Table 5: Indicative Premiums for the North Zone

Table 6: Indicative Premiums for the South Zone

	Lowest % Premium	Highest % Premium	Median % Premium	Mean % Premium
Mean £ per unit	-60%	506%	43%	134%
Median £ per unit	-70%	353%	7%	75%
Mean £ per private unit	-56%	594%	62%	161%
Median £ per private unit	-73%	330%	1%	62%

Commercial Typologies

A similar exercise was undertaken for the sites that just included commercial uses. Table 7 below shows the average prices per acre for the different commercial land transactions that were found.

It is important to note that the sample size of commercial development land transactions is much smaller than that of residential development land. As such, the premiums were assessed over the borough as a whole rather than separating for each zone. Some uses also did not have any development land transactions.

	Average £ per acre	Median £ per acre	Comparables
Industrial	£3,045,749	£3,416,769	8
Office	£1,919,541	£1,806,570	3
Supermarket	£3,903,086	£3,903,086	2
Alternative (F1)	£281,793	£206,573	3

The above average and median prices per acre from commercial development land transactions was used to inform the indicative premiums as shown in Table 8.

An explanation of how these results are applied to arrive at the appropriate Benchmark Land Value ("BLV") for each typology is also set out in the methodology at section 10 of the report.



Table 8: Commercial Indicative Premiums

	Lowest % Premium	Highest Premium	Median % Premium	Mean % Premium
Industrial mean £ per acre	23%	73%	73%	61%
Offices mean £ per acre	-234%	-4%	-97%	-112%
D1 £ mean per acre	-1660%	-76%	-107%	-614%
Industrial median £ per				
acre	32%	76%	76%	65%
Offices median £ per acre	-255%	-11%	-109%	-125%
D1 £ median per acre	-2301%	-139%	-183%	-874%



Appendix 11

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
1	South West	Zone South	GIA 242	3	month 6	10	1				
-		Souul	242	3	0	10		£0.02m	£0.02m	£0.2m	20.0%
Single residential dwelling	(greenfield)										
Development Value Summary	NIA	£/m ²	Capital Value		INPUTS 1 units		Units	NSA	NSA	Value	Capital Value
Private	242	£4,682	£1,131,243		i units		Units	m ²	ft ²	£ psf	£
Affordable	-	£0	-		Private	100%	1	242	2,601	435	1,131,243
Commercial			-		Intermediate Affordable Rent	0%	-	-	1		-
GDV	242		£1,131,243		Commercial	0 /8	-	-		1	1
Land	25%	£922	£222,797								
Construction	2370	£2,330	£562,970								
Fees etc			£43,222		Total		1	242			1,131,243
Planning obligations			£40,891		Development Pr			Start	Duration		Total
Disposal costs			-		Private	Sales value 1.131.243		month 10	month 1	60%	1,131,243
Finance			£25,114		Intermediate	1,131,243		10	1	0070	-
Total Costs			£894,994		Affordable Rent	-		10	1		-
					Commercial	-		10	1		-
PROFIT Profit on Cost			£236,249 25.0%								
Profit on Value			20.0%								
Land costs		Rate			Total						1,131,243
Site value		nuto			(208,612)			1	1		(208,612)
Acquisition costs		6.80%			(14,186)			1	1		(14,186)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(432,222)			4	6		(432,222)
Residential Contingency		5.0%			(21,611)			4	6		(21,611)
Residential Professional Fees Residential External Works		10.0%	of costs		(43,222)			4	6		(43,222)
Residential External Works Residential Environmental Costs					(45,383) (8,644)			4	6		(45,383) (8,644)
Residential Site Preparation					(11,346)			4	6		(55,108)
Residential Commuted Sum Payme	ent				(10,000)			10	1		(10,000)
Commercial Development Costs											
Commercial Construction Cost					-			4	6		-
Commercial Contingency					-			4	6		-
Commercial Professional Fees Commercial External Works					•			4	6		-
Commercial Environmental Costs								4	6		
Commercial Site Preparation					-			4	6		-
Commercial Sales Agents and Lega	al				-			4	6		-
Planning obligations								4			
Borough CIL MCIL2								4	1		
S106					(40,891)			4	1		(40,891)
Disposal Costs											
Marketing and disposal cost					-			10	1		-
Total cost (exc finance)											(657,083)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(25,114)
Total Costs				1.070			-				(20,)
Closing Balance											
PROFIT											226,249

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
2	North	North	264	3	6	10	1				
- Conversion and extension				0	0	10	· ·	£0.80m	£0.92m	£0.3m	20.0%
Development Value Summary	or existing awenin	ig to provide	0 11213		INPUTS						
	NIA	£/m ²	Capital Value		5 units		Units	NSA	NSA	Value	Capital Value
Private	264	£4,844	£1,278,751					m²	ft ²	£ psf	£
Affordable	-	£0	-		Private	100%	5	264	2,842	450	1,278,751
Commercial			-		Intermediate Affordable Rent	0%	-	-	-	-	-
GDV	264		£1,278,751		Commercial	0%	-	-	-		-
						1	1 1				
Land	36%	£1,312	£346,454								
Construction		£2,037	£537,797								
Fees etc			£41,290		Total		5	264	D		1,278,751
Planning obligations			£17,264		Development Pr	oceeds Sales value		Start month	Duration month		Total
Disposal costs					Private	1,278,751		10	month 1	60%	1,278,751
Finance			£30,197		Intermediate	1,276,751		10	1	00%	1,2/0,/51
Total Costs			£973,001		Affordable Rent			10	1		
			2010,001		Commercial			10	1		
PROFIT			£305,750		Jonnorolal						
Profit on Cost			25.0%								
Profit on Value			20.0%								
					Total						1,278,751
Land costs		Rate			(004.005)						(004.005)
Site value		0.000/			(324,395)			1 1	1		(324,395)
Acquisition costs		6.80%			(22,059)			1	1		(22,059)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(412,896)			4	6		(412,896)
Residential Contingency		5.0%			(20,645)			4	6		(20,645)
Residential Professional Fees		10.0%	of costs		(41,290)			4	6		(41,290)
Residential External Works					(43,354)			4	6		(43,354)
Residential Environmental Costs					(8,258)			4	6		(8,258)
Residential Site Preparation					(10,839)			4	6		(52,644)
Residential Commuted Sum Payme	ent				(50,000)			10	1		(50,000)
Commercial Development Costs											
Commercial Construction Cost								4	6		-
Commercial Contingency								4	6		-
Commercial Professional Fees					-			4	6		-
Commercial External Works								4	6		•
Commercial Environmental Costs								4	6		•
Commercial Site Preparation								4	6		
Commercial Sales Agents and Leg	al							4	6		-
Planning obligations											
Borough CIL MCIL2								4	1		-
MCIL2 S106					- (17.264)			4	1		(17.264)
Disposal Costs					(17,264)			4			(17,264)
Marketing and disposal cost								10	1		
marketing and disposal cost								10			
Total cost (exc finance)											(646,350)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	(0)			(30,197)
Total Costs											
Closing Balance											
PROFIT											255,750
											200,100

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
3	North	North	550	3	12	16	1				
Demolition of existing dwe	elling to create 7 fl	ats						£0.64m	£0.74m	£0.9m	20.0%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		7 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	550	£5,651 £0	£3,108,076		Private	100%	7	m ² 550	ft ² 5,920	£ psf 525	£ 3,108,076
Commercial		20	1		Intermediate	0%	-	-	5,520	- 525	
					Affordable Rent	0%	-	-	-		-
GDV	550		£3,108,076		Commercial			-	-	-	-
Land	38%	£1,657	£911,327								
Construction		£2,193	£1,206,376								
Fees etc			£92,620		Total		7	550			3,108,076
Planning obligations			£71,931		Development Pr			Start	Duration month		Total
Disposal costs					Private	Sales value 3.108.076		month 16	montn 1	60%	3,108,076
Finance			£134,207		Intermediate	3,100,070		16	1	0070	-
Total Costs			£2,416,461		Affordable Rent	-		16	1		-
					Commercial	-		16	1		-
PROFIT			£691,615								
Profit on Cost			25.0%								
Profit on Value			20.0%		Total						3,108,076
Land costs		Rate									
Site value					(853,303)			1	1		(853,303)
Acquisition costs		6.80%			(58,025)			1	1		(58,025)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(926,200)			4	12		(926,200)
Residential Contingency		5.0%			(46,310)			4	12		(46,310)
Residential Professional Fees		10.0%	of costs		(92,620)			4	12		(92,620)
Residential External Works					(97,251)			4	12		(97,251)
Residential Environmental Costs					(18,524)			4	12 12		(18,524)
Residential Site Preparation Residential Commuted Sum Paym					(24,313)			4	12		(118,091)
Commercial Development Costs					(70,000)			10	1		(70,000)
Commercial Construction Cost	5							4	12		_
Commercial Contingency								4	12		-
Commercial Professional Fees								4	12		-
Commercial External Works								4	12		-
Commercial Environmental Costs					-			4	12		-
Commercial Site Preparation					•			4	12		-
Commercial Sales Agents and Leg	jai				-			4	12		-
Planning obligations Borough CIL								4	1		_
MCIL2								4	1		-
S106					(71,931)			4	1		(71,931)
Disposal Costs											
Marketing and disposal cost					-			16	1		-
Total cost (exc finance)											(1,440,927)
Overall net cashflow											., ., .,
Opening Balance											
Development Costs for Period											
Interest Total Costs				7.0%	debit		-	(0)			(134,207)
Total Costs Closing Balance											
Crosing balance											
PROFIT											621,615

Descente Def	Resi Zone	Comm	Residential	Pro construction	Construction	Sale Start	Sale Period	ELD/	DUM	No. DLV	Bas (to an and to a
Property Ref		Zone	GIA	Pre construction	month			EUV	BLV	Net RLV	Profit on value
4	North	North	85	3	9	13	1				
Infill development of single	dwelling (brownf	ield)						£0.02m	£0.02m	£0.1m	20.0%
Development Value Summary		2			INPUTS						
Private	NIA 85	£/m ²	Capital Value		1 units		Units	NSA	NSA ft ²	Value £ psf	Capital Value £
Affordable	60	£4,844 £0	£411,719		Private	100%	1	m ² 85	ft ⁻ 915	450	<u>د</u> 411,719
Commercial	-	20	-		Intermediate	0%	-	-	915	450	411,719
Commercial					Affordable Rent	0%					
GDV	85		£411,719		Commercial	070			-		
							• • •				
Land	25%	£933	£79,297								
Construction		£2,330	£198,065								
Fees etc			£15,207		Total		11	85			411,719
Planning obligations			£14,386		Development Pr			Start	Duration		Total
Dise and easts					Private	Sales value		month	month	C00/	444 740
Disposal costs Finance			£12,421		Private Intermediate	411,719		13 13	1	60%	411,719
						-		13			-
Total Costs			£319,375		Affordable Rent Commercial			13	1		
PROFIT			£92,344		Commerciai	-		13	1		-
Profit on Cost			25.0%								
Profit on Cost Profit on Value			25.0%								
Profit on value			20.0%		Total						411,719
Land costs		Rate			Total						411,110
Site value					(74,248)			1	1		(74,248)
Acquisition costs		6.80%			(5,049)			1	1		(5,049)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(152,065)			4	9		(152,065)
Residential Contingency		5.0%			(7,603)			4	9		(7,603)
Residential Professional Fees		10.0%	of costs		(15,207)			4	9		(15,207)
Residential External Works					(15,967)			4	9		(15,967)
Residential Environmental Costs					(3,041)			4	9		(3,041)
Residential Site Preparation					(3,992)			4	9		(19,388)
Residential Commuted Sum Payme	ent				(10,000)			13	1		(10,000)
Commercial Development Costs											
Commercial Construction Cost								4	9		-
Commercial Contingency								4	9		-
Commercial Professional Fees								4	9		-
Commercial External Works								4	9		-
Commercial Environmental Costs								4	9		-
Commercial Site Preparation					-			4	9		-
Commercial Sales Agents and Lega	al				-			4	9		-
Planning obligations											
Borough CIL								4	1		•
MCIL2					-			4	1		-
S106					(14,386)			4	1		(14,386)
Disposal Costs								10			
Marketing and disposal cost								13	1		-
Total cost (exc finance)											(237,657)
Overall net cashflow											(201,001)
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(12,421)
Total Costs				1.070	0001		-				(,+_1)
Closing Balance											
citing bulliou											
PROFIT											82,344

Denotion of garage/stransmy Make stransmy Make stransmy <th <="" colspan="2" th="" tht<=""><th>Property Ref</th><th>Resi Zone</th><th>Comm Zone</th><th>Residential GIA</th><th>Pre construction</th><th>Construction month</th><th>Sale Start</th><th>Sale Period</th><th>EUV</th><th>BLV</th><th>Net RLV</th><th>Profit on value</th></th>	<th>Property Ref</th> <th>Resi Zone</th> <th>Comm Zone</th> <th>Residential GIA</th> <th>Pre construction</th> <th>Construction month</th> <th>Sale Start</th> <th>Sale Period</th> <th>EUV</th> <th>BLV</th> <th>Net RLV</th> <th>Profit on value</th>		Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
Canadia of ansatz Notation of ansatz status Notation of ansatz status Notation of ansatz status Canadia Status <th colspan<="" th=""><th>5</th><th>North</th><th>North</th><th>296</th><th>3</th><th>9</th><th>13</th><th>1</th><th></th><th></th><th></th><th></th></th>	<th>5</th> <th>North</th> <th>North</th> <th>296</th> <th>3</th> <th>9</th> <th>13</th> <th>1</th> <th></th> <th></th> <th></th> <th></th>	5	North	North	296	3	9	13	1					
NA Provise Attraction Commercial ConservationNA Provise Attraction Commercial Social Attraction 	Demolition of garage/extens	sion to create 3 f	lats						£0.62m	£0.71m	£0.5m	20.0%		
NiA Protein ControllingNiA Complet Value 	Development Value Summary					INPUTS								
Affordabit · D0 · Provide to the providet			£/m ²			3 units		Units				Capital Value		
Commendation Intermediate Name date Intermediate Intermediate <td></td> <td></td> <td></td> <td>£1,672,710</td> <td></td> <td>Princto</td> <td>100%</td> <td>2</td> <td></td> <td></td> <td></td> <td>£ 1,672,710</td>				£1,672,710		Princto	100%	2				£ 1,672,710		
After table Rent After table Rent - - - Land 44% £1,824 556,579 - <			20									-		
Land 44% £1,62 556,579 550,285 550,276							0%			-	-	-		
Construction E.0.37 E.00.285 Total 3.292 United State Start Duration 1.6 Pearl of cigations 23.280 Total 3.292 Total 1.672.710 1.6 0.0 0.0 1.6 0.0 1.6 </td <td>GDV</td> <td>296</td> <td></td> <td>£1,672,710</td> <td></td> <td>Commercial</td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td>	GDV	296		£1,672,710		Commercial			-	-	-	-		
Fields of data Teal 3 28e	Land	44%	£1,924	£569,579										
Planing citylagions E23 280 Develop met Proceeds State Duration Total Costs Total Costs <thtotal costs<="" th=""></thtotal>			£2,037											
Sales value month month month Private £02,000 13 1 60% 1.5 Frances £0,050 13 1 60% 1.5 Priot an Costs £1,366,168 13 1 60% 1.5 Priot an Costs £20,9% 13 1 60% 1.5 Priot an Costs Rate 13 1 1 1.5 Site value 5,0% (32,05) 1 1 1 630 Actuation costs 6,80% (32,65) 1 1 1 630 Residential Construction Cost (42,94) 4 9 (46 Residential Construction Cost (42,50) 4 9 (46 Residential Construction Cost								3		D		1,672,710		
Disposit Provide 1.672.710 13 1 60% 1.6 Total Costs £1.006.168 1.3 1 60% 1.6 PROFIT £30.4542 13 1<	Planning obligations			£29,280		Development Pr						Total		
Finance E60.030 Intermediate - 13 1 Atterdate & E1308.068 Atterdate Rm - 13 1 Profin E364.542 - 13 1 Profin 23.07 - 13 1 Profin or Value 20.0% - 13 1 1 (53.314) 1 1 (53.314) 1 1 (53.314) 1 1 (53.314) 1 1 (53.66) 1 1 1 (53.66) (53.314) 1 1 (53.66) (53.314) 1 1 1 (53.66) (Disposal costs					Private					60%	1,672,710		
Total Costs F1,38,168 Aff or 1 13 1 PROFIT 584,542 Commercial Control 13 1 Profit or Value 20.0% Total 1 1 633,314) India costs Rate (53,3,314) 1 1 1 635 Sin value 6.80% (62,347) 4 9 (64 Residential Construction Cost (23,147) 4 9 (64 Residential Construotion Cost									13		0070	-		
PROFIT 1284,542 Profit on Value 25,0% Total 15 Site value (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 (533,314) 1 (51,65) (Total Costs			£1,308,168		Affordable Rent	-		13	1		-		
Profit on Ocise 25.0% Description 15. Land costs Ret 1 1 1 (53.3.14) 1 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (53.3.14) 1 1 (43.69.0) 1 20.00 (46.29.4) 1 1 1 (45.69.0) 1<						Commercial	-		13	1		-		
Profit on Value Tetal														
Total Total 1.6 Land costs Rate (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,314) 1 1 (533,512) 1 1 (533,512) 1 1 (533,512) 1 1 (533,512) 1 1 (533,512) 1 1 (533,512) 1 1 (533,512) 1 1 (533,512) 1 1 1 (533,512) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <td></td>														
Site value (53,314) 1 1 (53,374) Residential Dovelopment Costs Sate value Duration (46,294) 4 9 (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56,396) (56	Profit on value			20.0%		Total						1.672.710		
Acquisition costs 6.80% G8.265 1 1 1 1 1 Residential Development Costs Batr Duration Residential Contingency 5.0% (23,147) 4 9 (46 Residential Contingency 5.0% (23,147) 4 9 (47 Residential External Works (48,6294) 4 9 (47 Residential External Works (48,6294) 4 9 (47 Residential External Works (48,6294) 4 9 (48 9 (48 9 (48 9 (48 9 (48 9 (48 9 (48 9 (50 (50,50) 4 9 (50 (50,50) (50,50) 4 9 (50,50)			Rate											
Residential Development Costs Start Duration Residential Construction Cost (462,944) 4 9 (46 Residential Development Costs (462,944) 4 9 (46 Residential Development Costs (46,294) 4 9 (46 Residential Development Costs (46,294) 4 9 (46 Residential Development Costs (46,294) 4 9 (46 Residential Environmental Costs (9,259) 4 9 (46 Residential Environmental Costs (9,259) 4 9 (67 Residential Stevelopment Costs (30,000) 13 1 (31 Commercial Construction Cost - - 4 9 Commercial Environmental Costs - 4 9 - Commercial Environmental Costs - 4 9 - Commercial Environmental Costs - 4 9 - - Commercial Environmental Costs - 4 9												(533,314)		
Residential Construction Cost (462,944) 4 9 (46 Residential Construction Cost (23,147) 4 9 (46 Residential Construction Costs (46,699) 4 9 (46 Residential Construction Costs (48,699) 4 9 (46 Residential Construction Costs (12,152) 4 9 (46 Residential Construction Costs (12,152) 4 9 (46 Commercial Development Costs - 4 9 (51 Commercial Enternal Works - 4 9 (52 (51	Acquisition costs		6.80%			(36,265)			1	1		(36,265)		
Residential Construction Cost (462,944) 4 9 (46 Residential Construction Cost (23,147) 4 9 (46 Residential Construction Costs (46,699) 4 9 (46 Residential Construction Costs (48,699) 4 9 (46 Residential Construction Costs (12,152) 4 9 (46 Residential Construction Costs (12,152) 4 9 (46 Commercial Development Costs - 4 9 (51 Commercial Enternal Works - 4 9 (52 (51	Residential Development Costs								Start	Duration				
Residential Professional Pees 10.0% of costs (46, 294) 4 9 (44) Residential Environmental Costs (9, 259) 4 9 (46) Residential Environmental Costs (12, 152) 4 9 (56) Residential Environmental Costs (12, 152) 4 9 (56) Commercial Development Costs - 4 9 (56) Commercial Development Costs - 4 9 (56) Commercial Development Costs - 4 9 (56)									4			(462,944)		
Residential External Works (48,609) 4 9 (48,609) Residential External Works (92,559) 4 9 (68 Residential External Works (30,000) 13 1 (30 Commercial Development Costs - 4 9 (30 Commercial Development Costs - 4 9 (30) (30 (30 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>(23,147)</td></t<>												(23,147)		
Residential Environmental Costs (a. 259) 4 9 (b. 259) Residential Environmental Costs (30,000) 13 1 (30 Commercial Development Costs - 4 9 (50 Commercial Development Costs - 4 9 (50			10.0%	of costs						-		(46,294)		
Residential Site Preparation (12,152) 4 9 (53) Residential Communded Sum Payment (30,000) 13 1 (34) Commercial Development Costs - 4 9 (34) Commercial Construction Cost - 4 9 (34) Commercial Construction Cost - 4 9 (34) Commercial Construction Cost - 4 9 (34) Commercial External Works - 4 9 (34) (34) Commercial External Works - 4 9 (34) <td></td> <td>(48,609)</td>												(48,609)		
Residual Communde Sum Payment (30,000) 13 1 (34 Commercial Construction Cost - 4 9 Commercial Construction Cost - 4 9 Commercial Construction Cost - 4 9 Commercial Professional Fees - 4 9 Commercial External Works - 4 1 Commercial External Works - 4 1 Commercial External Works - 4 1 Borough Citt - 13 1 1 Otal Cost (exterial exterin and disposal cost for Period Heres -<												(9,259) (59,025)		
Commercial Development Costs 4 9 Commercial Continguino (Cost 4 9 Commercial Continguino (Costs) 4 9 Commercial External Works 4 1 Commercial External Works (29,280) 4 1 Disposal Costs - 13 1 Cost (ext Finance) - 70 Development Costs for Period		int										(30,000)		
Commercial Construction Cost - 4 9 Commercial Contingency - 4 9 Commercial Evention Ress - 4 1 Brongh ClL - 4 1 MCI2 - 4 1 Sto6 (29,280) 4 1 Marketing and disposal Costs - 13 1 Total Cost (event Reshiftow Operating Event Ress - - 10 Development Costs for Period - - 10 Interest 7.0% debit		a n.				(30,000)			13			(30,000)		
Commercial Contingency - 4 9 Commercial External Works - 4 9 Planning obligations - 4 1 MolL2 - 4 1 Stide (29,280) 4 1 Disposal Costs - 13 1 Correct (ext finance) Core (ext finance)									4	9				
Commercial External Works - 4 9 Commercial External Works - 4 9 Commercial Exits Preparation - 4 9 Commercial Exits Agents and Legal - 4 9 Planning obligations - 4 9 Borough Cill - 4 1 MCILQ - 4 1 Disposal Costs - 1 (2t Disposal Costs - 13 1 Total cost (exc finance) - 70 (2t) Operaing Balance - - 70 Disposal Costs - - 70									4					
Commercial Environmental Costs - 4 9 Commercial Sales Agents and Legal - 4 9 Planning obligations - 4 9 Broundyn CLL - 4 1 MCL2 - 4 1 Stode (SQL) 4 1 (22 Bisposal Costs (29,280) 4 1 Marketing and disposal cost - 13 1									4			-		
Commercial Site Preparation - 4 9 Commercial Site Preparation - 4 9 Planning obligations - - 4 9 Bronugh OLI - 4 1 - MCIL2 - 4 1 2 Disposal Costs - 13 1 2 Overall net cashflow - 13 1 - Operaing Balance - - 70 66 Total Costs T.0% debit									4			-		
Commercial Sales Agents and Legal - 4 9 Planning obligations - 4 1 Borough CL - 4 1 MCIL2 4 1 2 Sto6 (29,280) 4 1 (22 Disposal Costs - 13 1 - Marketing and disposal cost - 13 1 - Total cost (exc finance) - 70% - 70% - 70% - 70% - 64 -						•			4			-		
Planning obligations - 4 1 Borough OLL - 4 1 - MCI2 - 4 1 - - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - - 1 - - 1 - - 1 - - 1 - - - 1 - - - - 1 - - - - 1 -						-						•		
BoroupTCL - 4 1 MCL2 - 4 1 (21) S106 (29,280) 4 1 (22) Disposal Costs - 13 1 (22) Marketing and disposal cost - 13 1 (22) Operand disposal cost - 13 1 (22) (23) (23) (23) (23) (23) (24) (25		u							4	9				
MCIL2 - 4 1 S106 (29,260) 4 1 (24 Disposal Costs - 13 1 Marketing and disposal cost - 13 1 Total cost (exc finance) - 700 Overall net cashflow - 700 Opering Balance - - 600 Total Costs Closing Balance - 600									4	1		-		
Disposal Costs 13 1 Marketing and disposal cost 13 1 Total cost (exc finance) (70 Overall net cashflow (70 Opering Balance (70 Development Costs for Period (70 Interest 7.0% debit Cosing Balance (60	MCIL2					-			4	1		-		
Marketing and disposal cost - 13 1 Total cost (exc finance) (70 Overall net cashflow (90 Opening Balance (90 Development Costs for Period (60 Interest 7.0% debit (60 Closing Balance (60						(29,280)			4	1		(29,280)		
Total cost (avc finance) (70 Overall net cashflow (70 Opening Balance (70 Development Costs for Period (70 Interest 7.0% debit (60 Total Costs Closing Balance														
Overall net cashflow Opening Balance Opening Balance (60 Development Costs for Period	Marketing and disposal cost					-			13	1		-		
Overall net cashflow Opening Balance Opening Balance Opening Balance (60 Development Costs for Period	Total cost (exc finance)											(708,559)		
Development Costs for Period Interest 7.0% debit (60 Total Costs Closing Balance	Overall net cashflow													
Interest 7.0% debit (60 Total Costs Closing Balance														
Total Costs Closing Balance						4.4.5						(00.000)		
Closing Balance					7.0%	debit		-	(0)			(60,030)		
PROFIT 33	Ciosing Dalatice													
	PROFIT											334,542		

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
6	South East	Zone South	GIA 250	3	month 9	13	1				
0	South Last	3000	230	5	3	15	<u> </u>	£0.21m	£0.25m	£0.2m	20.0%
Demolition of commercial	building to create	2 flats and 2	houses					20.2111	20.25111	20.2111	20.0%
Development Value Summary	NIA		0		INPUTS 4 units		Units	NSA	NSA	Value	Querte Live has
Private	250	£/m ² £4,682	£1,170,574		4 units		Units	m ²	nSA ft ²	£ psf	Capital Value £
Affordable	250	£4,662 £0	£1,170,574		Private	100%	4	250	2,691	435	1,170,574
Commercial		20			Intermediate	0%	-	-	2,091	+35	1,170,374
Commondar					Affordable Rent	0%	-	-	-	-	
GDV	250		£1,170,574		Commercial			-	-	-	-
Land	23%	£821	£205.134								
Construction	23%	£2,330	£582,543								
Fees etc		12,330	£44,725		Total		4	250			1,170,574
Planning obligations			£30,127		Development Pr	oceeds		Start	Duration		Total
r lanning obligations			200,121		Development	Sales value		month	month		, otai
Disposal costs			-		Private	1,170,574		13	1	60%	1,170,574
Finance			£33,931		Intermediate			13	1		-
Total Costs			£896,459		Affordable Rent	-		13	1		-
					Commercial	-		13	1		•
PROFIT			£274,115								
Profit on Cost			25.0%								
Profit on Value			20.0%		Total						1,170,574
Land costs		Rate			, old						1,110,014
Site value					(192,073)			1	1		(192,073)
Acquisition costs		6.80%			(13,061)			1	1		(13,061)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(447,250)			4	9		(447,250)
Residential Contingency		5.0%			(22,363)			4	9		(22,363)
Residential Professional Fees		10.0%	of costs		(44,725)			4	9		(44,725)
Residential External Works					(46,961)			4	9		(46,961)
Residential Environmental Costs					(8,945)			4	9		(8,945)
Residential Site Preparation					(11,740)			4	9		(57,024)
Residential Commuted Sum Paym	nent				(40,000)			13	1		(40,000)
Commercial Development Costs	5										
Commercial Construction Cost								4	9		-
Commercial Contingency								4	9		-
Commercial Professional Fees								4	9		-
Commercial External Works								4	9		-
Commercial Environmental Costs Commercial Site Preparation								4	9		-
Commercial Site Preparation Commercial Sales Agents and Leg	ler							4	9		
Planning obligations	441							-	3		
Borough CIL								4	1		-
MCIL2					-			4	1		-
S106					(30,127)			4	1		(30,127)
Disposal Costs											
Marketing and disposal cost					-			13	1		-
Total cost (exc finance)											(697,395)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit			(0)			(33,931)
Total Costs											
Closing Balance											
PROFIT											234,115
											.,,

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
		Zone	GIA		month			201	DLV	NELINEV	From on value
7	South West	South	426	3	9	13	1	£0.05m	£0.06m	£0.6m	20.0%
Demolition of garage in gar	den to create 6 fla	ats						20.0511	20.0011	20.000	20.070
Development Value Summary		2			INPUTS						
Private	NIA 426	£/m ² £5,274	£2,246,856		6 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable	-	£0	-		Private	100%	6	426	4,585	490	2,246,856
Commercial			-		Intermediate	0%	-	-	-	-	
GDV	426		£2,246,856		Affordable Rent Commercial	0%	-				-
Land	35%	£1,429	£608,927								
Construction	30%	£1,429 £2,193	£934,393								
Fees etc			£71,738		Total		6	426			2,246,856
Planning obligations			£48,406		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs			-		Private	2,246,856		13	1	60%	2,246,856
Finance Total Costs			£74,022 £1,737,485		Intermediate Affordable Rent	-		13 13	1		-
Total Costs			1,737,405		Commercial			13	1		
PROFIT			£509,371		Sommercial			15			-
Profit on Cost			25.0%								
Profit on Value			20.0%		T						0.010.050
Land costs		Rate			Total						2,246,856
Site value					(570,156)			1	1		(570,156)
Acquisition costs		6.80%			(38,771)			1	1		(38,771)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(717,384)			4	9		(717,384)
Residential Contingency		5.0%			(35,869)			4	9		(35,869)
Residential Professional Fees		10.0%	of costs		(71,738)			4	9		(71,738)
Residential External Works					(75,325)			4	9		(75,325)
Residential Environmental Costs Residential Site Preparation					(14,348) (18,831)			4	9		(14,348) (91,466)
Residential Commuted Sum Payme	ant				(60,000)			4	9		(60,000)
Commercial Development Costs	5110				(00,000)			15			(00,000)
Commercial Construction Cost								4	9		_
Commercial Contingency								4	9		-
Commercial Professional Fees								4	9		-
Commercial External Works					-			4	9		-
Commercial Environmental Costs					-			4	9		-
Commercial Site Preparation					-			4	9		-
Commercial Sales Agents and Lega	al				-			4	9		-
Planning obligations Borough CIL								4	1		
MCIL2								4	1		
S106					(48,406)			4	1		(48,406)
Disposal Costs					,,						
Marketing and disposal cost								13	1		-
Total cost (exc finance)											(1,114,537)
Overall net cashflow											
Opening Balance											
Development Costs for Period				7.00/	1.1.1						(74.022)
Interest Total Costs				7.0%	debit		-	(0)			(74,022)
Total Costs Closing Balance											
-											
PROFIT											449,371

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
8	South West	South	674	3	12	16	1				
Demolition of dwelling to c	reate 6 flats, 3 hou	ises (no land	levels)			L		£1.04m	£1.25m	£0.5m	20.0%
Development Value Summary Private Affordable Commercial	NIA 674	£/m² £4,682 £0	Capital Value £3,155,868		INPUTS 9 units Private Intermediate	100%	Units 9	NSA m ² 674	NSA ft ² 7,255	Value £ psf 435	Capital Value £ 3,155,868
					Affordable Rent	0%	-	-	1	1	1
GDV	674		£3,155,868		Commercial			-	-	-	-
Land Construction Fees etc	24%	£863 £2,330	£581,865 £1,570,536 £120,579		Total		9	674			3,155,868
Planning obligations Disposal costs Finance			£43,836 - £117,878		Development Pro Private Intermediate	Sales value 3,155,868		Start month 16 16	Duration month 1	60%	Total 3,155,868 -
Total Costs PROFIT Profit on Cost Destite a Velue			<u>£2,434,694</u> <u>£721,174</u> 25.0%		Affordable Rent Commercial	-		16 16	1 1		:
Profit on Value			20.0%		Total						3,155,868
Land costs Site value Acquisition costs		Rate 6.80%			(544,818) (37,048)			1 1	1 1		(544,818) (37,048)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Residential Environmental Costs Residential Site Preparation		5.0% 10.0%	of costs		(1,205,786) (60,289) (120,579) (126,608) (24,116) (31,652)			Start 4 4 4 4 4 4 4 16	Duration 12 12 12 12 12 12 12 12		(1,205,786) (60,289) (120,579) (126,608) (24,116) (153,738)
Residential Commuted Sum Payme Commercial Development Costs Commercial Construction Cost Commercial Professional Fees Commercial External Works Commercial Environmental Costs					(90,000) - - - - -			4 4 4 4 4	12 12 12 12 12 12		(90,000) - - - - -
Commercial Site Preparation Commercial Sales Agents and Leg Planning obligations Borough CIL MCIL2	al				-			4 4 4	12 12 1		-
S106 Disposal Costs Marketing and disposal cost					(43,836) -			4 16	1 1		(43,836) -
Total cost (exc finance) Overall net cashflow Opening Balance Development Costs for Period Interest				7.0%	debit			(0)			(1,824,951) (117,878)
Total Costs Closing Balance PROFIT											631,174

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
9	North	North	620	3	12	16	1				
Demolition of garages to cr	eate 6 town hous	es		1				£0.16m	£0.18m	£0.8m	20.0%
Development Value Summary					INPUTS						
Private	NIA 620	£/m² £4,844	£3,005,066		6 units		Units	NSA	NSA	Value £ psf	Capital Value £
Affordable	-	£0	-		Private	100%	6	m ² 620	ft ² 6,678	450	3,005,066
Commercial			-		Intermediate	0%	-	-	-	-	-
GDV	620		£3,005,066		Affordable Rent Commercial	0%			1	1	
	36%	04.000									
Land Construction	36%	£1,363 £1,964	£845,518 £1,218,571								
Fees etc		21,001	£93,556		Total		6	620			3,005,066
Planning obligations			£58,459		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs			-		Private Intermediate	3,005,066		16 16	1	60%	3,005,066
Finance Total Costs			£127,949 £2,344,052		Affordable Rent	-		16 16	1		-
Total Costs			12,344,032		Commercial			16	1		
PROFIT			£661,013		Commercial			10			-
Profit on Cost			25.0%								
Profit on Value			20.0%								
Land costs		Rate			Total						3,005,066
Site value					(791,683)			1	1		(791,683)
Acquisition costs		6.80%			(53,834)			1	1		(53,834)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(935,563)			4	12		(935,563)
Residential Contingency		5.0%			(46,778)			4	12		(46,778)
Residential Professional Fees		10.0%	of costs		(93,556)			4	12		(93,556)
Residential External Works					(98,234)			4	12		(98,234)
Residential Environmental Costs					(18,711)			4	12 12		(18,711)
Residential Site Preparation Residential Commuted Sum Payme					(24,559)			4	12		(119,284)
Commercial Development Costs					(60,000)			10			(60,000)
Commercial Construction Costs								4	12		
Commercial Construction Cost								4	12		
Commercial Professional Fees								4	12		
Commercial External Works					-			4	12		-
Commercial Environmental Costs					-			4	12		-
Commercial Site Preparation					-			4	12		-
Commercial Sales Agents and Leg	al				-			4	12		-
Planning obligations											
Borough CIL MCIL2								4	1		
S106					(58,459)			4	1		- (58,459)
Disposal Costs					(00,400)			· · ·			(00,400)
Marketing and disposal cost					-			16	1		-
Total cost (exc finance)											(1,430,586)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	(0)			(127,949)
Total Costs Closing Balance											
-											
PROFIT											601,013

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
		Zone	GIA		month			EUV	DLV	NELKLY	Front on value
10	South East	South	731	3	12	16	1				
Demolition of dwelling to c	reate 9 flats (no la	and levels)						£1.40m	£1.68m	£0.9m	20.0%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		9 units		Units	NSA	NSA	Value	Capital Value
Private	731	£5,274	£3,852,884				,,	m²	ft ²	£ psf	£
Affordable	-	£0			Private	100%	9	731	7,863	490	3,852,884
Commercial			-		Intermediate	0%	-	-	-	-	-
GDV	731		£3,852,884		Affordable Rent Commercial	0%	-	-	-	-	-
GDV	731		23,032,004		Commercial			-	-	-	-
Land	33%	£1,349	£985.184								
Construction		£2,262	£1,652,714								
Fees etc			£126,888		Total		9	731			3,852,884
Planning obligations			£68,969		Development Pr	oceeds		Start	Duration		Total
						Sales value		month	month		
Disposal costs			-		Private	3,852,884		16	1	60%	3,852,884
Finance			£158,552		Intermediate			16	1		-
Total Costs			£2,992,307		Affordable Rent	-		16	1		-
					Commercial	-		16	1		-
PROFIT			£860,577								
Profit on Cost			25.0%								
Profit on Value			20.0%								
Land costs		Rate			Total						3,852,884
Site value		Rate			(922,457)			1	1		(922,457)
Acquisition costs		6.80%			(62,727)			1	1		(62,727)
Acquisition costs		0.00 %			(02,727)			'	'		(02,727)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(1,268,879)			4	12		(1,268,879)
Residential Contingency		5.0%			(63,444)			4	12		(63,444)
Residential Professional Fees		10.0%	of costs		(126,888)			4	12		(126,888)
Residential External Works					(133,232)			4	12		(133,232)
Residential Environmental Costs					(25,378)			4	12		(25,378)
Residential Site Preparation					(33,308)			4	12		(161,782)
Residential Commuted Sum Paym	ient				(90,000)			16	1		(90,000)
Commercial Development Costs	3										
Commercial Construction Cost								4	12		-
Commercial Contingency								4	12		-
Commercial Professional Fees					-			4	12		-
Commercial External Works					-			4	12		-
Commercial Environmental Costs					-			4	12		-
Commercial Site Preparation								4	12		-
Commercial Sales Agents and Leg	jal							4	12		•
Planning obligations											
Borough CIL MCIL2								4	1		-
S106					- (68,969)			4	1		- (68,969)
Disposal Costs					(00,909)			4			(00,909)
Marketing and disposal cost								16	1		
martotalg and diaposal odst								10			-
Total cost (exc finance)											(1,938,571)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit			(0)			(158,552)
Total Costs											
Closing Balance											
PROFIT											770 577
PROFIT											770,577

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
		Zone	GIA		month			201		NELINEV	From on value
11	North	North	269	3	9	13	1				
Demolition of light industria	al/office to create	4 houses and	d storage					£0.07m	£0.08m	£0.4m	20.0%
Development Value Summary		2			INPUTS						
Private	NIA 269	£/m ² £4,844	£1,302,970		4 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable	-	£0	-		Private	100%	4	269	2,896	450	1,302,970
Commercial			-		Intermediate	0%	-	-	-	-	-
					Affordable Rent	0%	-	-	-	-	-
GDV	269		£1,302,970		Commercial	L	1	-	-	-	-
Land	39%	£1,444	£388,501								
Construction		£1,964	£528,362								
Fees etc Planning obligations			£40,565 £1,354		Total Development Pr	acada	4	269 Start	Duration		1,302,970 Total
Fianning obligations			£1,334		Development Fi	Sales value		month	month		Total
Disposal costs			-		Private	1,302,970		13	1	60%	1,302,970
Finance			£43,594		Intermediate	-		13	1		-
Total Costs			£1,002,376		Affordable Rent Commercial	-		13 13	1		-
PROFIT			£300,594		Commerciai			13			-
Profit on Cost			25.0%								
Profit on Value			20.0%								
Land costs		Rate			Total						1,302,970
Site value					(363,765)			1	1		(363,765)
Acquisition costs		6.80%			(24,736)			1	1		(24,736)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(405,652)			4	9		(405,652)
Residential Contingency		5.0%			(20,283)			4	9		(20,283)
Residential Professional Fees Residential External Works		10.0%	of costs		(40,565) (42,593)			4	9		(40,565)
Residential External Works Residential Environmental Costs					(8,113)			4	9		(42,593) (8,113)
Residential Site Preparation					(10,648)			4	9		(51,721)
Residential Commuted Sum Payme					(40,000)			13	1		(40,000)
Commercial Development Costs											
Commercial Construction Cost Commercial Contingency								4	9		-
Commercial Professional Fees								4	9		-
Commercial External Works					-			4	9		-
Commercial Environmental Costs Commercial Site Preparation					-			4	9		-
Commercial Sales Agents and Lega	al							4	9		-
Planning obligations											
Borough CIL MCIL2					-			4	1 1		-
S106					(1,354)			4	1		(1,354)
Disposal Costs					(1,001)						(1,001)
Marketing and disposal cost					-			13	1		-
Total cost (exc finance)											(610,281)
Overall net cashflow											(010,201)
Opening Balance											
Development Costs for Period				7.00/	1.1.1						(42 504)
Interest Total Costs				7.0%	debit		-	(0)			(43,594)
Closing Balance											
PROFIT											260,594

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
12	South East	South	976	3	12	16	1				
Development on greenfield	land (minor)							£0.10m	£0.12m	£0.8m	20.0%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		8 units		Units	NSA	NSA	Value	Capital Value
Private	976	£4,682	£4,569,921		D	1000/		m²	ft ²	£psf	£
Affordable Commercial	-	£0			Private Intermediate	100%	8	976	10,506	435	4,569,921
Commercial					Affordable Rent	0%	-		1		
GDV	976		£4,569,921		Commercial			-	-	-	-
Land	24%	£878	£856,685								
Construction	2470	£2,262	£2,208,144								
Fees etc			£169,531		Total		8	976			4.569.921
Planning obligations			£165,188		Development Pr	oceeds		Start	Duration		Total
						Sales value		month	month		
Disposal costs					Private	4,569,921		16	1	60%	4,569,921
Finance			£176,390		Intermediate	-		16	1		-
Total Costs			£3,575,937		Affordable Rent Commercial	-		16 16	1		-
PROFIT			£993,984		Commercial	-		10	1		-
Profit on Cost			25.0%								
Profit on Value			20.0%								
					Total						4,569,921
Land costs		Rate									
Site value					(802,139)			1	1		(802,139)
Acquisition costs		6.80%			(54,545)			1	1		(54,545)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(1,695,312)			4	12		(1,695,312)
Residential Contingency		5.0%			(84,766)			4	12		(84,766)
Residential Professional Fees		10.0%	of costs		(169,531)			4	12		(169,531)
Residential External Works					(178,008)			4	12		(178,008)
Residential Environmental Costs					(33,906)			4	12		(33,906)
Residential Site Preparation					(44,502)			4	12		(216,152)
Residential Commuted Sum Payme	ent				(80,000)			16	1		(80,000)
Commercial Development Costs Commercial Construction Cost								4	12		
Commercial Construction Cost								4	12		
Commercial Professional Fees								4	12		
Commercial External Works					-			4	12		-
Commercial Environmental Costs								4	12		-
Commercial Site Preparation					-			4	12		-
Commercial Sales Agents and Lega	al							4	12		-
Planning obligations Borough CIL								4			
Borough CIL MCIL2								4	1		
S106					(165,188)			4	1		(165,188)
Disposal Costs					(100,100)						(100,100)
Marketing and disposal cost								16	1		
-											(0.000.000)
Total cost (exc finance) Overall net cashflow											(2,622,863)
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(176,390)
Total Costs							-				
Closing Balance											
PROFIT											913,984
FROFIL											513,904

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
13	South East	South	1,830	3	15	19	1				
Development on greenfield	land (major)		1			1		£0.10m	£0.12m	£0.9m	16.9%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		15 units		Units	NSA	NSA	Value	Capital Value
Private	1,190	£4,682	£5,569,592					²	ft ²	£ psf	£
Affordable Commercial	641	£2,483	£1,590,510 -		Private Intermediate	65% 11%	10 2	1,190 192	12,804 2,068	435 300	5,569,592 620,485
Commercial					Affordable Rent	25%	4	448	4,826	201	970,025
GDV	1,830		£7,160,102		Commercial			-	-		-
Land	16%	£527	£963,525								
Construction	1070	£2.262	£4,140,270								
Fees etc			£317,871		Total		15	1,830			7,160,102
Planning obligations			£201,323		Development Pro			Start	Duration		Total
S ¹					D	Sales value	Growth	month	month	000/	5 500 500
Disposal costs Finance			- £327,764		Private Intermediate	5,569,592 620,485		19 19	1	60%	5,569,592 620,485
Total Costs			£5,950,753		Affordable Rent	970.025		19	1		970,025
			20,000,100		Commercial		1.00	19	1		-
PROFIT			£1,209,349								
Profit on Cost			20.3%								
Profit on Value			16.9%		Total						7,160,102
Land costs		Rate			Total						7,160,102
Site value					(902,177)			1	1		(902,177)
Acquisition costs		6.80%			(61,348)			1	1		(61,348)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(3,178,710)			4	15		(3,178,710)
Residential Contingency		5.0%			(158,936)			4	15		(158,936)
Residential Professional Fees		10.0%	of costs		(317,871)			4	15		(317,871)
Residential External Works					(333,765)			4	15		(333,765)
Residential Environmental Costs					(63,574)			4	15 15		(63,574)
Residential Site Preparation Residential Commuted Sum Payme	ant				(83,441)			4 19	15		(405,286)
Commercial Development Costs	511L				-			19	1		-
Commercial Construction Cost								4	15		_
Commercial Contingency					-			4	15		-
Commercial Professional Fees					-			4	15		-
Commercial External Works					-			4	15		-
Commercial Environmental Costs					-			4	15		-
Commercial Site Preparation	-1				-			4	15		-
Commercial Sales Agents and Lega Planning obligations	ai				-			4	15		-
Borough CIL								4	1		
MCIL2					-			4	1		-
S106					(201,323)			4	1		(201,323)
Disposal Costs											
Marketing and disposal cost					-			19	1		-
Total cost (exc finance)											(4,659,464)
Overall net cashflow											
Opening Balance											
Development Costs for Period Interest				7.0%	Jaha						(207 704)
Interest Total Costs				7.0%	debit		-	(0)			(327,764)
Closing Balance											
-											
PROFIT											1,209,349

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
14	South East	South	1,220	3	15	19	1				
Development on greenfield	l land (notional)							£0.10m	£0.12m	£0.6m	16.9%
Development Value Summary Private	NIA 793	£/m² £4,682	Capital Value £3,713,061		INPUTS 10 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable Commercial	427	£2,483	£1,060,340 -		Private Intermediate Affordable Rent	65% 11% 25%	7 1 2	793 128 299	8,536 1,379 3,217	435 300 201	3,713,061 413,657 646,683
GDV	1,220		£4,773,401		Commercial			-	-	-	-
Land Construction	16%	£527 £2,262	£642,350 £2,760,180								
Fees etc Planning obligations			£211,914 £134,215		Total Development Pr	oceeds	10	1,220 Start	Duration		4,773,401 Total
Disposal costs Finance			£218,509		Private Intermediate	Sales value 3,713,061 413,657		month 19 19	month 1	60%	3,713,061 413,657
Total Costs			£3,967,168		Affordable Rent Commercial	646,683		19 19	1		646,683
PROFIT Profit on Cost Profit on Value			£806,233 20.3% 16.9%								
Land costs		Rate			Total						4,773,401
Site value Acquisition costs		6.80%			(601,452) (40,899)			1 1	1 1		(601,452) (40,899)
Residential Development Costs Residential Construction Cost					(2,119,140)			Start 4	Duration 15		(2,119,140)
Residential Contingency Residential Professional Fees Residential External Works		5.0% 10.0%	of costs		(105,957) (211,914) (222,510)			4 4 4	15 15 15		(105,957) (211,914) (222,510)
Residential Environmental Costs Residential Site Preparation Residential Commuted Sum Paym	ent				(42,383) (55,627)			4 4 19	15 15 1		(42,383) (270,190) -
Commercial Development Costs Commercial Construction Cost								4	15		-
Commercial Contingency Commercial Professional Fees Commercial External Works								4 4 4	15 15 15		-
Commercial Environmental Costs Commercial Site Preparation Commercial Sales Agents and Leo	al							4 4 4	15 15 15		-
Planning obligations Borough CIL								4	1		-
MCIL2 S106 Disposal Costs					(134,215)			4 4	1		(134,215)
Marketing and disposal cost					-			19	1		-
Total cost (exc finance)											(3,106,309)
Overall net cashflow Opening Balance Development Costs for Period											
Interest Total Costs Closing Balance				7.0%	debit		-	(0)			(218,509)
PROFIT											806,233

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
15	South West	South	1.086	3	12	16	1				
16 flats (brownfield)			.,					£0.58m	£0.70m	£0.9m	17.2%
					INPUTS						
Development Value Summary	NIA	£/m²	Capital Value		16 units		Units	NSA	NSA	Value	Capital Value
Private	706	£5,274	£3,723,136		ro unito		onico	m ²	ft ²	£ psf	£
Affordable	380	£2,483	£943,876		Private	65%	10	706	7,598	490	3,723,136
Commercial			-		Intermediate	11%	2	114	1,227	300	368,222
GDV	1,086		£4,667,013		Affordable Rent Commercial	25%	4	266	2,864	201	575,654
					Commondar	L	1 1				
Land	25%	£880	£956,160								
Construction Fees etc		£2,262	£2,457,013 £188,638		Total		16	1,086			4,667,013
Planning obligations			£75,029		Development Pr	oceeds	10	Start	Duration		Total
i laining obligations			210,020		Detelopment	Sales value		month	month		, otai
Disposal costs			-		Private	3,723,136		16	1	60%	3,723,136
Finance			£188,913		Intermediate	368,222		16	1		368,222
Total Costs			£3,865,753		Affordable Rent	575,654		16	1		575,654
PROFIT			£801,260		Commercial	-		16	1		-
Profit on Cost			20.7%								
Profit on Value			17.2%								
Land costs		Rate			Total						4,667,013
Site value		Kale			(895,281)			1	1		(895,281)
Acquisition costs		6.80%			(60,879)			1	1		(60,879)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(1,886,382)			4	12		(1,886,382)
Residential Contingency		5.0%			(94,319)			4	12		(94,319)
Residential Professional Fees		10.0%	of costs		(188,638)			4	12		(188,638)
Residential External Works					(198,070)			4	12		(198,070)
Residential Environmental Costs					(37,728)			4	12		(37,728)
Residential Site Preparation					(49,518)			4	12		(240,514)
Residential Commuted Sum Payme					•			16	1		-
Commercial Development Costs											
Commercial Construction Cost Commercial Contingency								4	12 12		-
Commercial Professional Fees								4	12		-
Commercial External Works								4	12		-
Commercial Environmental Costs					-			4	12		-
Commercial Site Preparation								4	12		-
Commercial Sales Agents and Leg	al							4	12		-
Planning obligations									1		
Borough CIL MCIL2								4 4	1		
S106					(75,029)			4	1		(75,029)
Disposal Costs					(10,020)						(.0,020)
Marketing and disposal cost					-			16	1		-
Total cost (exc finance)											(2,720,679)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	(0)			(188,913)
Total Costs											
Closing Balance											
PROFIT											801,260

		Comm	Residential		Construction						
Property Ref	Resi Zone	Zone	GIA	Pre construction	month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
16	COA	COA	701	3	9	13	1				
11 flats (brownfield change	e of use)							£1.10m	£1.43m	£1.4m	17.8%
Development Value Summary	NIA	£/m ²	Capital Value		INPUTS 11 units		Units	NSA	NSA	Value	Capital Value
Private	456	£/m ⁻ £6,997	£3,187,971		TT units		Units	m ²	ft ²	£ psf	Capital Value £
Affordable	245	£2,483	£609,261		Private	65%	7	456	4,905	650	3,187,971
Commercial			-		Intermediate	11%	1	74	792	300	237,683
					Affordable Rent	25%	3	172	1,849	201	371,578
GDV	701		£3,797,232		Commercial			-	-	-	-
Land	49%	£2.172	£1.522.699								
Construction	1070	£1,924	£1,348,579								
Fees etc			£103,538		Total		11	701			3,797,232
Planning obligations			-		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs					Private	3,187,971		13	1	60%	3,187,971
Finance			£148,266		Intermediate	237,683		13	1		237,683
Total Costs			£3,123,082		Affordable Rent Commercial	371,578		13 13	1		371,578
PROFIT			£674,150		Commercial	-		13	1		-
Profit on Cost			21.6%								
Profit on Value			17.8%								
			11.070		Total						3,797,232
Land costs		Rate									
Site value					(1,425,749)			1	1		(1,425,749)
Acquisition costs		6.80%			(96,951)			1	1		(96,951)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(1,035,377)			4	9		(1,035,377)
Residential Contingency		5.0%			(51,769)			4	9		(51,769)
Residential Professional Fees		10.0%	of costs		(103,538)			4	9		(103,538)
Residential External Works		10.070	01 00010		(108,715)			4	9		(108,715)
Residential Environmental Costs					(20,708)			4	9		(20,708)
Residential Site Preparation					(27,179)			4	9		(132,011)
Residential Commuted Sum Paym	nent							13	1		
Commercial Development Costs	5										
Commercial Construction Cost								4	9		
Commercial Contingency								4	9		
Commercial Professional Fees								4	9		-
Commercial External Works								4	9		-
Commercial Environmental Costs								4	9		
Commercial Site Preparation								4	9		-
Commercial Sales Agents and Leg Planning obligations	jai							4	9		-
Borough CIL								4	1		_
MCIL2								4	1		
S106								4	1		-
Disposal Costs											
Marketing and disposal cost								13	1		-
Total cost (exc finance) Overall net cashflow											(1,452,116)
Overall net cashflow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(148,266)
Total Costs				7.0%	0000		-				(140,200)
Closing Balance											
-											
PROFIT											674,150

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
17	North	North	933	3	12	16	1				
Garage demolition to create	e 12 flats (greenfi	ield)						£0.20m	£0.23m	£0.9m	17.3%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		12 units		Units	NSA	NSA	Value	Capital Value
Private	606	£5,651	£3,427,078					m ²	ft ²	£ psf	£
Affordable Commercial	327	£2,483	£810,899		Private	65%	8	606	6,528	525 300	3,427,078
Commercial			-		Intermediate Affordable Rent	11% 25%	1 3	98 229	1,054 2,460	201	316,346 494,554
GDV	933		£4,237,977		Commercial	2376	3		- 2,400	- 201	+54,554
Land	28%	£1,046	£975,521								
Construction	2070	£2,262	£2,110,859								
Fees etc			£162,062		Total		12	933			4,237,977
Planning obligations			£78,582		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs Finance			- £176,884		Private Intermediate	3,427,078 316,346		16 16	1	60%	3,427,078 316,346
Finance Total Costs			£3,503,908		Affordable Rent	316,346 494,554		16	1		316,346 494,554
10141 00313			20,000,000		Commercial			16	1		-
PROFIT			£734,070								
Profit on Cost			21.0%								
Profit on Value			17.3%		Total						4.237.977
Land costs		Rate			Total						4,237,977
Site value					(913,409)			1	1		(913,409)
Acquisition costs		6.80%			(62,112)			1	1		(62,112)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(1,620,621)			4	12		(1,620,621)
Residential Contingency		5.0%			(81,031)			4	12		(81,031)
Residential Professional Fees		10.0%	of costs		(162,062)			4	12		(162,062)
Residential External Works Residential Environmental Costs					(170,165)			4	12 12		(170,165)
Residential Environmental Costs					(32,412) (42,541)			4	12		(32,412) (206,629)
Residential Commuted Sum Payme	nt				(42,341)			16	12		(200,029)
Commercial Development Costs								10			
Commercial Construction Cost								4	12		-
Commercial Contingency								4	12		-
Commercial Professional Fees								4	12		-
Commercial External Works								4	12		-
Commercial Environmental Costs					-			4	12		-
Commercial Site Preparation Commercial Sales Agents and Lega								4	12 12		-
Planning obligations								4	12		-
Borough CIL								4	1		-
MCIL2					-			4	1		-
S106					(78,582)			4	1		(78,582)
Disposal Costs											
Marketing and disposal cost					-			16	1		-
Total cost (exc finance)											(2,351,503)
Overall net cashflow Opening Balance											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(176,884)
Total Costs				1.070			-				(,
Closing Balance											
PROFIT											734.070
											134,013

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
18	South West	Zone South	GIA 3.711	6	month 18	25	1				
18	South West	3000	3,711	0	10	20		00.40	00.00	00.0	40.00/
Development of c.30 flats a	nd houses (brow	nfield)						£2.16m	£2.60m	£2.8m	16.9%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		40 units		Units	NSA	NSA	Value	Capital Value
Private	2,412	£4,682	£11,294,402				· · · · · · · · · · · · · · · · · · ·	m ²	ft ²	£ psf	£
Affordable	1,299	£2,483	£3,225,346		Private	65%	26	2,412	25,964	435	11,294,402
Commercial					Intermediate	11%	4	390	4,194	300	1,258,262
					Affordable Rent	25%	10	909	9,787	201	1,967,083
GDV	3,711		£14,519,747		Commercial			-	-	-	-
Land	25%	£801	£2.970.671								
Construction	2370	£1,964	£7,289,035								
Fees etc		21,304	£559,619		Total		40	3,711			14,519,747
Planning obligations			£345,285		Development Pr	oceeds	40	Start	Duration		Total
Fianning obligations			1343,203		Development Fi	Sales value		month	month		Total
Disposal costs					Private	11.294.402		25	1	60%	11.294.402
Finance			£902,736		Intermediate	1,258,262		25	1	0070	1,258,262
Total Costs			£12,067,346		Affordable Rent	1,967,083		25	1		1,967,083
			212,007,040		Commercial	1,507,003		25	1		-
PROFIT			£2,452,401		Jonnoroial			20			
Profit on Cost			20.3%								
Profit on Value			16.9%								
i font on value			10.376		Total						14,519,747
Land costs		Rate									
Site value					(2,781,527)			1	1		(2,781,527)
Acquisition costs		6.80%			(189,144)			1	1		(189,144)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(5,596,188)			7	18		(5,596,188)
Residential Contingency		5.0%			(279,809)			7	18		(279,809)
Residential Professional Fees		10.0%	of costs		(559,619)			7	18		(559,619)
Residential External Works					(587,600)			7	18		(587,600)
Residential Environmental Costs					(111,924)			7	18		(111,924)
Residential Site Preparation					(146,900)			7	18		(713,514)
Residential Commuted Sum Payme	ent							25	1		-
Commercial Development Costs											
Commercial Construction Cost								7	18		-
Commercial Contingency								7	18		-
Commercial Professional Fees								7	18		-
Commercial External Works								7	18		-
Commercial Environmental Costs								7	18		-
Commercial Site Preparation								7	18		-
Commercial Sales Agents and Lega	al							7	18		-
Planning obligations											
Borough CIL								7	1		-
MCIL2								7	1		-
S106					(345,285)			7	1		(345,285)
Disposal Costs											
Marketing and disposal cost								25	1		-
											<i>(</i>
Total cost (exc finance) Overall net cashflow											(8,193,939)
Opening Balance											
Development Costs for Period					1.1.5						(000 700)
Interest				7.0%	debit		-	(0)			(902,736)
Total Costs											
Closing Balance											
PROFIT											2,452,401
											2,402,401

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
19	North	North	1,909	6	15	22	1				
Development of c.30 flats ((brownfield)			i .				£1.20m	£1.38m	£1.6m	17.0%
Development Value Summary					INPUTS						
	NIA	£/m²	Capital Value		24 units		Units	NSA	NSA	Value	Capital Value
Private	1,241	£4,844	£6,010,373		B	050/	10	m ²	ft ²	£psf	£
Affordable Commercial	668	£2,483	£1,659,171 -		Private Intermediate	65% 11%	16 3	1,241 200	13,357 2,158	450 300	6,010,373 647,271
Commercial					Affordable Rent	25%	6	468	5,034	201	1,011,900
GDV	1,909		£7,669,545		Commercial			-	-		-
Land	27%	£915	£1,746,435								
Construction	2170	£1.964	£3,749,601								
Fees etc			£287,877		Total		24	1,909			7,669,545
Planning obligations			£162,598		Development Pro			Start	Duration		Total
						Sales value		month	month	0001	0.010.075
Disposal costs Finance			- £421,408		Private Intermediate	6,010,373 647,271		22 22	1	60%	6,010,373 647,271
Total Costs			£6,367,920		Affordable Rent	1.011.900		22	1		1,011,900
			20,007,020		Commercial	1,011,900		22	1		-
PROFIT			£1,301,625								
Profit on Cost			20.4%								
Profit on Value			17.0%		T						7 000 5 15
Land costs		Rate			Total						7,669,545
Site value					(1,635,239)			1	1		(1,635,239)
Acquisition costs		6.80%			(111,196)			1	1		(111,196)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(2,878,772)			7	15		(2,878,772)
Residential Contingency		5.0%			(143,939)			7	15		(143,939)
Residential Professional Fees		10.0%	of costs		(287,877)			7	15		(287,877)
Residential External Works					(302,271)			7	15		(302,271)
Residential Environmental Costs					(57,575)			7	15		(57,575)
Residential Site Preparation					(75,568)			7	15		(367,043)
Residential Commuted Sum Paym					-			22	1		-
Commercial Development Costs Commercial Construction Cost	s							7	15		
Commercial Construction Cost								7	15		-
Commercial Professional Fees								7	15		
Commercial External Works								7	15		-
Commercial Environmental Costs					-			7	15		-
Commercial Site Preparation					-			7	15		-
Commercial Sales Agents and Leg	gal				-			7	15		-
Planning obligations								7			
Borough CIL MCIL2								7	1		
S106					(162,598)			7	1		(162,598)
Disposal Costs					(102,000)						(102,000)
Marketing and disposal cost					-			22	1		-
Total cost (exc finance)											(4,200,076)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	(0)			(421,408)
Total Costs Closing Balance											
Crosing Datatice											
PROFIT											1,301,625

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
20	South West	South	1,632	6	12	19	1				
Development of c30 flats w	vith some light ind	ustrial (brow	nfield)	L	L	I		£0.70m	£0.84m	£1.1m	16.9%
Development Value Summary Private Affordable	NIA 1,061 571	£/m² £5,274 £2,483	Capital Value £5,593,961 £1,418,161		INPUTS 22 units Private	65%	Units 14	NSA m ² 1,061	NSA ft ² 11,416	Value £ psf 490	Capital Value £ 5,593,961
Commercial GDV	1,632		£1,089,540 £8,101,662		Intermediate Affordable Rent Commercial	11% 25%	2 5	171 400 381	1,844 4,303 4,096	300 201 266	553,249 864,912 1,089,540
Land Construction	17%	£688 £2,903	£1,123,131 £4,736,890								
Fees etc Planning obligations Disposal costs			£366,337 £132,754 £54,477		Total Development Pro	oceeds Sales value 5,593,961	22 Growth	2,012 Start month 19	Duration month	60%	8,101,662 Total 5,593,961
Finance Total Costs			£320,759 £6,734,349		Intermediate Affordable Rent Commercial	553,249 864,912 1,089,540		19 19 19 19	1 1 1	00 %	553,249 864,912 1,089,540
PROFIT Profit on Cost Profit on Value			£1,367,313 20.3% 16.9%								
Land costs		Rate			Total						8,101,662
Site value Acquisition costs		6.80%			(1,051,621) (71,510)			1 1	1 1		(1,051,621) (71,510)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Residential Environmental Costs Residential Site Preparation		5.0% 10.0%	of costs		(2,834,263) (141,713) (283,426) (297,598) (56,685) (74,399)			Start 7 7 7 7 7 7 7	Duration 12 12 12 12 12 12 12		(2,834,263) (141,713) (283,426) (297,598) (56,685) (361,369)
Residential Commuted Sum Paym Commercial Development Costs Commercial Construction Cost Commercial Professional Fees Commercial External Works					(829,110) (41,455) (82,911) (82,911)			7 19 7 7 7 7 7	1 12 12 12 12 12		(829,110) (41,455) (82,911) (82,911)
Commercial Environmental Costs Commercial Site Preparation Commercial Sales Agents and Leg Planning obligations Borough CIL	al				(16,582) (20,728) (54,477)			7 7 7 7	12 12 12 1		(16,582) (20,728) (54,477)
MCIL2 S106 Disposal Costs					(132,754)			7 7	1 1		(132,754)
Marketing and disposal cost					(54,477)			19	1		(54,477)
Total cost (exc finance) Overall net cashflow											(5,290,458)
Opening Balance Development Costs for Period Interest Total Costs Closing Balance				7.0%	debit			(0)			(320,759)
-											1 267 242
PROFIT											1,367,313

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
21	COA	COA	2,452	6	15	22	1				
Development of c.30 flats (brownfield)	4		1		1		£0.70m	£0.91m	£4.4m	17.8%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		25 units		Units	NSA	NSA	Value	Capital Value
Private	1,594	£6,997	£11,151,077			L		m²	ft ²	£ psf	£
Affordable Commercial	858	£2,483	£2,131,109		Private Intermediate	65% 11%	16 3	1,594 257	17,156 2,771	650 300	11,151,077 831,382
Commercial			-		Affordable Rent	25%	6	601	6,466	201	1,299,727
GDV	2,452		£13,282,187		Commercial	2078	Ŭ	-	-	-	-
Land	43%	£1,922	£4,712,995								
Construction	4376	£1,922	£4,816,145								
Fees etc		,	£369,762		Total		25	2,452			13,282,187
Planning obligations			£176,350		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs Finance			- £848,854		Private Intermediate	11,151,077 831,382		22 22	1	60%	11,151,077 831,382
Total Costs			£10,924,105		Affordable Rent	1.299.727		22	1		1,299,727
1018100313			210,324,103		Commercial	1,200,727		22	1		-
PROFIT			£2,358,082								
Profit on Cost			21.6%								
Profit on Value			17.8%		T !						40.000.407
Land costs		Rate			Total						13,282,187
Site value					(4,412,916)			1	1		(4,412,916)
Acquisition costs		6.80%			(300,078)			1	1		(300,078)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(3,697,616)			7	15		(3,697,616)
Residential Contingency		5.0%			(184,881)			7	15		(184,881)
Residential Professional Fees		10.0%	of costs		(369,762)			7	15		(369,762)
Residential External Works					(388,250)			7	15		(388,250)
Residential Environmental Costs					(73,952)			7 7	15 15		(73,952)
Residential Site Preparation Residential Commuted Sum Paym					(97,062)			22	15		(471,446)
Commercial Development Costs					-			22	1		-
Commercial Construction Cost								7	15		_
Commercial Contingency								7	15		
Commercial Professional Fees								7	15		-
Commercial External Works					-			7	15		-
Commercial Environmental Costs					-			7	15		-
Commercial Site Preparation					-			7	15		-
Commercial Sales Agents and Leg Planning obligations	ai				-			7	15		-
Borough CIL								7	1		
MCIL2								7	1		-
S106					(176,350)			7	1		(176,350)
Disposal Costs											
Marketing and disposal cost					-			22	1		-
Total cost (exc finance)											(5,362,256)
Overall net cashflow											
Opening Balance											
Development Costs for Period Interest				7.0%	4.4.14						(040.054)
Interest Total Costs				7.0%	debit		-	(0)			(848,854)
Closing Balance											
PROFIT											2,358,082

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
22	North	Zone North	GIA 8,700	3	24	28	3				
	North	North	0,700	5	24	20	5	£0.50m	£0.58m	£6.6m	17.0%
Development of c.100 flats	and houses (gree	nfield)						20.3011	20.5011	20.011	11.070
Development Value Summary	NIA	- 2	Capital Value		INPUTS 79 units		Units	NSA	NSA	Value	Capital Value
Private	5,655	£/m ² £4,844	£27,391,435		79 units		Units	m ²	ft ²	£ psf	Capital Value £
Affordable	3,045	£2,483	£7,561,441		Private	65%	51	5,655	60,870	450	27,391,435
Commercial	-,	,	-		Intermediate	11%	8	914	9,833	300	2,949,847
					Affordable Rent	25%	19	2,132	22,943	201	4,611,594
GDV	8,700		£34,952,875		Commercial			-	-	-	-
Land	24%	£805	£7.004.192								
Construction	2470	£1,964	£17,088,279								
Fees etc			£1,311,960		Total		79	8,700			34,952,875
Planning obligations			£957,109		Development Pr	oceeds		Start	Duration		Total
					-	Sales value		month	month		
Disposal costs			-		Private	27,391,435		28	3	60%	27,391,435
Finance			£2,656,727		Intermediate	2,949,847		28	1		2,949,847
Total Costs			£29,018,266		Affordable Rent	4,611,594		28	1		4,611,594
PROFIT			CE 024 CC2		Commercial	-		28	1		-
			£5,934,609 20.5%								
Profit on Cost Profit on Value			20.5%								
FIGHT OIL VAILLE			17.0%		Total						34,952,875
Land costs		Rate									
Site value					(6,558,232)			1	1		(6,558,232)
Acquisition costs		6.80%			(445,960)			1	1		(445,960)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(13,119,600)			4	24		(13,119,600)
Residential Contingency		5.0%			(655,980)			4	24		(655,980)
Residential Professional Fees		10.0%	of costs		(1,311,960)			4	24		(1,311,960)
Residential External Works					(1,377,558)			4	24		(1,377,558)
Residential Environmental Costs					(262,392)			4	24		(262,392)
Residential Site Preparation					(344,390)			4	24		(1,672,749)
Residential Commuted Sum Payme								28	1		-
Commercial Development Costs											
Commercial Construction Cost					•			4	24		-
Commercial Contingency								4	24		-
Commercial Professional Fees Commercial External Works								4	24 24		-
Commercial External Works Commercial Environmental Costs								4	24 24		
Commercial Site Preparation								4	24 24		
Commercial Sales Agents and Lega	al							4	24		-
Planning obligations											
Borough CIL								4	1		-
MCIL2					-			4	1		•
S106					(957,109)			4	1		(957,109)
Disposal Costs											
Marketing and disposal cost								28	3		-
Total cost (exc finance)											(19,357,348)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	2,635			(2,656,727)
Total Costs											
Closing Balance											
PROFIT											5,934,609
											3,334,003

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
23	North	North	9,300	6	24	31	3				
Development of c.100 flats	(brownfield)		1					£2.76m	£3.17m	£7.4m	17.3%
Development Value Summary					INPUTS						
	NIA	£/m²	Capital Value		86 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	6,045 3,255	£5,651 £2,483	£34,160,582 £8,082,919		Private	65%	56	m ² 6,045	ft ² 65,068	£ psf 525	£ 34,160,582
Commercial	3,200	12,403	-		Intermediate	11%	9	977	10,511	300	3,153,285
oominorolar					Affordable Rent	25%	21	2,279	24,526	201	4,929,635
GDV	9,300		£42,243,501		Commercial			-	-	-	-
Land	23%	£855	£7,947,014								
Construction	2070	£2,262	£21,040,715								
Fees etc			£1,615,410		Total		86	9,300			42,243,501
Planning obligations			£1,023,116		Development Pro			Start	Duration		Total
Disposal costs			-		Private	Sales value 34.160.582		month 31	month 3	60%	34.160.582
Disposal costs Finance			£3,295,773		Intermediate	34,160,582		31	3	60%	34,160,582 3,153,285
Total Costs			£34,922,029		Affordable Rent	4,929,635		31	1		4,929,635
					Commercial	.,,		31	1		-
PROFIT			£7,321,473								
Profit on Cost			21.0%								
Profit on Value			17.3%		Total						42.243.501
Land costs		Rate			Total						42,243,301
Site value					(7,441,024)			1	1		(7,441,024)
Acquisition costs		6.80%			(505,990)			1	1		(505,990)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(16,154,100)			7	24		(16,154,100)
Residential Contingency		5.0%			(807,705)			7	24		(807,705)
Residential Professional Fees		10.0%	of costs		(1,615,410)			7	24		(1,615,410)
Residential External Works					(1,696,181)			7	24		(1,696,181)
Residential Environmental Costs Residential Site Preparation					(323,082)			7 7	24 24		(323,082)
Residential Site Preparation Residential Commuted Sum Paym	ant				(424,045)			31	24		(2,059,648)
Commercial Development Costs					-			31	'		-
Commercial Construction Cost	5							7	24		_
Commercial Contingency								7	24		-
Commercial Professional Fees					-			7	24		-
Commercial External Works					-			7	24		-
Commercial Environmental Costs					-			7	24		-
Commercial Site Preparation					-			7	24		-
Commercial Sales Agents and Leg Planning obligations	jai				-			7	24		-
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					(1,023,116)			7	1		(1,023,116)
Disposal Costs											
Marketing and disposal cost					-			31	3		-
Total cost (exc finance)											(23,679,242)
Overall net cashflow											
Opening Balance											
Development Costs for Period				7.00/	1.1.1						(2 205 770)
Interest Total Costs				7.0%	debit		-	4,381			(3,295,773)
Closing Balance											
Crosing Balance											
PROFIT											7,321,473

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
24	COA	COA	37,383	6	32	39	14	<u></u>			
Large residential scheme of			01,000	Ŭ	02	00		£12.00m	£15.60m	£34.5m	17.8%
Development Value Summary Private Affordable	NIA 24,299 13,084	£/m² £6,997 £2,483	Capital Value £170,008,454 £32,490,728		INPUTS 420 units Private	65%	Units 273	NSA m ² 24,299	NSA ft ² 261,554	Value £ psf 650	Capital Value £ 170,008,454
Commercial GDV	37,383		£2,006,672 £204,505,855		Intermediate Affordable Rent Commercial	11% 25%	44 103	3,925 9,159 465	42,251 98,586 5,005	300 201 401	12,675,187 19,815,542 2,006,672
Land Construction Fees etc	22%	£986 £2,716	£36,856,087 £101,518,105 £7,791,394		Total		420	37,848			204,505,855
Planning obligations Disposal costs Finance Total Costs			£1,367,421 £100,334 £20,379,163 £168,012,504		Development Pr Private Intermediate Affordable Rent Commercial	oceeds Sales value 170,008,454 12,675,187 19,815,542 2,006,672	Growth 1.00 1.00 1.00	Start month 39 39 39 39 39	Duration month 14 1 1 1	60%	Total 170,008,454 12,675,187 19,815,542 2,006,672
PROFIT Profit on Cost Profit on Value			£36,493,351 21.7% 17.8%		Total						204,505,855
Land costs Site value Acquisition costs		Rate 6.80%			(34,509,445) (2,346,642)			1 1	1 1		(34,509,445) (2,346,642)
Residential Development Costs Residential Construction Cost Residential Professional Fees Residential Professional Fees Residential External Works Residential External Works Residential Site Preparation		5.0% 10.0%	of costs		(77,308,044) (3,865,402) (7,730,804) (8,117,345) (1,546,161) (2,029,336)			Start 7 7 7 7 7 7 7	Duration 32 32 32 32 32 32 32 32		(77,308,044) (3,865,402) (7,730,804) (8,117,345) (1,546,161) (9,856,776)
Residential Commuted Sum Payn Commercial Development Costs Commercial Construction Cost Commercial Contingency Commercial External Works Commercial External Works Commercial Site Preparation Commercial Sales Agents and Let	5				- (605,895) (30,295) (60,590) (60,590) (12,118) (15,147) (100,334)			39 7 7 7 7 7 7 7 7	1 32 32 32 32 32 32 32 32		(605,895) (30,295) (60,590) (60,590) (12,118) (15,147) (100,334)
Planning obligations Borough CIL MCIL2 S106	-				(1,367,421)			7 7 7	1 1 1		(1,367,421)
Disposal Costs Marketing and disposal cost					(100,334)			39	14		(100,334)
Total cost (exc finance)											(110,777,254)
Overall net cashflow Opening Balance Development Costs for Period Interest Total Costs Closing Balance				7.0%	debit			241,216			(20,379,163)
PROFIT											36,493,351

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
25	COA	COA	4.337	6	15	22	2				
Residential and health (cha	nge of use of lon	g term vacan	t building)					£2.10m	£2.72m	£5.1m	17.6%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		70 units		Units	NSA	NSA	Value	Capital Value
Private	2,819	£6,997	£19,723,582					²	ft ²	£ psf	£
Affordable Commercial	1,518	£2,483	£3,769,422 £1,864,307		Private Intermediate	65% 11%	46 7	2,819 455	30,344 4,902	650 300	19,723,582 1,470,516
Commercial			£1,004,307		Affordable Rent	25%	17	1,063	11,437	201	2,298,906
GDV	4,337		£25,357,311		Commercial	2078		866	9,322	200	1,864,307
Land	26%	£1,247	£5,406,689								
Construction	2076	£2,991	£12,972,882								
Fees etc		22,001	£1,008,233		Total		70	5,203			25,357,311
Planning obligations			£88,904		Development Pre			Start	Duration		Total
						Sales value		month	month		
Disposal costs			£93,215		Private	19,723,582		22 22	2	60%	19,723,582
Finance Total Costs			£1,336,860 £20,906,783		Intermediate Affordable Rent	1,470,516 2,298,906		22	1		1,470,516 2,298,906
10(0) 005(5			220,500,783		Commercial	2,296,900		22	1		2,298,906
PROFIT			£4,450,528		Johnnorola	1,001,007					1,001,007
Profit on Cost			21.3%								
Profit on Value			17.6%		Total						25.357.311
Land costs		Rate			Iotai						20,307,311
Site value					(5,062,443)			1	1		(5,062,443)
Acquisition costs		6.80%			(344,246)			1	1		(344,246)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(7,732,871)			7	15		(7,732,871)
Residential Contingency		5.0%			(386,644)			7	15		(386,644)
Residential Professional Fees		10.0%	of costs		(773,287)			7	15		(773,287)
Residential External Works Residential Environmental Costs					(811,951) (154,657)			7 7	15 15		(811,951) (154,657)
Residential Site Preparation					(202,988)			7	15		(985,941)
Residential Commuted Sum Payme	ent				-			22	1		-
Commercial Development Costs											
Commercial Construction Cost					(2,349,458)			7	15		(2,349,458)
Commercial Contingency					(117,473)			7	15		(117,473)
Commercial Professional Fees					(234,946)			7	15		(234,946)
Commercial External Works					(234,946)			7	15		(234,946)
Commercial Environmental Costs					(46,989)			7	15		(46,989)
Commercial Site Preparation Commercial Sales Agents and Lega	al				(58,736) (93,215)			7	15 15		(58,736) (93,215)
Planning obligations					(93,213)			'	15		(93,213)
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					(88,904)			7	1		(88,904)
Disposal Costs					(00.045)						(00.045)
Marketing and disposal cost					(93,215)			22	2		(93,215)
Total cost (exc finance)											(14,163,234)
Overall net cashflow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(1,336,860)
Total Costs				1.070			-				(.,)
Closing Balance											
PROFIT											4,450,528
											, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
26	COA	COA	8,500	6	21	28	3				
Tall building residential and	health (new buil	d)			1	1		£2.10m	£2.72m	£10.3m	17.7%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		100 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	5,525 2.975	£6,997 £2,483	£38,655,856 £7,387,614		Private	65%	65	m ² 5.525	ft ² 59.471	£ psf 650	£ 38.655.856
Commercial	2,975	12,403	£1,864,307		Intermediate	11%	11	5,525 893	9,607	300	2,882,034
oominordia			21,001,001		Affordable Rent	25%	25	2,083	22,416	201	4,505,580
GDV	8,500		£47,907,778		Commercial			866	9,322	200	1,864,307
Land	28%	£1,291	£10,977,552								
Construction		£2,664	£22,640,856								
Fees etc			£1,750,496		Total		100	9,366			47,907,778
Planning obligations			£531,546		Development Pre			Start	Duration		Total
Disposal costs			£93,215		Private	Sales value 38,655,856		month 28	month 3	60%	38,655,856
Finance			£93,215 £3,457,704		Intermediate	2,882,034		28	3	00%	2,882,034
Total Costs			£39,451,370		Affordable Rent	4,505,580		28	1		4,505,580
					Commercial	1,864,307		28	1		1,864,307
PROFIT			£8,456,408								
Profit on Cost			21.4%								
Profit on Value			17.7%		Total						47,907,778
Land costs		Rate									
Site value		C 000/			(10,278,607)			1 1	1 1		(10,278,607)
Acquisition costs		6.80%			(698,945)			1	1		(698,945)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(15,155,500)			7	21		(15,155,500)
Residential Contingency		5.0%			(757,775)			7	21		(757,775)
Residential Professional Fees Residential External Works		10.0%	of costs		(1,515,550) (1,591,328)			7 7	21 21		(1,515,550) (1,591,328)
Residential External Works					(303,110)			7	21		(303,110)
Residential Site Preparation					(397,832)			7	21		(1,932,326)
Residential Commuted Sum Payme	ent				-			28	1		-
Commercial Development Costs											
Commercial Construction Cost					(2,349,458)			7	21		(2,349,458)
Commercial Contingency					(117,473)			7	21		(117,473)
Commercial Professional Fees					(234,946)			7	21		(234,946)
Commercial External Works					(234,946)			7	21		(234,946)
Commercial Environmental Costs Commercial Site Preparation					(46,989) (58,736)			7	21 21		(46,989) (58,736)
Commercial Sales Agents and Lega	al				(93,215)			7	21		(93,215)
Planning obligations					(,,						(,/
Borough CIL					-			7	1		
MCIL2					-			7	1		-
S106					(531,546)			7	1		(531,546)
Disposal Costs Marketing and disposal cost					(93,215)			28	3		(93,215)
					(53,215)			20	3		
Total cost (exc finance)											(25,016,114)
Overall net cashflow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(3,457,704)
Total Costs				1.070			-				(0,101,104)
Closing Balance											
PROFIT											8,456,408
											-,, 0

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
27	South West	South	200	3	9	13	1				
Office conversion of office a	above flats to sma	all no. of flats						£0.33m	£0.39m	£0.3m	20.0%
Development Value Summary		2			INPUTS						
Private	NIA 200	£/m ² £5,274	£1,054,862		4 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable	-	£0	-		Private	100%	4	200	2,153	490	1,054,862
Commercial			-		Intermediate	0%	-	-	-	-	-
GDV	200		£1,054,862		Affordable Rent Commercial	0%	-	-	1	-	
	440/	04 705	0050 004								
Land Construction	44%	£1,765 £1,924	£352,991 £384,759								
Fees etc		21,021	£29,540		Total		4	200			1,054,862
Planning obligations			-		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs			-		Private	1,054,862		13	1	60%	1,054,862
Finance Total Costs			£36,600 £803,890		Intermediate Affordable Rent	-		13 13	1		-
Total Costs			2003,090		Commercial	-		13	1		-
PROFIT			£250.972		Commercial			13			-
Profit on Cost			25.0%								
Profit on Value			20.0%								
Land costs		Rate			Total						1,054,862
Site value					(330,516)			1	1		(330,516)
Acquisition costs		6.80%			(22,475)			1	1		(22,475)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(295,400)			4	9		(295,400)
Residential Contingency		5.0%			(14,770)			4	9		(14,770)
Residential Professional Fees		10.0%	of costs		(29,540)			4	9		(29,540)
Residential External Works					(31,017)			4	9		(31,017)
Residential Environmental Costs					(5,908)			4	9		(5,908)
Residential Site Preparation					(7,754)			4	9		(37,664)
Residential Commuted Sum Payme	ent				(40,000)			13	1		(40,000)
Commercial Development Costs Commercial Construction Cost								4	9		
Commercial Construction Cost								4	9		-
Commercial Professional Fees								4	9		-
Commercial External Works								4	9		-
Commercial Environmental Costs								4	9		-
Commercial Site Preparation					-			4	9		-
Commercial Sales Agents and Lega	al				-			4	9		-
Planning obligations											
Borough CIL MCIL2					-			4	1		-
S106								4	1		
Disposal Costs								-			-
Marketing and disposal cost					-			13	1		-
Total cost (exc finance)											(454,299)
Overall net cashflow											
Opening Balance											
Development Costs for Period Interest				7.00/	J-14						(20,000)
Interest Total Costs				7.0%	debit		-	(0)			(36,600)
Closing Balance											
-											
PROFIT											210,972

Residential and local supermarket (medium scale) NPUTS NPUTS NPUTS Private 3.049 £5.920 15.920 12.925 <		Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
Residential and local supermarket (medium scale) NPUTS NPUTS NPUTS Development Value Summary N.A Ex N ² Capital Value Private 22 units Units Alfordable 1.642 E2.483 E4.075.825 Ext Not Scale Ext	uth	South	4,690	6	24	31	1				
Number NAM Capital Value 42 units Units Affordable 1.642 E5.820 E5.820 Private 115.43 27.53 10.11 11.11<		m scale)	·	L	1	I		£3.02m	£3.77m	£3.9m	16.9%
Commercial Ex 455,630 Intermediate Altrocable Rent Ex 416 Intermediate Attrocable Rent Ex 416 Intermediate Ex 416 Intermediate Ex 416 GV 4.680 Ex 416 Commercial Intermediate Ex 416 Intermed							Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Land 17% EB4 64,146,403 Construction E3,415 E1(0.023,338 Fees etc Planning obligations	183	£2,483	£6,455,630		Intermediate Affordable Rent	11%	4	3,049 492 1,149	32,814 5,301 12,368	550 300 201	18,047,562 1,590,205 2,486,020
Fees etc F.1,226,604 Total 42 Planning obligations - Sales value m Disposal costs £322,782 Private 18,807,582 Finance £23,768,6877 Private 18,807,582 PROFIT £43,224,30 Private 18,807,582 Profit or Cost 20,3% Profit or Cost 20,3% Profit or Cost 20,3% Profit or Cost 20,3% Profit or Cost 6,455,630 Commercial 6,455,630 Land costs 6,80% (284,003) Residential Costs Residential Costs Residential Contingency 5,0% (284,003) Residential Costs (48,9,46) Residential Contingency 5,0% (284,903) Residential Costs (10,18,387) Residential Contingency (28,400,37) Residential Costs (10,18,387) Residential Contingency (28,400,37) Residential Costs (10,18,387) Residential Contingency (25,57,71) Residential Costs (10,18,387) Residential Contorment Costs			£4,146,403		Commercial			1,503	16,178	399	6,455,630
Case Sales value n Disposal costs £322,782 Private Its.047,562 Finance £2,037,860 Intermediate 1.8,047,562 Profit on Cost £237,869 Commercial 6,455,630 Profit on Cost 20,3% Commercial 6,455,630 Profit on Cost 20,3% Total Commercial 6,455,630 Residential Cost 8,82,400 Commercial 6,455,630 Acquisition costs 6,80% (264,003) Residential Cost Residential Construction Cost (8,68,920) Residential Construction Cost (96,98,920) Residential Environmental Costs (193,978) Residential Environmental Costs (193,978) Residential Environmental Costs (256,712) Commercial Construction Cost Commercial Construction Cost Commercial Environmental Costs (322,782) Profit environmental Costs (322,782) Commercial Environmental Costs (322,782) Profit environmental Costs Commercial Environmental Costs Commercial Environmental Costs (322,782) Profit environmental Costs	16	£3,416	£1,226,604			oceeds	42	6,193 Start	Duration		28,579,417 Total
PROFIT 64.822.830 Profit on Value 20.3% Profit on Value 16.3% Iand costs Rate Site value (3.882.400) Acquisition costs 6.80% Residential Development Costs (264,003) Residential Development Costs (96.98.920) Residential Contingency 5.0% Residential Professional Fees 10.0% of costs Residential Professional Fees 10.0% of costs Residential Development Costs (198,937) Residential Professional Fees (10.18,337) Residential Evernal Works (198,937) Commercial Development Costs (198,937) Residential Breparaton (254,97) Residential Breparaton (254,97) Residential Development Costs (256,712) Commercial Development Costs (256,712) Commercial Development Costs (256,712) Commercial Step Proparation (254,712) Commercial Step Proparation (31,342) Commercial Step Proparation (31,342) Commercial Step Proparation (32,782) Planning obligations			£2,037,860		Private Intermediate Affordable Rent	Sales value 18,047,562 1,590,205 2,486,020		month 31 31 31	month 1 1	60%	18,047,562 1,590,205 2,486,020
Land costs Rate Site value (3.882,400) Acquisition costs 6.80% Residential Development Costs (264,003) Residential Contingency 5.0% Residential Contingency 5.0% Residential Contingency 5.0% Residential Contrigency 5.0% Residential Contingency 6.0% Residential External Works (198,387) Residential External Works (198,387) Residential External Works (254,597) Residential Development Costs (256,7124) Commercial Development Costs (256,7124) Commercial Development Costs (256,712) Commercial External Works (256,712) Commercial Evenal Works (256,712) Commercial Sales Agents and Legal (322,782) Planing obligations - Borough ClL - Marketing and disposal cost (322,782)			20.3%		-	6,455,630	1.00	31	1		6,455,630
Site value (3.882,400) Acquisition costs 6.00% Residential Dovelopment Costs (264,003) Residential Construction Cost (9.698,920) Residential Contingency 5.0% (444,946) Residential Contingency 5.0% (1018,367) Residential External Works (1018,367) Residential External Works (1018,376) Residential External Works (1254,597) Residential External Works (254,597) Residential Construction Costs (256,712) Commercial Development Costs (256,712) Commercial Development Costs (256,712) Commercial External Works (256,712) Commercial External	te	Rate			Total						28,579,417
Residential Construction Cost (96.98, 920) Residential Contingency 5.0% (448, 946) Residential Environmental Fees 10.0% of costs (969, 992) Residential Environmental Costs (10.18, 387) Residential Environmental Costs (193, 978) Residential Communded Sum Payment - Commercial Development Costs (256, 597) Commercial Development Costs (256, 7124) Commercial Contingency (128, 356) Commercial Contingency (256, 712) Commercial External Works (256, 712) Commercial External Works (256, 712) Commercial Ste Preparation (64, 178) Commercial Ste Preparation (64, 178) Commercial Ste Preparation (78) Commercial Ste Pr	0%	6.80%						1 1	1 1		(3,882,400) (264,003)
Commercial Development Costs (2,567,124) Commercial Construction Costs (2,567,124) Commercial Construction Costs (256,712) Commercial External Works (256,712) Commercial Site Preparation (64,178) Commercial Site Preparation (64,178) Commercial Site Preparation (256,712) Commercial Site Preparation (64,178) Commercial Site Reparation (64,178) Site Site Site Site Site Site Site Site			of costs		(484,946) (969,892) (1,018,387) (193,978) (254,597)			Start 7 7 7 7 7 7 31	Duration 24 24 24 24 24 24 24 1		(9,698,920) (484,946) (969,892) (1,018,387) (193,978) (1,236,612)
Borough ClL					(2,567,124) (128,356) (256,712) (256,712) (51,342) (64,178)			7 7 7 7 7 7 7 7	24 24 24 24 24 24 24 24		(2,567,124) (128,356) (256,712) (256,712) (51,342) (64,178) (322,782)
Overall net cashilow Overall net cashilow Opening Balance Development Costs for Period Interest 7.0% debit Total Costs Closing Balance					- - -			7 7 7 31	1 1 1		- - - (322,782)
Overall net cashflow Opening Balance Development Costs for Period Interest Total Costs Closing Balance					(322,102)			31			
-				7.0%	debit			(0)			(17,572,724) (2,037,860)
PROFIT											4,822,430

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
29	Central	Purley Way	1.500	6	15	22	1				
Residential and Supermark	et		,			1		£12.73m	£15.91m	£12.5m	15.4%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		17 units		Units	NSA	NSA	Value	Capital Value
Private	975	£5,920	£5,772,141		D	050/		m ²	ft ²	£ psf	£
Affordable Commercial	525	£2,483	£1,303,697 £41,046,206		Private Intermediate	65% 11%	11 2	975 158	10,495 1,695	550 300	5,772,141 508,594
Commercial			241,040,200		Affordable Rent	25%	4	368	3,956	201	795,102
GDV	1,500		£48,122,044		Commercial			8,030	86,435	475	41,046,206
Land	33%	£8,912	£13,367,347								
Construction	5576	£13,506	£20,258,974								
Fees etc			£1,500,132		Total		17	9,530			48,122,044
Planning obligations			£792,806		Development Pr			Start	Duration		Total
Disposal costs			£2.052.310		Private	Sales value 5.772.141		month 22	month 1	60%	5.772.141
Disposal costs Finance			£2,760,893		Intermediate	5,772,141		22	1	60%	5,772,141
Total Costs			£40,732,463		Affordable Rent	795,102		22	1		795,102
					Commercial	41,046,206		22	1		41,046,206
PROFIT			£7,389,581								
Profit on Cost			18.1%								
Profit on Value			15.4%		Total						48.122.044
Land costs		Rate			Total						40,122,044
Site value					(12,516,243)			1	1		(12,516,243)
Acquisition costs		6.80%			(851,105)			1	1		(851,105)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(2,605,500)			7	15		(2,605,500)
Residential Contingency		5.0%			(130,275)			7	15		(130,275)
Residential Professional Fees		10.0%	of costs		(260,550)			7	15		(260,550)
Residential External Works					(273,578)			7	15		(273,578)
Residential Environmental Costs Residential Site Preparation					(52,110) (68,394)			7 7	15 15		(52,110)
Residential Commuted Sum Payme	nt				(66,394)			22	15		(332,201)
Commercial Development Costs	5111							22			-
Commercial Construction Cost					(12,395,816)			7	15		(12,395,816)
Commercial Contingency					(619,791)			7	15		(619,791)
Commercial Professional Fees					(1,239,582)			7	15		(1,239,582)
Commercial External Works					(1,239,582)			7	15		(1,239,582)
Commercial Environmental Costs					(247,916)			7	15		(247,916)
Commercial Site Preparation					(309,895)			7	15		(309,895)
Commercial Sales Agents and Lega Planning obligations	ai				(2,052,310)			/	15		(2,052,310)
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					(792,806)			7	1		(792,806)
Disposal Costs											
Marketing and disposal cost					(2,052,310)			22	1		(2,052,310)
Total cost (exc finance)											(24,604,223)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(2,760,893)
Total Costs				7.0%	GODI		-				(2,100,093)
Closing Balance											
PROFIT											7,389,581
FROFIL											7,309,301

		Comm	Residential		Construction						
Property Ref	Resi Zone	Zone	GIA	Pre construction	month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
30	North	North	791	6	12	19	1				
Local supermarket (small s	scale) replaced by	Mixed use re	esidential and s	supermarket				£0.86m	£0.99m	£1.6m	17.7%
Development Value Summary		2			INPUTS						
Private	NIA 791	£/m ² £5,651	E4,469,979		9 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable	-	£0	-		Private	100%	9	791	8,514	525	4,469,979
Commercial			£3,756,836		Intermediate	0%	-	-	-	-	-
					Affordable Rent	0%	-	-		-	
GDV	791		£8,226,815		Commercial			984	10,592	355	3,756,836
Land	25%	£2,138	£1,691,308								
Construction		£5,039	£3,985,837								
Fees etc			£305,464		Total		9	1,775			8,226,815
Planning obligations			£156,218		Development Pr			Start	Duration		Total
Disposal costs			£187,842		Private	Sales value 4,469,979		month 19	month 1	60%	4,469,979
Finance			£352,625		Intermediate	4,409,979		19	1	00%	4,409,979
Total Costs			£6,679,294		Affordable Rent			19	1		-
					Commercial	3,756,836		19	1		3,756,836
PROFIT			£1,547,521								
Profit on Cost			21.5%								
Profit on Value			17.7%		Total						8,226,815
Land costs		Rate			TUIdi						0,220,015
Site value					(1,583,622)			1	1		(1,583,622)
Acquisition costs		6.80%			(107,686)			1	1		(107,686)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(1,373,967)			7	12		(1,373,967)
Residential Contingency		5.0%			(68,698)			7	12		(68,698)
Residential Professional Fees		10.0%	of costs		(137,397)			7	12		(137,397)
Residential External Works					(144,267)			7	12		(144,267)
Residential Environmental Costs					(27,479)			7	12		(27,479)
Residential Site Preparation					(36,067)			7	12		(175,181)
Residential Commuted Sum Payme					(90,000)			19	1		(90,000)
Commercial Development Costs					<i>(</i>			_			<i></i>
Commercial Construction Cost Commercial Contingency					(1,680,672) (84,034)			7	12 12		(1,680,672) (84,034)
Commercial Professional Fees					(168,067)			7	12		(168,067)
Commercial External Works					(168,067)			7	12		(168,067)
Commercial Environmental Costs					(33,613)			7	12		(33,613)
Commercial Site Preparation					(42,017)			7	12		(42,017)
Commercial Sales Agents and Leg	al				(187,842)			7	12		(187,842)
Planning obligations								_			
Borough CIL MCIL2					-			7	1		-
MCIL2 S106					- (156,218)			7	1		- (156,218)
Disposal Costs					(130,210)			'			(150,210)
Marketing and disposal cost					(187,842)			19	1		(187,842)
Total cost (exc finance) Overall net cashflow											(4,725,360)
Overall net cashriow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(352,625)
Total Costs							-				
Closing Balance											
PROFIT											1,457,521
											1,00,021

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
31	North	North	2,006	6	12	19	1				
9 flats (change of use)								£1.67m	£1.92m	£3.2m	20.0%
Development Value Summary					INPUTS						
	NIA	£/m²	Capital Value		9 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	2,006	£5,651 £0	£11,336,001		Private	100%	9	2,006	ft ² 21,593	£ psf 525	£ 11,336,001
Commercial	-	20	-		Intermediate	0%	-	-	21,593	525	11,330,001
oominordiar					Affordable Rent	0%	-	-	-		
GDV	2,006		£11,336,001		Commercial			-] -	-	-
Land	38%	£1,700	£3,410,001								
Construction	0070	£2,322	£4,658,649								
Fees etc			£357,670		Total		9	2,006			11,336,001
Planning obligations			-		Development Pr			Start	Duration		Total
					D	Sales value		month	month	000/	
Disposal costs Finance			- £552,481		Private Intermediate	11,336,001		19 19	1	60%	11,336,001
Finance Total Costs			£552,481 £8,978,801		Affordable Rent			19	1		
Total Costs			10,970,001		Commercial			19	1		
PROFIT			£2.357.200		Commercial			15			-
Profit on Cost			25.0%								
Profit on Value			20.0%								
Land costs		Rate			Total						11,336,001
Site value		nuto			(3,192,885)			1	1		(3,192,885)
Acquisition costs		6.80%			(217,116)			1	1		(217,116)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(3,576,698)			7	12		(3,576,698)
Residential Contingency		5.0%			(178,835)			7	12		(178,835)
Residential Professional Fees		10.0%	of costs		(357,670)			7	12		(357,670)
Residential External Works					(375,553)			7	12		(375,553)
Residential Environmental Costs					(71,534)			7	12		(71,534)
Residential Site Preparation					(93,888)			7	12		(456,029)
Residential Commuted Sum Paymer	nt				(90,000)			19	1		(90,000)
Commercial Development Costs											
Commercial Construction Cost								7	12		-
Commercial Contingency					-			7	12		
Commercial Professional Fees					-			7	12		-
Commercial External Works					-			7	12		-
Commercial Environmental Costs					-			7	12		-
Commercial Site Preparation								7	12		-
Commercial Sales Agents and Lega Planning obligations								/	12		-
Borough CIL								7	1		
MCIL2								7	1		-
S106								7	1		-
Disposal Costs											
Marketing and disposal cost					-			19	1		-
Total cost (exc finance)											(5,106,319)
Overall net cashflow											• •
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		_	(0)			(552,481)
Total Costs											
Closing Balance											
PROFIT											2,267,200

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
32	COA	COA	5.276	6	18	25	2				
Residential and retail		con	0,210	Ŭ	10	20	-	£3.25m	£4.23m	£8.2m	17.4%
Development Value Summary					INPUTS						
D. S. M.	NIA	£/m ²	Capital Value		55 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	3,429 1.847	£6,997 £2,483	£23,993,917 £4,585,536		Private	65%	36	m ² 3.429	ft ² 36.914	£ psf 650	£ 23.993.917
Commercial	1,047	12,403	£4,564,946		Intermediate	11%	6	554	5,963	300	1,788,896
					Affordable Rent	25%	13	1,293	13,914	201	2,796,640
GDV	5,276		£33,144,399		Commercial			704	7,578	602	4,564,946
Land	32%	£1,659	£8,752,193								
Construction		£2,801	£14,780,524								
Fees etc			£1,119,613		Total		55	5,980			33,144,399
Planning obligations			£320,659		Development Pr	oceeds Sales value		Start month	Duration month		Total
Disposal costs			£228,247		Private	23,993,917		25	2	60%	23,993,917
Finance			£2,184,505		Intermediate	1,788,896		25	1	0070	1,788,896
Total Costs			£27,385,741		Affordable Rent	2,796,640		25	1		2,796,640
					Commercial	4,564,946		25	1		4,564,946
PROFIT			£5,758,657								
Profit on Cost Profit on Value			21.0%								
Profit on value			17.4%		Total						33,144,399
Land costs		Rate									
Site value		0.000/			(8,194,938)			1	1		(8,194,938)
Acquisition costs		6.80%			(557,256)			1	1		(557,256)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(10,910,768)			7	18		(10,910,768)
Residential Contingency		5.0%			(545,538)			7	18		(545,538)
Residential Professional Fees		10.0%	of costs		(1,091,077)			7	18		(1,091,077)
Residential External Works Residential Environmental Costs					(1,145,631)			7 7	18 18		(1,145,631)
Residential Environmental Costs					(218,215) (286,408)			7	18		(218,215) (1,391,123)
Residential Commuted Sum Payme	nt				(280,408)			25	10		-
Commercial Development Costs								25			
Commercial Construction Cost					(285,357)			7	18		(285,357)
Commercial Contingency					(14,268)			7	18		(14,268)
Commercial Professional Fees					(28,536)			7	18		(28,536)
Commercial External Works					(28,536)			7	18		(28,536)
Commercial Environmental Costs					(5,707)			7	18		(5,707)
Commercial Site Preparation					(7,134)			7	18 18		(7,134)
Commercial Sales Agents and Lega Planning obligations	1				(228,247)			1	18		(228,247)
Borough CIL								7	1		-
MCIL2								7	1		-
S106					(320,659)			7	1		(320,659)
Disposal Costs											
Marketing and disposal cost					(228,247)			25	2		(228,247)
Total cost (exc finance)											(16,449,043)
Overall net cashflow											
Opening Balance											
Development Costs for Period Interest				7.0%	dobit						(2,184,505)
Total Costs				7.0%	UCDIL		-	(0)			(2,104,505)
Closing Balance											
-											5 750 055
PROFIT											5,758,657

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
33	COA	COA	14,000	6	24	31	6				
Residential and primary scl	hool							£4.57m	£5.94m	£13.4m	17.6%
Development Value Summary					INPUTS						
	NIA	£/m²	Capital Value		172 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	9,100 4,900	£6,997 £2,483	£63,668,469 £12,167,835		Private	65%	112	m ² 9,100	ft ² 97,952	£ psf 650	£ 63,668,469
Commercial	4,900	12,403	£6,462,646		Intermediate	11%	112	1,470	15,823	300	4,746,880
					Affordable Rent	25%	42	3,430	36,921	201	7,420,956
GDV	14,000		£82,298,950		Commercial			3,002	32,314	200	6,462,646
Land	21%	£1,026	£14,363,329								
Construction		£2,981	£41,729,916								
Fees etc			£3,246,243		Total		172	17,002			82,298,950
Planning obligations			£1,890,681		Development Pro			Start	Duration		Total
Disposal costs			£323,132		Private	Sales value 63,668,469	1.00	month 31	month 6	60%	63,668,469
Finance			£6,291,436		Intermediate	4,746,880		31	1	0070	4,746,880
Total Costs			£67,844,737		Affordable Rent	7,420,956		31	1		7,420,956
					Commercial	6,462,646	1.00	31	1		6,462,646
PROFIT			£14,454,212								
Profit on Cost			21.3%								
Profit on Value			17.6%		Total						82,298,950
Land costs		Rate									
Site value					(13,448,810)			1	1		(13,448,810)
Acquisition costs		6.80%			(914,519)			1	1		(914,519)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(24,318,000)			7	24		(24,318,000)
Residential Contingency		5.0%			(1,215,900)			7	24		(1,215,900)
Residential Professional Fees		10.0%	of costs		(2,431,800)			7	24		(2,431,800)
Residential External Works					(2,553,390)			7	24		(2,553,390)
Residential Environmental Costs Residential Site Preparation					(486,360) (638,348)			7 7	24 24		(486,360) (3,100,545)
Residential Commuted Sum Payme	ant				(030,340)			31	24		(3,100,545)
Commercial Development Costs	5110							31			-
Commercial Construction Cost					(8,144,426)			7	24		(8,144,426)
Commercial Contingency					(407,221)			7	24		(407,221)
Commercial Professional Fees					(814,443)			7	24		(814,443)
Commercial External Works					(814,443)			7	24		(814,443)
Commercial Environmental Costs					(162,889)			7	24		(162,889)
Commercial Site Preparation Commercial Sales Agents and Lega	-1				(203,611)			7	24 24		(203,611)
Commercial Sales Agents and Lega Planning obligations	aı				(323,132)			1	24		(323,132)
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					(1,890,681)			7	1		(1,890,681)
Disposal Costs											
Marketing and disposal cost					(323,132)			31	6		(323,132)
Total cost (exc finance)											(47,189,972)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	dehit						(6,291,436)
Total Costs				7.0%	GODI		-	21,002			(0,231,430)
Closing Balance											
-											
PROFIT											14,454,212

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
34	Central	South	12,000	6	21	28	5				
Residential and secondary	school (greenfield	i)		<u> </u>	1			£1.13m	£1.42m	£4.1m	17.7%
Development Value Summary Private Affordable Commercial GDV	NIA 7,800 4,200 12,000	£/m² £5,920 £2,483	Capital Value £46,177,131 £10,429,573 £17,050,018 £73,656,722		INPUTS 150 units Private Intermediate Affordable Rent Commercial	65% 11% 25%	Units 98 16 37	NSA m ² 7,800 1,260 2,940 7,920	NSA ft ² 83,959 13,563 31,646 85,251	Value £ psf 550 300 201 200	Capital Value £ 46,177,131 4,068,754 6,360,819 17,050,018
Land Construction Fees etc Planning obligations Disposal costs Finance Total Costs PROFIT	-7%	-£359 £4,473	(£4,310,123) £53,678,728 £4,233,096 £2,660,610 £852,501 £3,540,158 £60,654,970 £13,001,752		Total Development Pr Private Intermediate Affordable Rent Commercial	oceeds Sales value 46,177,131 4,068,754 6,360,819 17,050,018	1.00 1.00	19,920 Start month 28 28 28 28 28 28	Duration month 5 1 1 1	60%	73,656,722 Total 46,177,131 4,068,754 6,360,819 17,050,018
Profit on Cost Profit on Value			21.4% 17.7%		Total						73,656,722
Land costs Site value Acquisition costs		Rate 6.80%			4,073,004 276,964			1 1	1 1		4,073,004 276,964
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Residential External Works Residential Site Preparation		5.0% 10.0%	of costs		(20,844,000) (1,042,200) (2,084,400) (2,188,620) (416,880) (547,155)			Start 7 7 7 7 7 7 7	Duration 21 21 21 21 21 21 21		(20,844,000) (1,042,200) (2,084,400) (2,188,620) (416,880) (2,657,610)
Residential Commuted Sum Paym Commercial Development Costs Commercial Construction Cost Commercial Professional Fees Commercial External Works Commercial External Works Commercial Site Preparation Commercial Sales Agents and Lec	3				- (21,486,960) (1,074,348) (2,148,696) (2,148,696) (429,739) (537,174) (852,501)			28 7 7 7 7 7 7 7 7	1 21 21 21 21 21 21 21		(21,486,960) (1,074,348) (2,148,696) (2,148,696) (429,739) (537,174) (852,501)
Planning obligations Borough CIL MCIL2 S106 Disposal Costs					(2,660,610)			7 7 7	1 1 1		- - (2,660,610)
Marketing and disposal cost					(852,501)			28	5		(852,501)
Total cost (exc finance) Overall net cashflow Opening Balance Development Costs for Period Interest				7.0%	debit			(2.914)			(61,424,935) (3,540,158)
Total Costs Closing Balance PROFIT											13,001,752

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
35	Central	North	0	6	15	22	1				
Primary/secondary school	I (no residential)					1		£7.09m	£8.87m	£24.7m	51.8%
Development Value Summary					INPUTS						
Private	NIA -	£/m ² £0	Capital Value		0 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable	-	£0			Private	0%	-	-	-	-	-
Commercial			£19,743,145		Intermediate Affordable Rent	0% 0%	-		-		-
GDV	0		£19,743,145		Commercial	070		9,171	98,717	200	19,743,145
Land	-272%	#DIV/0!	(£25,927,530)								
Construction		#DIV/0!	£30,719,860								
Fees etc			£2,488,092		Total		-	9,171			19,743,145
Planning obligations			£1,132,452		Development Pr	oceeds Sales value		Start month	Duration month		Total
Disposal costs			£987,157		Private	Sales value	- 100	22	1	60%	-
Finance			£115,790		Intermediate		- 1.00	22	1	0070	-
Total Costs			£9,515,822		Affordable Rent		- 1.00	22	1		-
					Commercial	19,743,145	5 1.00	22	1		19,743,145
PROFIT			£10,227,324								
Profit on Cost			107.5%								
Profit on Value			51.8%		Total						19.743.145
Land costs		Rate			Total						13,743,143
Site value					24,739,333			1	1		24,739,333
Acquisition costs		6.80%			1,682,275			1	1		1,682,275
Residential Development Costs								Start	Duration		
Residential Construction Cost								7	15		-
Residential Contingency		5.0%			•			7	15		-
Residential Professional Fees		10.0%	of costs					7	15		-
Residential External Works Residential Environmental Costs								7	15 15		-
Residential Site Preparation								7	15		-
Residential Commuted Sum Paym	nent							22	1		
Commercial Development Costs											
Commercial Construction Cost	-				(24,880,923)			7	15		(24,880,923)
Commercial Contingency					(1,244,046)			7	15		(1,244,046)
Commercial Professional Fees					(2,488,092)			7	15		(2,488,092)
Commercial External Works					(2,488,092)			7	15		(2,488,092)
Commercial Environmental Costs					(497,618)			7	15		(497,618)
Commercial Site Preparation Commercial Sales Agents and Lee	aal				(622,023) (987,157)			7	15 15		(622,023) (987,157)
Planning obligations	yai				(907,137)			'	15		(307,137)
Borough CIL								7	1		-
MCIL2								7	1		-
S106					(1,132,452)			7	1		(1,132,452)
Disposal Costs					(007.457)						(007.457)
Marketing and disposal cost					(987,157)			22	1		(987,157)
Total cost (exc finance)											(35,327,562)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(115,790)
Total Costs				7.0%	GODIL		-	U			(115,750)
Closing Balance											
PROFIT											10,227,324
											10,227,324

		0	Desidential								
Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
36	COA	COA	0	6	21	28	1				
Office large								£0.88m	£1.06m	£45.5m	15.0%
Development Value Summary					INPUTS						
Private	NIA	£/m ² £0	Capital Value		0 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable		£0			Private	0%		- m ⁻	nt"	£ psi	1
Commercial		20	£193,235,871		Intermediate	0%	-				
					Affordable Rent	0%	-	-	-	-	-
GDV	0		£193,235,871		Commercial			26,175	281,748	686	193,235,871
Land	30%	#DIV/0!	£48,641,903								
Construction	0070	#DIV/0!	£77,112,403								
Fees etc			£5,644,403		Total		-	26,175			193,235,871
Planning obligations			£8,745,994		Development Pr			Start	Duration		Total
Dise seel seets			00 001 704		Private	Sales value		month 28	month	con/	
Disposal costs Finance			£9,661,794 £14,443,995		Intermediate			28	1	60%	
Total Costs			£164,250,491		Affordable Rent			28	1		
			2104,200,401		Commercial	193,235,871		28	1		193,235,871
PROFIT			£28,985,381								
Profit on Cost			17.6%								
Profit on Value			15.0%								
Land costs		Rate			Total						193,235,871
Site value		Nate			(45,544,853)			1	1		(45,544,853)
Acquisition costs		6.80%			(3,097,050)			1	1		(3,097,050)
								0	Destin		
Residential Development Costs Residential Construction Cost								Start 7	Duration 21		
Residential Construction Cost Residential Contingency		5.0%						7	21		-
Residential Professional Fees		10.0%	of costs					7	21		
Residential External Works		10.070	0100010					7	21		-
Residential Environmental Costs								7	21		-
Residential Site Preparation								7	21		-
Residential Commuted Sum Paym								28	1		-
Commercial Development Costs	3										
Commercial Construction Cost					(56,444,025)			7	21		(56,444,025)
Commercial Contingency Commercial Professional Fees					(2,822,201)			7	21 21		(2,822,201) (5,644,403)
Commercial External Works					(5,644,403) (5,644,403)			7	21		(5,644,403)
Commercial Environmental Costs					(1,128,881)			7	21		(1,128,881)
Commercial Site Preparation					(1,411,101)			7	21		(1,411,101)
Commercial Sales Agents and Leg	gal				(9,661,794)			7	21		(9,661,794)
Planning obligations											
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106 Disposal Costs					(8,745,994)			7	1		(8,745,994)
Marketing and disposal cost					(9,661,794)			28	1		(9,661,794)
					(0,001,103)			20			
Total cost (exc finance)											(101,164,593)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(14,443,995)
Total Costs				7.078	GODI		-				(14,443,335)
Closing Balance											
PROFIT											28,985,381

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
37	COA	COA	0	6	15	22	1				
Office (medium)								£4.20m	£5.04m	£18.9m	15.0%
Development Value Summary					INPUTS						
Private	NIA -	£/m ² £0	Capital Value		0 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable	-	£0			Private	0%	-		-	-	-
Commercial			£74,913,938		Intermediate Affordable Rent	0%	-		-	-	-
GDV	0		£74,913,938		Commercial	0%	-	10,173	109,502	684	- 74,913,938
Land	32%	#DIV/0!	£20,135,049								
Construction	32 /0	#DIV/0!	£29,898,146								
Fees etc			£2,188,490		Total		-	10,173			74,913,938
Planning obligations			£3,389,062		Development Pr			Start	Duration		Total
					- · ·	Sales value		month	month		
Disposal costs			£3,745,697		Private	-		22	1	60%	-
Finance Total Costs			£4,320,404 £63,676,848		Intermediate Affordable Rent			22 22	1		-
Total Costs			203,070,040		Commercial	74,913,938		22	1		- 74,913,938
PROFIT			£11,237,091		Commercial	74,913,930		22			14,313,330
Profit on Cost			17.6%								
Profit on Value			15.0%								
Land costs		Rate			Total						74,913,938
Site value		Kate			(18.853.042)			1	1		(18.853.042)
Acquisition costs		6.80%			(1,282,007)			1	1		(1,282,007)
					(.,,_,						(.,,,
Residential Development Costs								Start	Duration		
Residential Construction Cost								7	15		-
Residential Contingency		5.0%						7	15		-
Residential Professional Fees		10.0%	of costs					7	15		-
Residential External Works								7	15		-
Residential Environmental Costs								7	15		-
Residential Site Preparation								7	15		-
Residential Commuted Sum Paymer	nt							22	1		-
Commercial Development Costs											
Commercial Construction Cost					(21,884,895)			7	15		(21,884,895)
Commercial Contingency					(1,094,245)			7	15		(1,094,245)
Commercial Professional Fees					(2,188,490)			7	15		(2,188,490)
Commercial External Works					(2,188,490)			7	15		(2,188,490)
Commercial Environmental Costs Commercial Site Preparation					(437,698) (547,122)			7	15 15		(437,698) (547,122)
Commercial Sales Agents and Legal								7	15		
Planning obligations					(3,745,697)			'	15		(3,745,697)
Borough CIL								7	1		-
MCIL2								7	1		-
S106					(3,389,062)			7	i		(3,389,062)
Disposal Costs											
Marketing and disposal cost					(3,745,697)			22	1		(3,745,697)
Total cost (exc finance)											(39,221,395)
Overall net cashflow											,, =.,,
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit			(0)			(4,320,404)
Total Costs											
Closing Balance											
PROFIT											11.237.091
											, .,,

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
38	COA	COA	12,000	6	36	43	6				
Large mixed use office and	d residential (New	build)				• •		£12.00m	£15.60m	£44.2m	15.7%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		178 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	7,800 4,200	£6,997 £2,483	£54,572,973 £10,429,573		Private	65%	116	m ² 7,800	ft ² 83,959	£ psf 650	£ 54,572,973
Commercial	4,200	12,403	£203,525,100		Intermediate	11%	116	1,260	13,563	300	4,068,754
					Affordable Rent	25%	44	2,940	31,646	201	6,360,819
GDV	12,000		£268,527,647		Commercial			27,465	295,633	688	203,525,100
Land	21%	£3,938	£47,250,689								
Construction		£10,356	£124,266,385								
Fees etc			£9,249,890		Total		178	39,465			268,527,647
Planning obligations			£6,495,201		Development Pr			Start	Duration		Total
Disposal costs			£10,176,255		Private	Sales value 54,572,973		month 43	month 6	60%	54,572,973
Finance			£29.020.093		Intermediate	4.068.754		43	1	00 %	4.068.754
Total Costs			£226,458,512		Affordable Rent	6,360,819		43	i		6,360,819
					Commercial	203,525,100		43	1		203,525,100
PROFIT			£42,069,134								
Profit on Cost			18.6%								
Profit on Value			15.7%		Total						268,527,647
Land costs		Rate			Total						200,021,041
Site value					(44,242,218)			1	1		(44,242,218)
Acquisition costs		6.80%			(3,008,471)			1	1		(3,008,471)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(33,060,000)			7	36		(33,060,000)
Residential Contingency		5.0%			(1,653,000)			7	36		(1,653,000)
Residential Professional Fees		10.0%	of costs		(3,306,000)			7	36		(3,306,000)
Residential External Works					(3,471,300)			7	36		(3,471,300)
Residential Environmental Costs Residential Site Preparation					(661,200)			7 7	36 36		(661,200)
					(867,825)			43	30		(4,215,150)
Residential Commuted Sum Paym Commercial Development Costs					-			43			-
Commercial Construction Cost	5				(59,438,895)			7	36		(59,438,895)
Commercial Contingency					(2,971,945)			7	36		(2,971,945)
Commercial Professional Fees					(5,943,890)			7	36		(5,943,890)
Commercial External Works					(5,943,890)			7	36		(5,943,890)
Commercial Environmental Costs					(1,188,778)			7	36		(1,188,778)
Commercial Site Preparation					(1,485,972)			7	36		(1,485,972)
Commercial Sales Agents and Leg Planning obligations	gal				(10,176,255)			7	36		(10,176,255)
Borough CIL								7	1		
MCIL2								7	1		-
S106					(6,495,201)			7	1		(6,495,201)
Disposal Costs											
Marketing and disposal cost					(10,176,255)			43	6		(10,176,255)
Total cost (exc finance)											(150,187,730)
Overall net cashflow											
Opening Balance											
Development Costs for Period				7.00/	dobit						(20.020.002)
Interest Total Costs				7.0%	debit			U			(29,020,093)
Closing Balance											
-											
PROFIT											42,069,134

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
39	COA	COA	13.000	6	27	34	5				
Large mixed use office and			,	-				£3.06m	£3.97m	£38.1m	16.4%
Development Value Summary					INPUTS						
Private	NIA 8,450	£/m ² £6,997	£59,120,721		144 units		Units	NSA	NSA	Value £ psf	Capital Value £
Affordable	4,550	£2,483	£11,298,704		Private	65%	94	m ² 8,450	ft ² 90,956	650	59,120,721
Commercial	4,550	22,403	£65,594,383		Intermediate	11%	15	1,365	14,693	300	4,407,817
					Affordable Rent	25%	35	3,185	34,283	201	6,890,887
GDV	13,000		£136,013,809		Commercial			8,999	96,865	677	65,594,383
Land	36%	£3,129	£40,681,103								
Construction		£3,957	£51,444,845								
Fees etc Planning obligations			£3,785,086 £1,347,268		Total Development Pro		144	21,999 Start	Duration		136,013,809 Total
Planning obligations			£1,347,200			Sales value		month	month		Total
Disposal costs			£3,279,719		Private	59,120,721		34	5	60%	59,120,721
Finance			£13,134,565		Intermediate	4,407,817		34	1		4,407,817
Total Costs			£113,672,585		Affordable Rent	6,890,887		34	1		6,890,887
PROFIT			£22.341.224		Commercial	65,594,383	1.00	34	1		65,594,383
Profit on Cost			19.7%								
Profit on Value			16.4%		T !						400.040.000
Land costs		Rate			Total						136,013,809
Site value					(38,090,920)			1	1		(38,090,920)
Acquisition costs		6.80%			(2,590,183)			1	1		(2,590,183)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(27,287,000)			7	27		(27,287,000)
Residential Contingency		5.0%			(1,364,350)			7	27		(1,364,350)
Residential Professional Fees Residential External Works		10.0%	of costs		(2,728,700)			7 7	27 27		(2,728,700)
Residential Environmental Costs					(2,865,135) (545,740)			7	27		(2,865,135) (545,740)
Residential Site Preparation					(716,284)			7	27		(3,479,093)
Residential Commuted Sum Payme	ent				-			34	1		-
Commercial Development Costs											
Commercial Construction Cost					(10,563,856)			7	27		(10,563,856)
Commercial Contingency					(528,193)			7	27		(528,193)
Commercial Professional Fees Commercial External Works					(1,056,386) (1,056,386)			7	27 27		(1,056,386) (1,056,386)
Commercial Environmental Costs					(211,277)			7	27		(211,277)
Commercial Site Preparation					(264,096)			7	27		(264,096)
Commercial Sales Agents and Lega	al				(3,279,719)			7	27		(3,279,719)
Planning obligations								-			
Borough CIL MCIL2					•			7 7	1		-
S106					- (1,347,268)			7	1		- (1,347,268)
Disposal Costs					(1,011,200)						(1,011,200)
Marketing and disposal cost					(3,279,719)			34	5		(3,279,719)
Total cost (exc finance)											(59,856,917)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	dehit						(13,134,565)
Total Costs				7.078			-				(13,134,303)
Closing Balance											
PROFIT											22.341.224

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
40	COA	COA	5,400	6	15	22	2				
Residential conversion of l	arge listed buildin	g		L	L	I		£0.00m	£0.00m	£11.8m	17.2%
Development Value Summary Private Affordable Commercial	NIA 3,510 1,890	£/m² £6,997 £2,483	Capital Value £24,557,838 £4,693,308 £7,767,764		INPUTS 52 units Private Intermediate	65% 11%	Units 34 5	NSA m ² 3,510 567	NSA ft ² 37,782 6,103	Value £ psf 650 300	Capital Value £ 24,557,838 1,830,939
GDV	5,400		£37,018,910		Affordable Rent Commercial	25%	13	1,323 1,800	14,241 19,375	201 401	2,862,369 7,767,764
Land Construction Fees etc Planning obligations	41%	£2,330 £2,651	£12,582,509 £14,314,363 £1,078,740		Total Development Pro	oceeds	52	7,200 Start	Duration		37,018,910 Total
Disposal costs Finance Total Costs PROFIT Profit on Cost Profit on Value			£388,388 £2,296,580 £30,660,579 £6,358,331 20.7% 17.2%		Private Intermediate Affordable Rent Commercial	Sales value 24,557,838 1,830,939 2,862,369 7,767,764		month 22 22 22 22 22	month 2 1 1 1	60%	24,557,838 1,830,939 2,862,369 7,767,764
		Rate	17.2%		Total						37,018,910
Land costs Site value Acquisition costs		6.80%			(11,781,375) (801,134)			1 1	1 1		(11,781,375) (801,134)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Residential External Works Residential Site Preparation Residential Commuted Sum Paym	ent	5.0% 10.0%	of costs		(9,628,200) (481,410) (962,820) (1,010,961) (192,564) (252,740)			Start 7 7 7 7 7 7 7 22	Duration 15 15 15 15 15 15 15		(9,628,200) (481,410) (962,820) (1,010,961) (192,564) (1,227,596)
Commercial Development Costs Commercial Construction Cost Commercial Contingency Commercial External Works Commercial External Works Commercial External Works Commercial Sales Agents and Leg					(1,159,200) (57,960) (115,920) (115,920) (23,184) (28,980) (388,388)			7 7 7 7 7 7 7 7	15 15 15 15 15 15 15 15		(1,159,200) (57,960) (115,920) (23,184) (28,980) (388,388)
Planning obligations Borough CIL MCIL2 S106 Disposal Costs Marketing and disposal cost					- - - (388,388)			7 7 7 22	1 1 1 2		- - - (388,388)
Total cost (exc finance)											(15,781,491)
Total cost (exc triance) Overall net cashflow Opening Balance Development Costs for Period Interest Total Costs Closing Balance				7.0%	debit			(0)			(15,781,491) (2,296,580)
PROFIT											6,358,331

			Ĩ	1		1					
Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
41	North	North	701	6	9	16	1				
Residential conversion of n	nedium listed bui	lding				• •		£0.77m	£0.89m	£1.0m	20.0%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		6 units		Units	NSA	NSA	Value	Capital Value
Private	701	£4,844	£3,395,472		D	10000		m ²	ft ²	£psf	£
Affordable Commercial	-	£0			Private Intermediate	100% 0%	6	701	7,546	450	3,395,472
oominoida					Affordable Rent	0%	-	-	-		
GDV	701		£3,395,472		Commercial			-	-	-	-
Land	40%	£1,521	£1,066,340								
Construction	40%	£1,521 £1,924	£1,348,579								
Fees etc		21,324	£103,538		Total		6	701			3,395,472
Planning obligations			£2,031		Development Pr	oceeds		Start	Duration		Total
						Sales value		month	month		
Disposal costs					Private	3,395,472		16	1	60%	3,395,472
Finance			£135,891		Intermediate	-		16	1		-
Total Costs			£2,656,378		Affordable Rent Commercial	-		16 16	1		-
PROFIT			£739,094		Commercial			10	1		-
Profit on Cost			25.0%								
Profit on Value			20.0%								
					Total						3,395,472
Land costs		Rate			()						
Site value Acquisition costs		6.80%			(998,446) (67,894)			1 1	1		(998,446) (67,894)
Acquisition costs		0.00%			(67,694)			1	1		(67,094)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(1,035,377)			7	9		(1,035,377)
Residential Contingency		5.0%			(51,769)			7	9		(51,769)
Residential Professional Fees		10.0%	of costs		(103,538)			7	9		(103,538)
Residential External Works					(108,715)			7	9		(108,715)
Residential Environmental Costs					(20,708)			7	9		(20,708)
Residential Site Preparation					(27,179)			7 16	9 1		(132,011)
Residential Commuted Sum Payme Commercial Development Costs					(60,000)			16	1		(60,000)
Commercial Construction Costs								7	9		
Commercial Construction Cost								7	9		
Commercial Professional Fees								7	9		
Commercial External Works								7	9		-
Commercial Environmental Costs					-			7	9		-
Commercial Site Preparation					-			7	9		-
Commercial Sales Agents and Lega	al				-			7	9		-
Planning obligations								-			
Borough CIL MCIL2								7 7	1		
S106					(2,031)			7	1		(2,031)
Disposal Costs					(2,001)						(2,001)
Marketing and disposal cost					-			16	1		-
											(
Total cost (exc finance) Overall net cashflow											(1,514,147)
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(135,891)
Total Costs							-				,
Closing Balance											
PROFIT											679,094
											0/9,094

· · · · · </th <th>Property Ref</th> <th>Resi Zone</th> <th>Comm</th> <th>Residential</th> <th>Pre construction</th> <th>Construction</th> <th>Sale Start</th> <th>Sale Period</th> <th>EUV</th> <th>BLV</th> <th>Net RLV</th> <th>Profit on value</th>	Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
Constrained Capital Scheme development (new build to rent) PUTS Capital Scheme development (new build to rent) PUTS Werdoment Value Sammary working 20.00 E.0.90 Capital Value (0.000 728 NA Ed.000 15.600 E4.6m 17.8% Working 20.00 E.0.90 Capital Value (1.000 728 NA Ed.000 728 200 40.728 <t< th=""><th></th><th></th><th>Zone</th><th>-</th><th></th><th></th><th></th><th></th><th>201</th><th>DLV</th><th>NELINEV</th><th>From on value</th></t<>			Zone	-					201	DLV	NELINEV	From on value
Arge Private Retual Scheme development (new built to rent) APUT 3 Nath Value (new built of rent) APUT 3 Weinspannet Value Stamm? The Scheme development Costs Stammendia Nath Capital Value (new built of rent) APUT 3 Nath Value (new built of rent) Part 3	42	COA	COA	37,383	6	32	39	14				
NA Op/En Op	Large Private Rental Scher	me development (r	new build to i	rent)					£12.00m	£15.60m	£4.6m	17.8%
Notes 24.289 E.9.67 E.170.008.484 E.27.67.2 Product Stress Produc	Development Value Summary		2	0				11-2-				0
Ideal biologies 13.04 E2.49 22.490.728 Private T2.005.72	Driverte					420 units		Units				
Commercial E2.006.072 Intermediate Day Intermediate 22% Intermediate 22% <thintermediate 22% <thintermediate 22% <</thintermediate </thintermediate 						Drivete	059/	070				
Bart State State <ths< td=""><td></td><td>13,064</td><td>12,403</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></ths<>		13,064	12,403									
BDY 37.363 EXPL 505.855 Commercial 465 5.005 401 2.006.72 and control 3% £13.87.421 K194.890.068 K193.890.068	Commercial			22,000,072								
Contraction E.36,10 E.13,469,088 Intermediate Start Duration Total Start Star	GDV	37,383		£204,505,855								
Contraction E.36,10 E.13,469,088 Intermediate Start Duration Total Start Star	Land	3%	£132	F4 934 206								
Tetal 1 203 Tetal 200 72.48 200.565.55 Panoa olation £10.354 Panoa olation Start Panoa olation Total	Construction											
Barning ObjasionsF.1.37.421Development Orestate month motionDevelopment Orestate month motionDevelopment Orestate motionDevelopment Orestate motionDeve	Fees etc					Total		420	37.848			204,505,855
Dispersion costs E 100.334 Private 170.008.454 39 14 00% T70.008.754 Oral Costs C188.049.334 Private 170.008.454 39 14 00% T70.008.754 Oral Costs C188.049.334 Private 170.008.454 39 1 12.075.457 Oral Costs C188.049.334 Commercial Participant 19.315.542 39 1 12.075.457 Oral Costs Commercial Participant 19.315.542 39 1 12.075.457 And costs Rate Commercial Participant 1 1 12.075.457 State Costs Rate Tal 1 1 (4.620.041) Eaderball Contingency 5.0% Costs 1 1 (10.299.015) 7 32 (51.042.000,015) Eaderball Contingency 5.0% of costs (10.299.017) 7 32 (60.299.017) Eaderball Contingency 5.0% of costs (10.299.017) 7 32 (60.599.01) E	Planning obligations						oceeds			Duration		
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Cited Costs Cited Seven Sola Alf costs 39 1 19,815,542 39 1 19,815,542 39 1 19,815,542 39 1 19,815,542 39 1 19,815,542 39 1 19,815,542 39 1 19,815,542 39 1 200,6572 39 1 200,6572 30 1 1 200,5572 200,572 30 1 1 4,820,045 200,5572 30 1 1 4,820,045 30 1 1 4,820,045 30 1 1 4,620,045 1 1 1 4,620,045 1 1 1 4,620,045 1 1 1 4,620,045 1 1 1 4,620,045 1 1 1 4,620,045 1<	Disposal costs										60%	
Commercial 2.006,672 39 1 2.006,672 Profit on Cost 21.7%	Finance											
Roff T E56.655.816 Yoft on Oslic 11.7% Total 204,505.855 and costs Rafe isouan (4.20.043) 1 1 (4.20.043) isouan 6.80% (314.163) 1 1 (4.20.043) isouan (10.290.165) 7 3.2 (10.290.165) (10.290.165) 7 3.2 (10.290.165) (10.290.165) 7 3.2 (10.290.165) (10.290.165) 7 3.2 (10.290.165) (10.290.165) (10.290.165) 7 3.2 (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165) (10.290.165)	Total Costs			£168,049,038								
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Index Tetal 204,505,855 and costs Rete												
nad costs Rate Herical Herical <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>												
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\$106 (1,367,421) 7 1 (1,367,421) \$108pasal Costs (100,334) 39 14 (100,334) Total cost (exc finance) (14,6796,429) (14,6796,429) Overall net cashflow (100,334) 39 14 (16,318,403) Overall net cashflow (14,6796,429) (14,6796,429) (14,6796,429) Overall net cashflow (14,6796,429) (14,6796,429) (14,6796,429) Overall net cashflow (14,6796,429) (14,6796,429) (14,6796,429) Overall net cashflow (14,6796,429) (14,6796,429) (16,318,403) Overall net cashflow (14,6796,429) (16,318,403) (16,318,403) Overall net cashflow (14,6796,429) (16,318,403) (16,318,403)	MCIL2											
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Interact (exc finance) (146,796,429) Overall net cashflow (146,796,429) Opering Balance (146,796,429) Verelopment Costs for Period (16,318,403) Interest 7.0% debit Interest (16,318,403) Iotal Costs Iotal Costs	Disposal Costs											
Dverall net cashflow Dpening Balance evelopment Costs for Period netrest 7.0% debit foal Costs Josing Balance	Marketing and disposal cost					(100,334)			39	14		(100,334)
Dverall net cashflow Dpening Balance evelopment Costs for Period netrest 7.0% debit foal Costs Josing Balance	Total cost (exc finance)											(146,796,429)
Development Casts for Period	Overall net cashflow											
nterest 7.0% debit (16,318,403) Otal Costs Diosing Balance	Opening Balance											
Total Costs	Development Costs for Period											
Xosing Balance	Interest				7.0%	debit			204,681			(16,318,403)
	Total Costs											
PROFIT 36,456,816	Closing Balance											
	PROFIT											36,456,816

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
43	COA	COA	34,378	6	32	39	9				
Large Private Rental Schem	ne development (change of us	e)					£3.06m	£3.97m	£30.9m	17.8%
Development Value Summary					INPUTS						
	NIA	£/m²	Capital Value		288 units		Units	NSA	NSA	Value	Capital Value
Private	22,346	£6,997	£156,342,472					m ²	ft ²	£ psf	£
Affordable Commercial	12,032	£2,483	£29,878,989 £2,153,397		Private Intermediate	65% 11%	187 30	22,346 3,610	240,529 38,855	650 300	156,342,472 11,656,303
Commercial			22,100,001		Affordable Rent	25%	71	8,423	90,661	201	18,222,686
GDV	34,378		£188,374,858		Commercial			499	5,371	401	2,153,397
Land	21%	£960	£32,986,048								
Construction		£2,748	£94,479,337								
Fees etc			£7,248,078		Total		288	34,877			188,374,858
Planning obligations			£1,522,552		Development Pro			Start	Duration		Total
Disposal costs			£107,670		Private	Sales value 156,342,472		month 39	month 9	60%	156,342,472
Finance			£107,670 £18,510,925		Intermediate	11,656,303		39	9	00%	11,656,303
Total Costs			£154,854,609		Affordable Rent	18,222,686		39	1		18,222,686
					Commercial	2,153,397		39	1		2,153,397
PROFIT			£33,520,249								
Profit on Cost			21.6%								
Profit on Value			17.8%		Total						188.374.858
Land costs		Rate									
Site value					(30,885,812)			1	1		(30,885,812)
Acquisition costs		6.80%			(2,100,235)			1	1		(2,100,235)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(72,159,422)			7	32		(72,159,422)
Residential Contingency		5.0%			(3,607,971)			7	32		(3,607,971)
Residential Professional Fees		10.0%	of costs		(7,215,942)			7	32 32		(7,215,942)
Residential External Works Residential Environmental Costs					(7,576,739) (1,443,188)			7	32		(7,576,739) (1,443,188)
Residential Site Preparation					(1,894,185)			7	32		(9,200,326)
Residential Commuted Sum Payme	ent				-			39	1		(3,200,320)
Commercial Development Costs								00			
Commercial Construction Cost					(321,356)			7	32		(321,356)
Commercial Contingency					(16,068)			7	32		(16,068)
Commercial Professional Fees					(32,136)			7	32		(32,136)
Commercial External Works					(32,136)			7	32		(32,136)
Commercial Environmental Costs					(6,427)			7	32		(6,427)
Commercial Site Preparation Commercial Sales Agents and Lega	-1				(8,034) (107,670)			7	32 32		(8,034) (107,670)
Planning obligations	41				(107,670)			'	32		(107,670)
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					(1,522,552)			7	1		(1,522,552)
Disposal Costs											
Marketing and disposal cost					(107,670)			39	9		(107,670)
Total cost (exc finance)											(103,357,637)
Overall net cashflow									-		
Opening Balance Development Costs for Period											
Interest				7.0%	dehit						(18,510,925)
Total Costs				7.0%	GODI		-	130,000			(10,510,525)
Closing Balance											
-											
PROFIT											33,520,249

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
44	Central	Zone Purley Way	GIA 6.500	6	month 21	28	2				
Residential, ground floor re			0,000	0	21	20	2	£11.92m	£14.91m	£16.3m	16.0%
	tali allu warellou	se/storage			NIDUTO.						
Development Value Summary	NIA	£/m ²	Capital Value		INPUTS 56 units		Units	NSA	NSA	Value	Capital Value
Private	4,225	£5,920	£25,012,613					m²	ft ²	£ psf	£
Affordable	2,275	£2,483	£5,649,352		Private	65%	36	4,225	45,478	550	25,012,613
Commercial			£46,038,528		Intermediate	11%	6	683	7,346	300 201	2,203,909
GDV	6,500		£76,700,493		Affordable Rent Commercial	25%	14	1,593 11,613	17,142 125,002	368	3,445,444 46,038,528
			210(100)100		oomnoroidi		1	11,010	120,002	000	10,000,020
Land	27%	£2,680	£17,419,518								
Construction		£5,336	£34,687,244								
Fees etc			£2,608,501		Total		56	18,113	D		76,700,493
Planning obligations			£1,920,835		Development Pr	oceeds Sales value		Start month	Duration month		Total
Disposal costs			£2.301.926		Private	25.012.613		28	2	60%	25.012.613
Finance			£5,515,205		Intermediate	2,203,909		28	1	0070	2,203,909
Total Costs			£64,453,230		Affordable Rent	3,445,444		28	1		3,445,444
					Commercial	46,038,528		28	1		46,038,528
PROFIT			£12,247,263								
Profit on Cost			19.0%								
Profit on Value			16.0%		Total						76,700,493
Land costs		Rate			- Ottai						10,100,400
Site value					(16,310,410)			1	1		(16,310,410)
Acquisition costs		6.80%			(1,109,108)			1	1		(1,109,108)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(11,290,500)			7	21		(11,290,500)
Residential Contingency		5.0%			(564,525)			7	21		(564,525)
Residential Professional Fees		10.0%	of costs		(1,129,050)			7	21		(1,129,050)
Residential External Works					(1,185,503)			7	21		(1,185,503)
Residential Environmental Costs					(225,810)			7	21		(225,810)
Residential Site Preparation					(296,376)			7	21		(1,439,539)
Residential Commuted Sum Payme					•			28	1		-
Commercial Development Costs Commercial Construction Cost					(14,794,512)			7	21		(14,794,512)
Commercial Construction Cost					(739,726)			7	21		(739,726)
Commercial Professional Fees					(1,479,451)			7	21		(1,479,451)
Commercial External Works					(1,479,451)			7	21		(1,479,451)
Commercial Environmental Costs					(295,890)			7	21		(295,890)
Commercial Site Preparation					(369,863)			7	21		(369,863)
Commercial Sales Agents and Lega	al				(2,301,926)			7	21		(2,301,926)
Planning obligations								_			
Borough CIL MCIL2					-			7	1		-
MCIL2 S106					- (1,920,835)			7	1		- (1,920,835)
Disposal Costs					(1,920,000)			'			(1,520,033)
Marketing and disposal cost					(2,301,926)			28	2		(2,301,926)
Total cost (exc finance) Overall net cashflow											(41,518,507)
Overall net cashflow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(5,515,205)
Total Costs				1.070			-				(-,,0)
Closing Balance											
PROFIT											12,247,263
											12,247,203

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
45	COA	COA	34,378	6	32	39	10				
Tall tower with ground floor	r retail (change o	f use)				1		£3.06m	£3.97m	£30.8m	17.8%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		320 units		Units	NSA	NSA	Value	Capital Value
Private	22,346	£6,997	£156,342,472					m²	ft ²	£ psf	£
Affordable Commercial	12,032	£2,483	£29,878,989		Private Intermediate	65% 11%	208 34	22,346	240,529	650 300	156,342,472 11,656,303
Commercial			£2,153,397		Affordable Rent	25%	34 78	3,610 8,423	38,855 90,661	201	11,656,303
GDV	34,378		£188,374,858		Commercial	2376	78	499	5,371	401	2,153,397
Land	21%	£958	£32,937,546								
Construction	2170	£2,748	£94,479,337								
Fees etc			£7,248,078		Total		320	34,877			188,374,858
Planning obligations			£1,522,552		Development Pr		-	Start	Duration		Total
						Sales value		month	month		
Disposal costs			£107,670		Private	156,342,472 11.656.303		39 39	10 1	60%	156,342,472
Finance Total Costs			£18,537,408 £154,832,591		Intermediate Affordable Rent	11,656,303 18,222,686		39 39	1		11,656,303 18,222,686
Total Costs			2134,032,391		Commercial	2,153,397		39	1		2,153,397
PROFIT			£33,542,267		Sommercial	2,100,007		55			2,100,007
Profit on Cost			21.7%								
Profit on Value			17.8%		Total						188,374,858
Land costs		Rate			Total						100,374,030
Site value					(30,840,399)			1	1		(30,840,399)
Acquisition costs		6.80%			(2,097,147)			1	1		(2,097,147)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(72,159,422)			7	32		(72,159,422)
Residential Contingency		5.0%			(3,607,971)			7	32		(3,607,971)
Residential Professional Fees Residential External Works		10.0%	of costs		(7,215,942)			7 7	32 32		(7,215,942)
Residential External Works					(7,576,739) (1,443,188)			7	32		(7,576,739) (1,443,188)
Residential Site Preparation					(1,894,185)			7	32		(9,200,326)
Residential Commuted Sum Payme	ent				-			39	1		-
Commercial Development Costs											
Commercial Construction Cost					(321,356)			7	32		(321,356)
Commercial Contingency					(16,068)			7	32		(16,068)
Commercial Professional Fees					(32,136)			7	32		(32,136)
Commercial External Works					(32,136)			7	32		(32,136)
Commercial Environmental Costs Commercial Site Preparation					(6,427) (8,034)			7	32 32		(6,427) (8,034)
Commercial Sales Agents and Lega	al				(107,670)			7	32		(107,670)
Planning obligations					(107,070)			'	32		(107,070)
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					(1,522,552)			7	1		(1,522,552)
Disposal Costs											
Marketing and disposal cost					(107,670)			39	10		(107,670)
Total cost (exc finance)											(103,357,637)
Overall net cashflow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(18,537,408)
Total Costs				1.070			-				(,,)
Closing Balance											
PROFIT											33,542,267

		Comm	Residential		Construction		-				
Property Ref	Resi Zone	Zone	GIA	Pre construction	month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
46	Central	Purley Way	0	6	12	19	1				
Small scale light industrial	park (brownfield)							£5.50m	£7.70m	£12.9m	15.0%
Development Value Summary	NIA	- 2	Capital Value		INPUTS 0 units		Units	NSA	NSA	Value	Capital Value
Private	- NIA	£/m ² £0	Capital value		0 units		Units	m ²	ft ²	£ psf	£
Affordable		£0	-		Private	0%	-	-		-	-
Commercial			£34,796,550		Intermediate	0%	-	-	-	-	-
GDV	0		£34,796,550		Affordable Rent Commercial	0%	-	- 8,083	87,005	400	- 34,796,550
							1 1				. , ,
Land Construction	46%	#DIV/0! #DIV/0!	£13,747,922 £10,819,461								
Fees etc		#DIV/0!	£759.802		Total			8,083			34,796,550
Planning obligations			£567,326		Development Pr	oceeds		Start	Duration		Total
8			04 700 007		D. La La	Sales value		month	month	000/	
Disposal costs Finance			£1,739,827 £1,942,728		Private Intermediate			19 19	1	60%	
Total Costs			£29,577,067		Affordable Rent			19	1		-
					Commercial	34,796,550	1.00	19	1		34,796,550
PROFIT Profit on Cost			£5,219,482 17.6%								
Profit on Value			15.0%								
					Total						34,796,550
Land costs Site value		Rate			(40.070.500)				1		(40.070.500)
Site value Acquisition costs		6.80%			(12,872,586) (875,336)			1 1	1		(12,872,586) (875,336)
					(,,						(,,
Residential Development Costs								Start 7	Duration 12		
Residential Construction Cost Residential Contingency		5.0%						7	12		
Residential Professional Fees			of costs					7	12		-
Residential External Works								7	12		-
Residential Environmental Costs Residential Site Preparation								7	12 12		
Residential Commuted Sum Paym	ent							19	1		-
Commercial Development Costs											
Commercial Construction Cost					(7,598,020)			7	12		(7,598,020)
Commercial Contingency Commercial Professional Fees					(379,901) (759,802)			7 7	12 12		(379,901) (759,802)
Commercial External Works					(759,802)			7	12		(759,802)
Commercial Environmental Costs					(151,960)			7	12		(151,960)
Commercial Site Preparation Commercial Sales Agents and Leg					(189,951)			7	12 12		(189,951)
Planning obligations	jai				(1,739,827)			'	12		(1,739,827)
Borough CIL								7	1		-
MCIL2 S106					-			7	1		-
Disposal Costs					(567,326)			'			(567,326)
Marketing and disposal cost					(1,739,827)			19	1		(1,739,827)
Total cost (exc finance)											(13,886,417)
Overall net cashflow											(10,000,417)
Opening Balance											
Development Costs for Period Interest				7.0%	dobit						(1 042 728)
Total Costs				7.0%	GEDIL		-				(1,942,728)
Closing Balance											
PROFIT											5,219,482
PROFIT											5,219,482

Notional Summary Capital Value NPA Capital Value NPA NPA Capital Value Capital Value NPA NPA NPA Capital Value Capital Value NPA NPA NPA Capital Value Capital Value NPA NPA NPA NPA NPA Capital Value Capital Value NPA NPA NPA NPA Capital Value Capital Value NPA	Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
Arge withhouse Na End of the second	47	South West	South	0	6	9	16	1				
NaEndConsideUnitsNBANBANBANBANBACallCallthoradeDDE22.778.819PrivateDDDDDBDV0DDDDDDDDDBDV0DDD <t< th=""><th>Large warehouse</th><th></th><th>1</th><th>1</th><th>1</th><th>I</th><th></th><th></th><th>£5.00m</th><th>£7.00m</th><th>£5.9m</th><th>15.0%</th></t<>	Large warehouse		1	1	1	I			£5.00m	£7.00m	£5.9m	15.0%
Notes I DD I DD I Product in the state of the sta	Development Value Summary											
Unclude - ED - ED - - - -<	Private	NIA -				0 units		Units				
BUT 0 1 0 1 0 1 0 1 0 1 0 1 0 1 1 0 1 1 0 1 <th1< th=""> 1 1 1</th1<>	Affordable	-	£0	-				-	-			-
BDY 0 E22,75,819 Commercial 7,954 8,517 266 2,27,5,819 and control control is set to is	Commercial			£22,775,819						-		-
Destination in the DUNUE I. E10,075,519 thrommed displances Total - 7.954 Duration in the interface share in the state in the	GDV	0		£22,775,819			0%	-		- 85,617		22,775,819
Destination in the DUV01 E10,073,519 Total Total 22,775,519 Tenning displance E10,073,619 State view State view State view State view Total Total State view E10,073,619 State view State view State view State view Total Total Total State view E10,073,079 State view	Land	220/	#DIV//01	CC 2E0 200						-		
Teal Teal 7,84 22,75,819 Panna deligions E1193.751 Nordel Panna deligions Start Duration Total		33%										
SelectionSafes valuemonthmonthVarious1079.271610.7Various1079.271110.7SROFT5.344.637322.775.8191110.694.673Various15.0%1110.694.6730.694.673Various6.0%5.0%5.0%1110.694.673Various6.0%5.0%5.0%1110.694.673Various1110.694.6730.694.6730.694.673Various5.0%5.0%5.0%1110.694.673Various5.0%5.0%1110.694.673Various5.0%5.0%1110.694.673Various5.0%5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.673Various5.0%1110.694.67	Fees etc							-	7,954			22,775,819
biscal costs E1/13/711 Private 16 1 60% . Graf Costs E19/38/27 Internadiate 16 1 60% . Graf Costs E19/38/27 Internadiate 16 1 60% . Graf Costs E19/38/27 Internadiate 16 1 22/75/819 . Profit or Cost Total 1 1 22/75/819 .<	Planning obligations			£169,335		Development Pr						Total
Timbo ED78,827 Intermedia 1 1 1 Graid Costs 1398,446 10 1 1 22,775,819 10 1 22,775,819 Ford to Cost 17,67, 1 1 1 6,845,973 1 1 6,845,973 and costs 6,807,973 1 1 1 6,845,973 1 1 (6,945,973) iso value 6,807,973 1 1 1 (6,945,973) 1 1 (6,945,973) iso value 6,807,973 1 1 1 (6,945,973) 1 1 (6,945,973) iso value 6,807,973 1 1 1 (6,945,973) 1 1 (6,945,973) iso value 10,076,07 6,907,903 1 1 1 (6,945,973) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	D ¹			or 100 7 01		D	Sales value				0001	
Cited Costs Aff costs Aff costs I 16 1 RCFT £3,416.373 10 22,775,819 10 22,775,819 10 22,775,819 And costs Ref 22,775,819 1 1 10,277,5419 and costs Ref 22,775,819 1 1 1 (6,345,973) costs 6,545,973) (4,45,270) 1 1 1 (6,345,973) costs 6,545,973) (4,45,270) 7 9 (4,64,326) 1 1 (6,345,973) costs 6,545,973) 7 9								1.00			60%	-
RefT 53.416.373 Commercial 22.775,819 16 1 22.775,819 Yoft of Ods 15.0% 1								1.00		1		-
RPFT 15,473 Totit on Cost 17,8% Totit on Cost 17,8% and costs 6,30% Science 1 1 Science 6,30% Science 7 9 Science 7 9 - Science 7 9 (74,76,76) Science 7 9 (74,76,76) Science <td></td> <td></td> <td></td> <td>212,500,110</td> <td></td> <td></td> <td>22,775,819</td> <td>9 1.00</td> <td></td> <td>1</td> <td></td> <td>22,775,819</td>				212,500,110			22,775,819	9 1.00		1		22,775,819
India Ital Set / Set	PROFIT			£3,416,373								, .,
Rate Second Secon	Profit on Cost											
and costs Rate (5,945,973) 1 1 (6,945,973) toquisition costs 6.80% (404,326) 1 1 1 (404,326) tesidential Development Costs 5.80% (404,326) 1 1 1 (404,326) tesidential Contingency 5.0% - 7 9 - tesidential Contingency 5.0% - 7 9 - tesidential External Works - 7 9 - - tesidential External Works - 7 9 - </td <td>Profit on Value</td> <td></td> <td></td> <td>15.0%</td> <td></td> <td>T. (.)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>00 775 040</td>	Profit on Value			15.0%		T. (.)						00 775 040
Site value (5,445,773) 1 1 1 (6,443,72) (404,326) Vesidentil Construction Cost - Start Duration (404,326) (404,326) Vesidentil Construction Cost - 7 9 - Vesidentil Construction Cost 7 9 - Vesidentil Construction Cost 7 9 - Vesidentil Environmental Costs - 7 9 - Commercial Costs - 7 9 - - Commercial Costs - 7 9 - <t< td=""><td>Land costs</td><td></td><td>Rate</td><td></td><td></td><td>Total</td><td></td><td></td><td></td><td></td><td></td><td>22,775,819</td></t<>	Land costs		Rate			Total						22,775,819
local set 6.60% (404,326) 1 1 (404,326) tesidential Development Costs Staint Duration Tesidential Contingency 5.0% Contingency 7 9 - tesidential Contingency 5.0% - 7 9 -	Site value		nate			(5.945.973)			1	1		(5.945.973)
easide fail Construction Cost - <t< td=""><td>Acquisition costs</td><td></td><td>6.80%</td><td></td><td></td><td></td><td></td><td></td><td>1</td><td>1</td><td></td><td></td></t<>	Acquisition costs		6.80%						1	1		
easide fail Construction Cost - <t< td=""><td>Residential Development Casta</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Stort</td><td>Duration</td><td></td><td></td></t<>	Residential Development Casta								Stort	Duration		
besidential Contingency 5.0% - - 7 9 - besidential Fotessional Fees 10.0% of costs - 7 9 - besidential External Works - 7 9 - - besidential Struction mental Costs - 7 9 - - besidential Struction Cost - 7 9 - - Commercial Construction Cost - 16 1 - Commercial Costs - 7 9 (7,476,760) - Commercial Protessional Fees - 7 9 (7,476,760) - 9 (7,476,760) - <td></td> <td>_</td>												_
tesidential Professional P			5.0%									-
tesidential Environmental Costs - - 7 9 - tesidential Environmental Costs - 16 1 - commercial Construction Costs - 16 1 - commercial Construction Costs - - 6 1 - commercial Construction Cost (7,476,760) 7 9 (7,476,760) commercial Construction Cost (747,676) 7 9 (7,476,760) commercial Construction Cost (747,676) 7 9 (7,476,760) commercial External Works (747,676) 7 9 (7,476,76) commercial External Works (747,676) 7 9 (148,535) commercial External Works - - - - - <td< td=""><td>Residential Professional Fees</td><td></td><td></td><td>of costs</td><td></td><td></td><td></td><td></td><td></td><td>9</td><td></td><td>-</td></td<>	Residential Professional Fees			of costs						9		-
seader initial Site Preparation - 7 9 - seader initial Construction Costs - 16 1 - Commercial Construction Costs 7 9 (7,476,760) 7 9 (7,476,760) Commercial Construction Costs 7 9 (7,476,760) 7 9 (7,476,760) Commercial Protessional Protesional Protessional Protessional Protession	Residential External Works								7	9		-
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Dyerain ter cashflow Opening Balance Verelogment Costs for Period netrest foal Costs Josing Balance (879,827)	Marketing and disposal cost					(1,138,791)			16	1		(1,138,791)
Dyerain ter cashflow Opening Balance Verelogment Costs for Period netrest foal Costs Josing Balance (879,827)	Total cost (exc finance)											(12 120 324)
Dpening Balance Development Costs for Period Interest 7.0% debit (879,827) Total Costs Dosing Balance	Overall net cashflow											(12,129,321)
Vevelopment Costs for Period nterest foal Costs Cost S Class	Opening Balance											
Total Costs	Development Costs for Period											
Dosing Balance	Interest				7.0%	debit			(0)			(879,827)
	Total Costs							-				
ROFIT 3,416,373	Closing Balance											
	PROFIT											3,416,373

		Comm	Residential		Construction						
Property Ref	Resi Zone	Zone	GIA	Pre construction	month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
48	Central	North	10,097	6	24	31	3				
Mixed use light industrial a	and residential (lov	w amounts of	light industry)					£1.40m	£1.75m	£1.9m	16.7%
Development Value Summary	NIA		Capital Value		INPUTS 97 units		Units	NSA	NSA	Value	Capital Value
Private	6,563	£/m ² £4,951	£32,496,246		97 units		Units	m ²	ft ²	£ psf	£
Affordable	3,534	£2,483	£8.775.617		Private	65%	63	6,563	70.645	460	32,496,246
Commercial	-,		£6,652,227		Intermediate	11%	10	1,060	11,412	300	3,423,518
					Affordable Rent	25%	24	2,474	26,628	201	5,352,099
GDV	10,097		£47,924,090		Commercial			3,083	33,185	200	6,652,227
Land	5%	£202	£2,035,383								
Construction	576	£3,069	£30,992,722								
Fees etc		20,000	£2.377.862		Total		97	13,180			47,924,090
Planning obligations			£1,167,099		Development Pre	oceeds		Start	Duration		Total
						Sales value		month	month		
Disposal costs			£332,611		Private	32,496,246		31	3	60%	32,496,246
Finance			£3,010,695		Intermediate	3,423,518		31	1		3,423,518
Total Costs			£39,916,372		Affordable Rent Commercial	5,352,099		31 31	1		5,352,099
PROFIT			£8,007,718		Commerciai	6,652,227		31	1		6,652,227
Profit on Cost			20.1%								
Profit on Value			16.7%								
i toni on value			10.776		Total						47,924,090
Land costs		Rate									
Site value					(1,905,790)			1	1		(1,905,790)
Acquisition costs		6.80%			(129,594)			1	1		(129,594)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(20,880,596)			7	24		(20,880,596)
Residential Contingency		5.0%			(1,044,030)			7	24 24		(1,044,030)
Residential Professional Fees		10.0%	of costs		(2,088,060)			7	24		(2,088,060)
Residential External Works					(2,192,463)			7	24		(2,192,463)
Residential Environmental Costs					(417,612)			7	24		(417,612)
Residential Site Preparation					(548,116)			7	24		(2,662,276)
Residential Commuted Sum Paym					-			31	1		-
Commercial Development Costs	3										
Commercial Construction Cost					(2,898,020)			7	24		(2,898,020)
Commercial Contingency					(144,901)			7	24		(144,901)
Commercial Professional Fees Commercial External Works					(289,802) (289,802)			7	24 24		(289,802) (289,802)
Commercial Environmental Costs					(289,802) (57,960)			7	24 24		(57,960)
Commercial Site Preparation					(72,451)			7	24 24		(72,451)
Commercial Sales Agents and Leo	al				(332,611)			7	24		(332,611)
Planning obligations											
Borough CIL					-			7	1		-
MCIL2					-			7	1		-
S106					(1,167,099)			7	1		(1,167,099)
Disposal Costs					(222.611)			31	3		(222 611)
Marketing and disposal cost					(332,611)			31	3		(332,611)
Total cost (exc finance)											(34,870,294)
Overall net cashflow											(,,)
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit			(15,903)			(3,010,695)
Total Costs											
Closing Balance											
PROFIT											8,007,718
											0,007,710

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
49	North	North	6.500	6	21	28	2				
Mixed use light industrial a	nd residential (me	oderate amou	ints of light ind	ustry)				£1.40m	£1.61m	£1.7m	16.2%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		61 units		Units	NSA	NSA	Value	Capital Value
Private	4,225	£4,844	£20,464,865					m²	ft ²	£ psf	£
Affordable	2,275	£2,483	£5,649,352		Private	65%	40	4,225	45,478	450	20,464,865
Commercial			£13,304,454		Intermediate Affordable Rent	11% 25%	6 15	683 1,593	7,346 17,142	300 201	2,203,909 3,445,444
GDV	6,500		£39,418,671		Commercial	20%	15	6,166	66,371	201	13,304,454
Land	5%	£278	£1,804,776								
Construction Fees etc		£3,861	£25,099,696 £1,923,804		Total		61	12,666			39,418,671
Planning obligations			£1,325,638		Development Pro	oceeds	01	Start	Duration		Total
						Sales value		month	month		
Disposal costs			£665,223		Private	20,464,865		28	2	60%	20,464,865
Finance			£2,209,223		Intermediate	2,203,909		28	1		2,203,909
Total Costs			£33,028,359		Affordable Rent	3,445,444		28	1		3,445,444
					Commercial	13,304,454		28	1		13,304,454
PROFIT			£6,390,312								
Profit on Cost			19.3%								
Profit on Value			16.2%		Total						39,418,671
Land costs		Rate									
Site value					(1,689,865)			1	1		(1,689,865)
Acquisition costs		6.80%			(114,911)			1	1		(114,911)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(13,442,000)			7	21		(13,442,000)
Residential Contingency		5.0%			(672,100)			7	21		(672,100)
Residential Professional Fees		10.0%	of costs		(1,344,200)			7	21		(1,344,200)
Residential External Works					(1,411,410)			7	21		(1,411,410)
Residential Environmental Costs					(268,840)			7	21		(268,840)
Residential Site Preparation					(352,853)			7	21		(1,713,855)
Residential Commuted Sum Payme	ent				-			28	1		-
Commercial Development Costs Commercial Construction Cost					(5 700 040)			7	21		(5,796,040)
Commercial Construction Cost					(5,796,040) (289,802)			7	21		(289,802)
Commercial Professional Fees					(579,604)			7	21		(579,604)
Commercial External Works					(579,604)			7	21		(579,604)
Commercial Environmental Costs					(115,921)			7	21		(115,921)
Commercial Site Preparation					(144,901)			7	21		(144,901)
Commercial Sales Agents and Lega	al				(665,223)			7	21		(665,223)
Planning obligations											
Borough CIL					-			7	1		-
MCIL2					-			7	1		-
S106					(1,325,638)			7	1		(1,325,638)
Disposal Costs Marketing and disposal cost					(665,223)			28	2		(665,223)
					(000,220)			20	2		
Total cost (exc finance) Overall net cashflow											(29,014,360)
Overall net cashflow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(2,209,223)
Total Costs				1.070	0001		-	(01,200)			(2,203,220)
Closing Balance											
-											
PROFIT											6,390,312

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
50	South West	South	8,000	6	21	28	4				
Mixed use large residential	and community u	ld)	L	l.	1		£1.27m	£1.52m	£5.2m	18.3%	
Development Value Summary	NIA	£/m ²	Capital Value		INPUTS 114 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	5,200 2,800	£5,274 £2,483	£27,426,417 £6,953,049		Private	65%	74	m ² 5,200	ft ² 55,973	£ psf 490	£ 27,426,417
Commercial	2,000	12,400	£9,439,696		Intermediate	11%	12	840	9,042	300	2,712,503
					Affordable Rent	25%	28	1,960	21,097	201	4,240,546
GDV	8,000		£43,819,162		Commercial			4,200	45,209	209	9,439,696
Land Construction	-15%	-£679 £4,370	(£5,435,964) £34,963,112								
Fees etc			£2,737,460		Total		114	12,200			43,819,162
Planning obligations			£1,129,873		Development Pr			Start	Duration		Total
Disposal costs			£471,985		Private	Sales value 27.426.417		month 28	month 4	60%	27,426,417
Finance			£1,914,749		Intermediate	2,712,503		28	1	00 %	2,712,503
Total Costs			£35,781,215		Affordable Rent	4,240,546		28	1		4,240,546
					Commercial	9,439,696		28	1		9,439,696
PROFIT Profit on Cost			£8,037,947 22.5%								
Profit on Value			18.3%								
					Total						43,819,162
Land costs Site value		Rate			5.156.528			1	1		5.156.528
Acquisition costs		6.80%			350,644			1	1		350,644
								.			
Residential Development Costs Residential Construction Cost					(16,544,000)			Start 7	Duration 21		(16,544,000)
Residential Contingency		5.0%			(827,200)			7	21		(827,200)
Residential Professional Fees		10.0%	of costs		(1,654,400)			7	21		(1,654,400)
Residential External Works					(1,737,120)			7	21		(1,737,120)
Residential Environmental Costs					(330,880)			7	21		(330,880)
Residential Site Preparation					(434,280)			7	21		(2,109,360)
Residential Commuted Sum Payme Commercial Development Costs					-			28	1		-
Commercial Construction Cost					(10,830,600)			7	21		(10,830,600)
Commercial Contingency					(541,530)			7	21		(541,530)
Commercial Professional Fees					(1,083,060)			7	21		(1,083,060)
Commercial External Works					(1,083,060)			7	21		(1,083,060)
Commercial Environmental Costs Commercial Site Preparation					(216,612) (270,765)			7	21 21		(216,612) (270,765)
Commercial Sales Agents and Lega	al				(471,985)			7	21		(471,985)
Planning obligations					(,000)						(
Borough CIL					-			7	1		-
MCIL2					- (4 400 070)			7	1		-
S106 Disposal Costs					(1,129,873)			/	1		(1,129,873)
Marketing and disposal cost					(471,985)			28	4		(471,985)
Total cost (exc finance) Overall net cashflow											(39,302,429)
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit			(327,645)			(1,914,749)
Total Costs											
Closing Balance											
PROFIT											8,037,947

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
51	Central	Zone Purley Way	GIA 0	3	9	13	1				
-		Fulley way	0	5	5	15		£1.41m	£1.69m	£24.1m	54.1%
Non-charitable community	uses (new build)										
Development Value Summary	NIA	£/m ²	Capital Value		INPUTS 0 units		Units	NSA	NSA	Value	Capital Value
Private	-	£0	-		0 units		Units	m ²	ft ²	£ psf	£
Affordable	-	£0	-		Private Intermediate	0%	-		-	:	-
Commercial			£18,819,603		Affordable Rent	0%	-		-		-
GDV	0		£18,819,603		Commercial			8,742	94,099	200	18,819,603
Land	-293%	#DIV/0!	(£25,287,194)								
Construction		#DIV/0!	£29,282,850								
Fees etc Planning obligations			£2,371,705 £1,266,329		Total Development Pr	oceeds	-	8,742 Start	Duration		18,819,603 Total
						Sales value		month	month		
Disposal costs Finance			£940,980 £69,996		Private Intermediate	-		13 13	1	60%	-
Total Costs			£8,644,666		Affordable Rent	-		13	1		-
					Commercial	18,819,603	1.00	13	1		18,819,603
PROFIT Profit on Cost			£10,174,937 117.7%								
Profit on Value			54.1%								
Land costs		Rate			Total						18,819,603
Site value		Rate			24,145,252			1	1		24,145,252
Acquisition costs		6.80%			1,641,877			1	1		1,641,877
Residential Development Costs								Start	Duration		
Residential Construction Cost					-			4	9		-
Residential Contingency Residential Professional Fees		5.0% 10.0%	of costs					4	9		
Residential External Works		10.0%	UI COSIS					4	9		
Residential Environmental Costs								4	9		-
Residential Site Preparation					-			4	9		-
Residential Commuted Sum Paym					-			13	1		-
Commercial Development Costs Commercial Construction Cost					(23,717,046)			4	9		(23,717,046)
Commercial Construction Cost					(1,185,852)			4	9		(1,185,852)
Commercial Professional Fees					(2,371,705)			4	9		(2,371,705)
Commercial External Works					(2,371,705)			4	9		(2,371,705)
Commercial Environmental Costs					(474,341)			4	9		(474,341)
Commercial Site Preparation					(592,926)			4	9		(592,926)
Commercial Sales Agents and Leg Planning obligations	al				(940,980)			4	9		(940,980)
Borough CIL								4	1		
MCIL2					-			4	1		-
S106					(1,266,329)			4	1		(1,266,329)
Disposal Costs											
Marketing and disposal cost					(940,980)			13	1		(940,980)
Total cost (exc finance)											(33,861,863)
Overall net cashflow Opening Balance											
Development Costs for Period											
Interest				7.0%	debit						(69,996)
Total Costs											
Closing Balance											
PROFIT											10,174,937

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
		Zone	GIA		month			EUV	BLV	NELKLY	From on value
52	Central	North	0	3	9	13	1				
Non-charitable community	uses (change of u						£0.58m	£0.70m	£1.5m	53.3%	
Development Value Summary			0		INPUTS		11-24-			Matur	0
Private	NIA	£/m ² £0	Capital Value		0 units		Units	NSA	NSA	Value	Capital Value £
Affordable		£0			Private	0%	1	m ²	ft ²	£ psf	L
Commercial		20	£1,227,085		Intermediate	0%	-				
Commercial			1,227,005		Affordable Rent	0%	-	-	-		-
GDV	0		£1,227,085		Commercial	0 /6	-	570	6.135	200	1,227,085
001	Ŷ		21,221,000		oomnoroidi	L	1	0.0	0,100	200	1,227,000
Land	-282%	#DIV/0!	(£1,619,107)								
Construction		#DIV/0!	£1,909,314								
Fees etc			£154,641		Total		-	570			1,227,085
Planning obligations			£62,453		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs			£61,354		Private			13	1	60%	-
Finance			£4,727		Intermediate	-		13	1		-
Total Costs			£573,382		Affordable Rent	-		13	1		-
					Commercial	1,227,085	1.00	13	1		1,227,085
PROFIT			£653,702								
Profit on Cost			114.0%								
Profit on Value			53.3%								
-		-			Total						1,227,085
Land costs		Rate									
Site value					1,545,920			1	1		1,545,920
Acquisition costs		6.80%			105,123			1	1		105,123
Residential Development Costs								Start	Duration		
Residential Construction Costs								4 Start	9		
Residential Construction Cost		5.0%						4	9		-
Residential Professional Fees		10.0%	of costs					4	9		
Residential External Works		10.070	01 00313					4	9		
Residential Environmental Costs								4	9		
Residential Site Preparation								4	9		-
Residential Commuted Sum Paym	ent							13	1		
Commercial Development Costs								10			
Commercial Construction Cost					(1,546,410)			4	9		(1,546,410)
Commercial Contingency					(77,321)			4	9		(77,321)
Commercial Professional Fees					(154,641)			4	9		(154,641)
Commercial External Works					(154,641)			4	9		(154,641)
Commercial Environmental Costs					(30,928)			4	9		(30,928)
Commercial Site Preparation					(38,660)			4	9		(38,660)
Commercial Sales Agents and Leo	al				(61,354)			4	9		(61,354)
Planning obligations											
Borough CIL								4	1		-
MCIL2								4	1		-
S106					(62,453)			4	1		(62,453)
Disposal Costs											
Marketing and disposal cost					(61,354)			13	1		(61,354)
Total cost (exc finance)											(2,187,763)
Overall net cashflow											
Opening Balance											
Development Costs for Period					1.1.5						(1 707)
Interest				7.0%	debit			0			(4,727)
Total Costs											
Closing Balance											
PROFIT											653,702
FROFIL											003,702

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
53	COA	COA	40,000	12	54	67	16				
Large retail shopping centr	re with resi			l		l.		£115.00m	£150.65m	£146.1m	13.2%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		500 units		Units	NSA	NSA	Value	Capital Value
Private	26,000	£6,997	£181,909,910					²	ft ²	£ psf	£
Affordable Commercial	14,000	£2,483	£34,765,244 £669,904,940		Private Intermediate	65% 11%	325 53	26,000 4,200	279,864 45,209	650 300	181,909,910 13,562,514
Commercial			2003,304,340		Affordable Rent	25%	123	9,800	105,487	201	21,202,730
GDV	40,000		£886,580,094		Commercial			155,235	1,670,950	401	669,904,940
Land	21%	£3,902	£156,070,848								
Construction		£9,574	£382,952,137								
Fees etc			£28,499,121		Total		500	195,235			886,580,094
Planning obligations			£3,972,140		Development Pro	oceeds Sales value		Start	Duration		Total
Disposal costs			£33,495,247		Private	181,909,910		month 67	month 16	60%	181.909.910
Finance			£142,636,964		Intermediate	13.562.514		67	1	00 /8	13.562.514
Total Costs			£747,626,456		Affordable Rent	21,202,730		67	1		21,202,730
					Commercial	669,904,940		67	1		669,904,940
PROFIT			£138,953,638								
Profit on Cost			15.6%								
Profit on Value			13.2%		Total						886,580,094
Land costs		Rate									
Site value		6.80%			(146,133,753)			1	1		(146,133,753)
Acquisition costs		0.00%			(9,937,095)			1	1		(9,937,095)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(82,720,000)			13	54		(82,720,000)
Residential Contingency		5.0%			(4,136,000)			13	54		(4,136,000)
Residential Professional Fees		10.0%	of costs		(8,272,000)			13	54		(8,272,000)
Residential External Works Residential Environmental Costs					(8,685,600) (1,654,400)			13 13	54 54		(8,685,600) (1,654,400)
Residential Site Preparation					(2,171,400)			13	54		(10,546,800)
Residential Commuted Sum Paym	ent				-			67	1		(10,540,000)
Commercial Development Costs								0.			
Commercial Construction Cost					(202,271,205)			13	54		(202,271,205)
Commercial Contingency					(10,113,560)			13	54		(10,113,560)
Commercial Professional Fees					(20,227,121)			13	54		(20,227,121)
Commercial External Works					(20,227,121)			13	54		(20,227,121)
Commercial Environmental Costs					(4,045,424)			13	54		(4,045,424)
Commercial Site Preparation					(5,056,780)			13 13	54 54		(5,056,780)
Commercial Sales Agents and Leg Planning obligations	ai				(33,495,247)			13	54		(33,495,247)
Borough CIL								13	1		
MCIL2					-			13	1		-
S106					(3,972,140)			13	1		(3,972,140)
Disposal Costs											
Marketing and disposal cost					(33,495,247)			67	16		(33,495,247)
Total cost (exc finance)											(448,918,644)
Overall net cashflow Opening Balance											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(142,636,964)
Total Costs				1.070			-				
Closing Balance											
PROFIT											116,864,984
											110,004,004

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
54	COA	COA	0	6	24	31	1				
Large mixed use leisure a		00.1		Ŭ		01		£0.00m	£0.00m	£35.0m	33.7%
Development Value Summary	NIA	£/m ²	Capital Value		INPUTS 0 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	-	£0 £0			Private	0%			ft ²	£ psf	£
Commercial	-	20	£53,558,900		Intermediate	0%	-	-	-	-	
					Affordable Rent	0%	-	-	-	-	
GDV	0		£53,558,900		Commercial			20,758	223,439	240	53,558,900
Land Construction	-103%	#DIV/0! #DIV/0!	(£36,676,705) £62,385,530								
Fees etc			£4,996,451		Total		-	20,758			53,558,900
Planning obligations			£984,358		Development Pr			Start	Duration		Total
Disposal costs			£2,677,945		Private	Sales value	Growth	month 31	month 1	60%	
Finance			£1,124,151		Intermediate		1.00	31	1	00 /8	
Total Costs			£35,491,730		Affordable Rent		• 1.00	31	1		-
					Commercial	53,558,900	1.00	31	1		53,558,900
PROFIT Profit on Cost			£18,067,170 50.9%								
Profit on Value			33.7%								
					Total						53,558,900
Land costs		Rate									
Site value Acquisition costs		6.80%			34,980,310 2,378,661			1 1	1 1		34,980,310 2,378,661
Residential Development Costs								Start	Duration		
Residential Construction Cost								7	24		-
Residential Contingency		5.0%						7	24		-
Residential Professional Fees		10.0%	of costs					7	24		-
Residential External Works Residential Environmental Costs								7	24 24		
Residential Site Preparation								7	24		
Residential Commuted Sum Payn	nent							31	1		-
Commercial Development Cost	s										
Commercial Construction Cost					(49,964,506)			7	24 24		(49,964,506)
Commercial Contingency Commercial Professional Fees					(2,498,225) (4,996,451)			7	24 24		(2,498,225) (4,996,451)
Commercial External Works					(4,996,451)			7	24		(4,996,451)
Commercial Environmental Costs					(999,290)			7	24		(999,290)
Commercial Site Preparation					(1,249,113)			7	24		(1,249,113)
Commercial Sales Agents and Le Planning obligations	gai				(2,677,945)			7	24		(2,677,945)
Borough CIL					-			7	1		-
MCIL2					-			7	1		-
S106 Disposal Costs					(984,358)			7	1		(984,358)
Marketing and disposal cost					(2,677,945)			31	1		(2,677,945)
Total cost (exc finance)											(71,044,283)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(1,124,151)
Total Costs				1.070							(.,.=.,.=.)
Closing Balance											
PROFIT											18,067,170

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
		Zone	GIA		month			EUV	DLV	NELKLY	From on value
55	North	North	0	6	9	16	1		00.40		15.001
Conversion of long term va	acant shop unit to	small office						£0.15m	£0.18m	£0.0m	15.0%
Development Value Summary	NIA	£/m²	Capital Value		INPUTS 0 units		Units	NSA	NSA	Value	Capital Value
Private	-	£0	- Capital Value		0 units		Units	m ²	ft ²	£ psf	£
Affordable		£0	-		Private	0%					-
Commercial			£213,326		Intermediate	0%	-	-	-	-	-
					Affordable Rent	0%	-	-	-		-
GDV	0		£213,326		Commercial			89	962	222	213,326
Land	4%	#DIV/0!	£7,552								
Construction		#DIV/0!	£139,400								
Fees etc			£10,773		Total		-	89			213,326
Planning obligations			£7,565		Development Pr			Start	Duration		Total
						Sales value		month	month		
Disposal costs			£10,666		Private	-		16	1	60%	-
Finance			£5,370		Intermediate	-		16	1		-
Total Costs			£181,327		Affordable Rent			16	1		
PROFIT			£31,999		Commercial	213,326		16	1		213,326
Profit on Cost			17.6%								
Profit on Value			15.0%								
Profit on value			15.0%		Total						213.326
Land costs		Rate			Total						210,020
Site value					(7,072)			1	1		(7,072)
Acquisition costs		6.80%			(481)			1	1		(481)
Residential Development Costs								Start	Duration		
Residential Construction Cost		5 00/						7	9		-
Residential Contingency Residential Professional Fees		5.0% 10.0%			•			7	9		•
Residential Professional Fees Residential External Works		10.0%	of costs		•			7	9		•
Residential Environmental Costs					•			7	9		-
Residential Site Preparation								7	9		
Residential Commuted Sum Paym	ont							16	9		
Commercial Development Costs								10			-
Commercial Construction Cost					(107,727)			7	9		(107,727)
Commercial Construction Cost					(5,386)			7	9		(5,386)
Commercial Professional Fees					(10,773)			7	9		(10,773)
Commercial External Works					(10,773)			7	9		(10,773)
Commercial Environmental Costs					(2,155)			7	9		(2,155)
Commercial Site Preparation					(2,693)			7	9		(2,693)
Commercial Sales Agents and Leg	jal				(10,666)			7	9		(10,666)
Planning obligations											
Borough CIL					-			7	1		-
MCIL2								7	1		-
S106					(7,565)			7	1		(7,565)
Disposal Costs					(40.000)			10			(10.000)
Marketing and disposal cost					(10,666)			16	1		(10,666)
Total cost (exc finance)											(168,405)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		_	0			(5,370)
Total Costs											
Closing Balance											
PROFIT											31,999
											01,000

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
56	North	North	0	6	9	16	1				
	North	North	0	0	3	10	<u> </u>	£0.11m	£0.13m	£0.1m	15.0%
Conversion of long term va	acant unit to shop							20.1111	20.15	20.111	13.078
Development Value Summary		2	0		INPUTS 0 units		Units		NSA	Value	0
Private	NIA	£/m ² £0	Capital Value		0 units		Units	NSA m ²	nsa ft ²	£ psf	Capital Value £
Affordable		£0	1		Private	0%	-	-	-		-
Commercial			£303,481		Intermediate	0%	-	-	-	-	
001/			0000 101		Affordable Rent	0%	-	-	-	-	-
GDV	0		£303,481		Commercial		1	120	1,292	235	303,481
Land	44%	#DIV/0!	£114,151								
Construction		#DIV/0!	£107,524								
Fees etc Planning obligations			£7,728		Total Development Pr		-	120 Start	Duration		303,481 Total
Planning obligations			-		Development Pr	Sales value		month	month		Total
Disposal costs			£15,174		Private		• 1.00	16	1	60%	-
Finance			£13,382		Intermediate		1.00	16	1		-
Total Costs			£257,959		Affordable Rent Commercial	202.40	• 1.00	16 16	1		-
PROFIT			£45,522		Commercial	303,481		10	1		303,481
Profit on Cost			17.6%								
Profit on Value			15.0%								
Land costs		Rate			Total						303,481
Site value		Kate			(106,883)			1	1		(106,883)
Acquisition costs		6.80%			(7,268)			1	1		(7,268)
								0	Dentis		
Residential Development Costs Residential Construction Cost								Start 7	Duration 9		
Residential Contingency		5.0%						7	9		-
Residential Professional Fees		10.0%	of costs					7	9		-
Residential External Works								7	9		-
Residential Environmental Costs Residential Site Preparation								7 7	9 9		-
Residential Commuted Sum Paym	ent							16	1		-
Commercial Development Costs											
Commercial Construction Cost					(77,280)			7	9		(77,280)
Commercial Contingency Commercial Professional Fees					(3,864) (7,728)			7	9 9		(3,864)
Commercial External Works					(7,728)			7	9		(7,728) (7,728)
Commercial Environmental Costs					(1,546)			7	9		(1,546)
Commercial Site Preparation					(1,932)			7	9		(1,932)
Commercial Sales Agents and Leg	al				(15,174)			7	9		(15,174)
Planning obligations Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					-			7	1		-
Disposal Costs Marketing and disposal cost					(15,174)			16	1		(15,174)
warkeung and disposal cost					(15,174)			10			(15,174)
Total cost (exc finance)											(130,426)
Overall net cashflow											
Opening Balance Development Costs for Period											
Interest				7.0%	debit						(13,382)
Total Costs				1.070			-				(.0,002)
Closing Balance											
PROFIT											45,522
											40,022

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
57	COA	COA	4,152	6	21	28	1				
Hotel and residential			<u> </u>	1				£4.07m	£5.29m	£1.0m	16.5%
Development Value Summary					INPUTS						
D ¹	NIA	£/m ²	Capital Value		46 units		Units	NSA	NSA	Value	Capital Value
Private Affordable	2,699 1,453	£6,997 £2,483	£18,882,249 £3,608,632		Private	65%	30	m ² 2,699	ft ² 29,050	£ psf 650	£ 18.882.249
Commercial	1,400	12,403	£18,000,000		Intermediate	11%	5	436	4,693	300	1,407,789
					Affordable Rent	25%	11	1,017	10,950	201	2,200,843
GDV	4,152		£40,490,881		Commercial			5,341	57,491	313	18,000,000
Land	3%	£260	£1.078.591								
Construction		£6,644	£27,586,783								
Fees etc			£2,155,963		Total		46	9,493			40,490,881
Planning obligations			-		Development Pre			Start	Duration		Total
Disposal costs			£900,000		Private	Sales value 18,882,249		month 28	month 1	60%	18,882,249
Finance			£2,098,862		Intermediate	1,407,789		28	1	00%	1,407,789
Total Costs			£33,820,199		Affordable Rent	2,200,843		28	1		2,200,843
					Commercial	18.000.000		28	1		18,000,000
PROFIT			£6,670,682			,,.					,
Profit on Cost			19.7%								
Profit on Value			16.5%								
Land costs		Rate			Total						40,490,881
Site value					(1,009,917)			1	1		(1,009,917)
Acquisition costs		6.80%			(68,674)			1	1		(68,674)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(8,586,336)			7	21		(8,586,336)
Residential Contingency		5.0%			(429,317)			7	21		(429,317)
Residential Professional Fees		10.0%	of costs		(858,634)			7	21		(858,634)
Residential External Works					(901,565)			7	21		(901,565)
Residential Environmental Costs					(171,727)			7	21		(171,727)
Residential Site Preparation					(225,391)			7	21		(1,094,758)
Residential Commuted Sum Paym					-			28	1		-
Commercial Development Costs	•										
Commercial Construction Cost					(12,973,289)			7	21		(12,973,289)
Commercial Contingency					(648,664)			7	21		(648,664)
Commercial Professional Fees					(1,297,329)			7	21		(1,297,329)
Commercial External Works					(1,297,329)			7	21		(1,297,329)
Commercial Environmental Costs					(259,466)			7	21 21		(259,466)
Commercial Site Preparation Commercial Sales Agents and Leg	ol				(324,332)			7	21		(324,332)
Planning obligations	a				(900,000)			'	21		(900,000)
Borough CIL								7	1		-
MCIL2								7	1		-
S106								7	i		-
Disposal Costs											
Marketing and disposal cost					(900,000)			28	1		(900,000)
Total cost (exc finance)											(30,642,745)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	(22,286)			(2,098,862)
Total Costs											
Closing Balance											
PROFIT											

Protect Kess Lone Zone GLA Processituation Note Low Net KLV Product value 58 COA COA O 6 23 25 23 23 23 25 25 23 <			Comm	Residential		Construction						
Note the development (from long term wacknet building) E1.3m £1.3m 19.9% Development (from long term wacknet building) Not 15 Units NSA NSA NSA Capted Value Development (from long term wacknet building) Development (from long term wacknet building) Not 15 Units NSA NSA <t< th=""><th>Property Ref</th><th>Resi Zone</th><th></th><th></th><th>Pre construction</th><th></th><th>Sale Start</th><th>Sale Period</th><th>EUV</th><th>BLV</th><th>Net RLV</th><th>Profit on value</th></t<>	Property Ref	Resi Zone			Pre construction		Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
Bit decision No. 1 Solar Value No. 1 No. 1 <td>58</td> <td>COA</td> <td>COA</td> <td>0</td> <td>6</td> <td>21</td> <td>28</td> <td>1</td> <td></td> <td></td> <td></td> <td></td>	58	COA	COA	0	6	21	28	1				
NA org Orginal Value Units Units NA NA Value Capital Value Addication D D D Total	Hotel development (from le	ong term vacant bu	uilding)						£3.59m	£4.30m	£1.3m	15.9%
Private Commercial - 00 - - n' n' t' t t Altricable Commercial - 100 - <td>Development Value Summary</td> <td></td> <td> 2</td> <td>0</td> <td></td> <td></td> <td></td> <td>11-5-</td> <td></td> <td></td> <td>Matur</td> <td>Querte Diverse</td>	Development Value Summary		2	0				11-5-			Matur	Querte Diverse
Atfordable B - - Protects - </td <td>Private</td> <td>NIA -</td> <td></td> <td>Capital value</td> <td></td> <td>0 units</td> <td></td> <td>Units</td> <td></td> <td></td> <td></td> <td></td>	Private	NIA -		Capital value		0 units		Units				
BPV 0 1	Affordable	-		-				-			•	
BDV 0 IB.750.000 Commarcial 4.457 47.760 393 18.750.000 Lind -9% #D/V/01 F1.33.550 F1.30.7747 F1.30.7747 F1.30.7747 F1.30.7747 F1.30.7747 F1.30.7747 F1.30.7747 F1.30.7747 F1.30.7747 F1.30.750.000 F1.30.75	Commercial			£18,750,000						-	-	-
Land -9% EDV/00 E13.816.369 Total	GDV	0		£18 750 000			0%	-		- 47 760	- 393	- 18 750 000
Construction #D/V/E £13,816,580 Total - 4.437 Start Start Development Proceeds Start <th< td=""><td>001</td><td></td><td></td><td></td><td></td><td>Commondar</td><td></td><td>11</td><td>1,107</td><td>11,100</td><td>000</td><td>10,100,000</td></th<>	001					Commondar		11	1,107	11,100	000	10,100,000
Fees atc Panna delations Citel - 4.437 - 18,759,000 Depond delations 2837 500 Development Proceeds State value month month Total Depond delations 2837 500 Development Proceeds State value month month Total Total Constant 28 1 Constant Constant 28 1 Constant 28 1 Constant Constant 28 1 Constant Constant 28 1 Constant Constant 1 18,750,000 Constant 18,750,000 Constant 28 1 1 18,750,000 Constant Constant 1 1,857,000 Constant Constant Constant Constant 1 1,06,273 Total Constant Constant </td <td>Land</td> <td>-9%</td> <td></td>	Land	-9%										
Pinning obligations EAF, 776 Deroid or Site o			#DIV/0!			Total			4 427			18 750 000
Sales value month month month Finance E397.500 E397.500 28 1 607 Finance E397.500 E397.500 28 1 607 Finance E397.500 E397.500 28 1 607 Finance (199.100 for							oceeds			Duration		
Finds E548,80 Internet is it is i						-			month			
Total Costs 113/C4 320 Aft C4 320 Commercial Commercial 18,750,000 18 1 18,750,000 PROFIT C2 385 300 Commercial 18,070,000 1 1 18,070,000 Profit or Osts 18,070,000 Total 1 1 1,006,273 And costs 6,80% 8,827 1 1 1 1,006,273 Reademital Construction Cost 6,80% 6,827 1 1 1 1,006,273 Reademital Construction Cost 7 21 - - 7 21 - Reademital Construction Cost - 7 21 -							-				60%	-
PROFIT 5285080 28 1 18,750,000 Profit on Cods 18,9% Profit on Cods 18,9% Profit on Code Note Note <td></td>												
Profit on Oats 18.9% Profit on Oats Rate 1.306.273 1 1 1,306.273 Site value 1.306.273 1 1 1,306.273 1 1 1,306.273 Ratise 1.306.273 1 1 1,306.273 1 1 1,306.273 Ratise into Costs Start Duration Ratise into Costs 7 21 - Residential Contingency 5.0% - 7 21 - - Residential Contingency 5.0% - 7 21 - - Residential Contingency 5.0% - 7 21 - <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>18,750,000</td> <td>1.00</td> <td></td> <td>1</td> <td></td> <td>18,750,000</td>							18,750,000	1.00		1		18,750,000
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signoral Costs arke ding and disposal cost 28 1 (1,256,250) otal acost (acc finance) (3,234,040) (3,234,040) (3,234,040) versal in ac cashflow (3,234,040) (3,234,040) (3,234,040) versal in ac cashflow (3,234,040) (3,234,040) (4,15,846) versal in accession of the cashflow (3,234,040) (4,15,846) (4,15,846) versal in accession of the cashflow cash (accession of the cashflow (accession of the cashf	S106					(1.265,990)						(1.265.990)
Iterate ing and disposal cost 28 1 (1,256,250) Interact cost (exc finance) (35,234,040) otal cost (exc finance) (35,234,040) otal cost (exc finance) (35,234,040) otal cost sor Period (35,234,040) terest 7.0% debit otal Cost Sor (415,846) losing Balance (415,846)	Disposal Costs					(.,=)						(.,,)
Verall net cashflow joening Balance verlopment Costs for Period terest 7.0% debit (415,846) tol Costs losing Balance	Marketing and disposal cost					(1,256,250)			28	1		(1,256,250)
Verall net cashflow pening Balance evelopment Costs for Period terest 7.0% debit (415,846) oal Costs losing Balance	Total cost (exc finance)											(35,234,040)
levelopment Costs for Period terest 7.0% debit (415,846) tal Costs losing Balance	Overall net cashflow			-	-							
Interest 7.0% debit (415,846) Otal Costs Jossing Balance	Opening Balance											
losing Balance	Development Costs for Period											
losing Balance	Interest				7.0%	debit			0			(415,846)
	Total Costs							_				
ROFIT 9,201,267	Closing Balance											
	PROFIT											9,201,267

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
60	Central	Purley Way	0	6	15	22	1				
Replacement of existing re	tail w/h with 3 larg	ger industrial/	storage units					£9.84m	£13.77m	£12.4m	15.0%
Development Value Summary		2			INPUTS						
Private	NIA	£/m ² £0	Capital Value		0 units		Units	NSA m ²	NSA ft ²	Value £ psf	Capital Value £
Affordable		£0			Private	0%	-				
Commercial			£35,300,224		Intermediate	0%	-	-	-		-
					Affordable Rent	0%	-	-	-	-	-
GDV	0		£35,300,224		Commercial			8,200	88,265	400	35,300,224
Land	44%	#DIV/0!	£13,254,506								
Construction		#DIV/0!	£10,976,071								
Fees etc			£770,800		Total			8,200			35,300,224
Planning obligations			£943,823		Development Pr	oceeds		Start	Duration		Total
						Sales value		month	month		
Disposal costs			£1,765,011		Private		• 1.00	22	1	60%	-
Finance			£2,294,979		Intermediate Affordable Rent		• 1.00	22 22	1		-
Total Costs			£30,005,190		Commercial	35,300,224		22	1		35,300,224
PROFIT			£5,295,034		Commercial	33,300,224	. 1.00	22	'		33,300,224
Profit on Cost			17.6%								
Profit on Value			15.0%								
					Total						35,300,224
Land costs		Rate									
Site value					(12,410,586)			1	1		(12,410,586)
Acquisition costs		6.80%			(843,920)			1	1		(843,920)
Residential Development Costs								Start	Duration		
Residential Construction Cost								7	15		_
Residential Contingency		5.0%						7	15		-
Residential Professional Fees		10.0%	of costs					7	15		-
Residential External Works								7	15		-
Residential Environmental Costs					-			7	15		-
Residential Site Preparation					•			7	15		-
Residential Commuted Sum Paym					•			22	1		-
Commercial Development Costs	5										
Commercial Construction Cost					(7,708,000)			7	15		(7,708,000)
Commercial Contingency Commercial Professional Fees					(385,400) (770,800)			7	15 15		(385,400) (770,800)
Commercial External Works					(770,800)			7	15		(770,800)
Commercial Environmental Costs					(154,160)			7	15		(154,160)
Commercial Site Preparation					(192,700)			7	15		(192,700)
Commercial Sales Agents and Leo	al				(1,765,011)			7	15		(1,765,011)
Planning obligations											
Borough CIL					-			7	1		-
MCIL2					-			7	1		-
S106 Disposal Costs					(943,823)			7	1		(943,823)
Marketing and disposal cost					(1,765,011)			22	1		(1,765,011)
manioning and disposal cost					(1,705,011)			~~~			(1,703,011)
Total cost (exc finance)											(14,455,705)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	(0)			(2,294,979)
Total Costs											
Closing Balance											
PROFIT											5,295,034
											0,200,000

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
61	Central	North	10,097	6	18	25	3				
Mixed use warehouse and I	residential		1			1		£1.40m	£1.75m	£6.7m	17.1%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		97 units		Units	NSA	NSA	Value	Capital Value
Private	6,563	£5,920	£38,854,208		D	050/		m ²	ft ²	£ psf	£
Affordable Commercial	3,534	£2,483	£8,775,617 £6,652,227		Private Intermediate	65% 11%	63 10	6,563 1,060	70,645 11,412	550 300	38,854,208 3,423,518
Commercial			20,002,227		Affordable Rent	25%	24	2,474	26,628	201	5,352,099
GDV	10,097		£54,282,051		Commercial			3,083	33,185	200	6,652,227
Land	16%	£704	£7,105,119								
Construction	1070	£3,069	£30,992,722								
Fees etc			£2,377,862		Total		97	13,180			54,282,051
Planning obligations			£1,167,099		Development Pr			Start	Duration		Total
Disposal costs			£332.611		Private	Sales value 38.854.208		month 25	month 3	60%	38.854.208
Disposal costs Finance			£332,611 £3,010,169		Intermediate	38,854,208		25 25	3	60%	38,854,208 3,423,518
Total Costs			£44,985,582		Affordable Rent	5,352,099		25	1		5,352,099
					Commercial	6,652,227		25	1		6,652,227
PROFIT			£9,296,469								
Profit on Cost			20.7%								
Profit on Value			17.1%		Total						54.282.051
Land costs		Rate			Iotal						34,262,031
Site value					(6,652,733)			1	1		(6,652,733)
Acquisition costs		6.80%			(452,386)			1	1		(452,386)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(20,880,596)			7	18		(20,880,596)
Residential Contingency		5.0%			(1,044,030)			7	18		(1,044,030)
Residential Professional Fees		10.0%	of costs		(2,088,060)			7	18		(2,088,060)
Residential External Works Residential Environmental Costs					(2,192,463)			7 7	18 18		(2,192,463)
Residential Environmental Costs Residential Site Preparation					(417,612) (548,116)			7	18		(417,612) (2,662,276)
Residential Commuted Sum Payme	ent				-			25	10		(2,002,270)
Commercial Development Costs								25			
Commercial Construction Cost					(2,898,020)			7	18		(2,898,020)
Commercial Contingency					(144,901)			7	18		(144,901)
Commercial Professional Fees					(289,802)			7	18		(289,802)
Commercial External Works					(289,802)			7	18		(289,802)
Commercial Environmental Costs					(57,960)			7	18		(57,960)
Commercial Site Preparation	-				(72,451)			7	18 18		(72,451)
Commercial Sales Agents and Lega Planning obligations	ai				(332,611)			1	10		(332,611)
Borough CIL								7	1		-
MCIL2					-			7	1		-
S106					(1,167,099)			7	1		(1,167,099)
Disposal Costs											
Marketing and disposal cost					(332,611)			25	3		(332,611)
Total cost (exc finance)											(34,870,294)
Overall net cashflow											
Opening Balance											
Development Costs for Period Interest				7.0%	debit						(3,010,169)
Total Costs				7.0%	GODIL		-	1,207			(3,010,109)
Closing Balance											
PROFIT											9,296,469
PROFIL											9,296,469

Property Ref	Resi Zone	Comm	Residential	Pre construction	Construction	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
62		Zone	GIA	6	month 32	39	1	201		HELT	Tront on Value
62	Central	North	0	6	32	39	1				
Transport infrastructure								£7.00m	£8.40m	£0.0m	15.0%
Development Value Summary					INPUTS						
	NIA	£/m ²	Capital Value		0 units		Units	NSA	NSA	Value	Capital Value
Private	-	£0	-					m ²	ft ²	£ psf	£
Affordable	-	£0	-		Private	0%	-	-	-	-	-
Commercial			£431,542		Intermediate	0%	-		-	-	-
					Affordable Rent	0%	-	-	-		-
GDV	0		£431,542		Commercial			200	2,153	200	431,542
Land	3%	#DIV/0!	£10,832								
Construction	370	#DIV/0!	£246,237								
Fees etc		#010/0:	£18,800		Total			200			431,542
Planning obligations			£33,850		Development Pr	oceeds		Start	Duration		Total
r lanning obligations			200,000		Dereiepineik i i	Sales value		month	month		rotai
Disposal costs			£21,577		Private			39	1	60%	-
Finance			£35,515		Intermediate			39	1		-
Total Costs			£366,811		Affordable Rent			39	1		
					Commercial	431,542		39	1		431,542
PROFIT			£64,731								
Profit on Cost			17.6%								
Profit on Value			15.0%								
					Total						431,542
Land costs		Rate									
Site value					(10,142)			1	1		(10,142)
Acquisition costs		6.80%			(690)			1	1		(690)
								a			
Residential Development Costs								Start 7	Duration		
Residential Construction Cost Residential Contingency		5.0%						7	32 32		-
Residential Contingency Residential Professional Fees		10.0%	of costs					7	32		-
Residential External Works		10.076	01 00515					7	32		-
Residential Environmental Costs								7	32		
Residential Site Preparation								7	32		
Residential Commuted Sum Paym	ant							39	1		_
Commercial Development Cost								55			-
Commercial Construction Cost	•				(188,000)			7	32		(188,000)
Commercial Contingency					(9,400)			7	32		(9,400)
Commercial Professional Fees					(18,800)			7	32		(18,800)
Commercial External Works					(18,800)			7	32		(18,800)
Commercial Environmental Costs					(3,760)			7	32		(3,760)
Commercial Site Preparation					(4,700)			7	32		(4,700)
Commercial Sales Agents and Leg	gal				(21,577)			7	32		(21,577)
Planning obligations											
Borough CIL								7	1		
MCIL2					-			7	1		-
S106					(33,850)			7	1		(33,850)
Disposal Costs											
Marketing and disposal cost					(21,577)			39	1		(21,577)
T											(000.404)
Total cost (exc finance) Overall net cashflow											(320,464)
Opening Balance Development Costs for Period											
Interest				7.0%	dobit						(35,515)
Total Costs				7.0%	ueuit		-	(0)			(35,515)
Closing Balance											
Citosing Balance											
PROFIT											64,731
											0.1,1.01

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
63	South West	South	2,826	6	12	19	1				
Older person accommodat	ion							£3.38m	£0.14m	£1.5m	16.9%
Development Value Summary					INPUTS						
	NIA	£/m²	Capital Value		26 units		Units	NSA	NSA	Value	Capital Value
Private	1,837	£4,682	£8,600,910		B	050/	1 47 1	m ²	ft ²	£ psf	£
Affordable Commercial	989	£2,483	£2,456,165		Private Intermediate	65% 11%	17	1,837 297	19,772 3,194	435 300	8,600,910 958,192
Commercial					Affordable Rent	25%	6	692	7,453	201	1,497,973
GDV	2,826		£11,057,075		Commercial			-	-		-
Land	18%	£581	£1,642,589								
Construction	1070	£2.262	£6,393,663								
Fees etc			£490,876		Total		26	2,826			11,057,075
Planning obligations			£213,644		Development Pro			Start	Duration		Total
						Sales value		month	month	0001	0.000.04-
Disposal costs Finance			- £448,752		Private Intermediate	8,600,910 958,192		19 19	1	60%	8,600,910 958,192
Total Costs			£9,189,523		Affordable Rent	1,497,973		19	1		1,497,973
10101 00010			23,103,523		Commercial	1,407,970	1.00	19	1		-
PROFIT			£1,867,552								
Profit on Cost			20.3%								
Profit on Value			16.9%		T						44 057 075
Land costs		Rate			Total						11,057,075
Site value					(1,538,004)			1	1		(1,538,004)
Acquisition costs		6.80%			(104,584)			1	1		(104,584)
Residential Development Costs								Start	Duration		
Residential Construction Cost					(4,908,762)			7	12		(4,908,762)
Residential Contingency		5.0%			(245,438)			7	12		(245,438)
Residential Professional Fees		10.0%	of costs		(490,876)			7	12		(490,876)
Residential External Works					(515,420)			7	12		(515,420)
Residential Environmental Costs					(98,175)			7	12		(98,175)
Residential Site Preparation					(128,855)			7	12		(625,867)
Residential Commuted Sum Paym					-			19	1		-
Commercial Development Costs Commercial Construction Cost	•							7	12		
Commercial Construction Cost								7	12		-
Commercial Professional Fees								7	12		
Commercial External Works					-			7	12		-
Commercial Environmental Costs					-			7	12		-
Commercial Site Preparation					-			7	12		-
Commercial Sales Agents and Leg	al				-			7	12		-
Planning obligations Borough CIL								7	1		
MCIL2								7	1		
S106					(213,644)			7	1		(213,644)
Disposal Costs					(,						()
Marketing and disposal cost					-			19	1		-
Total cost (exc finance)											(7,098,183)
Overall net cashflow											
Opening Balance											
Development Costs for Period											
Interest				7.0%	debit		-	(0)			(448,752)
Total Costs Closing Balance											
CIUSING DEMICE											
PROFIT											1,867,552

Property Ref	Resi Zone	Comm Zone	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period	EUV	BLV	Net RLV	Profit on value
64	North	North	2,826	6	12	19	1				
Older Person Accommoda	ation (Notional)							£0.13m	#REF!	£1.7m	17.0%
Development Value Summary Private Affordable	NIA 1,837 989	£/m² £4,844 £2,483	Capital Value £8,897,494 £2,456,165		INPUTS 26 units Private	65%	Units	NSA m ² 1,837	NSA ft ² 19,772	Value £ psf 450	Capital Value £ 8,897,494
Commercial GDV	2,826		£11,353,658		Intermediate Affordable Rent Commercial	11% 25%	3 6	297 692	3,194 7,453	300 201	958,192 1,497,973
Land	19%	£643	£1,816,117		Commerciai		1	-	-		
Construction Fees etc Planning obligations		£2,262	£6,393,663 £490,876 £255,889		Total Development Pr	oceade	26	2,826 Start	Duration		11,353,658 Total
Disposal costs Finance Total Costs			£470,244 £9,426,789		Private Intermediate Affordable Rent Commercial	Sales value 8,897,494 958,192 1,497,973		month 19 19 19 19	month 1 1 1	60%	8,897,494 958,192 1,497,973
PROFIT Profit on Cost Profit on Value			£1,926,869 20.4% 17.0%		Total						11,353,658
Land costs Site value Acquisition costs		Rate 6.80%			(1,700,484) (115,633)			1 1	1 1		(1,700,484) (115,633)
Residential Development Costs Residential Construction Cost Residential Professional Fees Residential Professional Fees Residential Environmental Costs Residential Site Preparation	3	5.0% 10.0%	of costs		(4,908,762) (245,438) (490,876) (515,420) (98,175) (128,855)			Start 7 7 7 7 7 7 7	Duration 12 12 12 12 12 12 12		(4,908,762) (245,438) (490,876) (515,420) (98,175) (625,867)
Residential Commuted Sum Payr Commercial Development Cost Commercial Construction Cost Commercial Contingency Commercial Professional Fees								19 7 7 7	1 12 12 12		
Commercial External Works Commercial Environmental Costs Commercial Site Preparation Commercial Sales Agents and Le Planning obligations Borough CIL					-			7 7 7 7 7	12 12 12 12		-
MCIL2 S106 Disposal Costs Marketing and disposal cost					(255,889)			7 7 7	1 1 1		(255,889) -
Total cost (exc finance)											(7,140,428)
Overall net cashflow Opening Balance Development Costs for Period Interest Total Costs				7.0%	debit		-	(0)			(470,244)
Closing Balance PROFIT											1,926,869



Appendix 12

Site number	1	2	3	4	5	6	7	8
Typology Description	Single residential dwelling (greenfield)	Conversion and extension of existing dwelling to provide 5 flats	Demolition of existing dwelling to create 7 flats	Infill development of single dwelling (brownfield)	Demolition of garage/extension to create 3 flats	Demolition of commercial building to create 2 flats and 2 houses	Demolition of garage in garden to create 6 flats	Demolition of dwelling to create 6 flats, 3 houses (no land levels)
Zone	South	North	North	North	North	South	South	South
Inside / Outside COA	OUT	OUT	OUT	OUT	OUT	OUT	OUT	OUT
Residential Units	1	5	7	1	3	4	6	9
EUV	£17,500	£800,000	£641,000	£20,000	£617,000	£209,982	£52,500	£1,040,000
Premium (input)	20%	15%	15%	15%	15%	20%	20%	20%
BLV	£21,000	£920,000	£737,150	£23,000	£709,550	£251,978	£63,000	£1,248,000
Residual Land Value	£208,612	£324,395	£853,303	£74,248	£533,314	£192,073	£570,156	£544,818
Surplus / Deficit	£187,612	£595,605	£116,153	£51,248	£176,236	£59,906	£507,156	£703,182
GDV	£1,131,243	£1,278,751	£3,108,076	£411,719	£1,672,710	£1,170,574	£2,246,856	£3,155,868
Affordable Housing %	0%	0%	0%	0%	0%	0%	0%	0%
Commuted Sum Payment	£10,000	£50,000	£70,000	£10,000	£30,000	£40,000	£60,000	£90,000
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£40,891	£17,264	£71,931	£14,386	£29,280	£30,127	£48,406	£43,836
Business CIL (E(g), B2, B8) Rate	£0	£0	£0	£0	£0	£0	£0	£0
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£0	£0	£0	£0	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£0	£0	£0	£0	£0	£0	£0	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£0	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£0	£0	£0	£0	£0	£0	£0	£0
Total CIL (all uses)	£40,891	£17,264	£71,931	£14,386	£29,280	£30,127	£48,406	£43,836

Site number	9	10	11	12	13	14	15	16
Typology Description	Demolition of garages to create 6 town houses	Demolition of dwelling to create 9 flats (no land levels)	Demolition of light industrial/office to create 4 houses and storage	Development on greenfield land (minor)	Development on greenfield land (major)	Development on greenfield land (notional)	16 flats (brownfield)	11 flats (brownfield change of use)
Zone	North	South	North	South	South	South	South	COA
Inside / Outside COA	OUT	OUT	OUT	OUT	OUT	OUT	OUT	IN
Residential Units	6	9	4	8	15	10	16	11
EUV	£160,000	£1,400,000	£70,278	£101,500	£101,500	£101,500	£582,702	£1,100,957
Premium (input)	15%	20%	15%	20%	20%	20%	20%	30%
BLV	£184,000	£1,680,000	£80,820	£121,800	£121,800	£121,800	£699,242	£1,431,244
Residual Land Value	£791,683	£922,457	£363,765	£802,139	£902,177	£601,452	£895,281	£1,425,749
Surplus / Deficit	£607,683	£757,543	£282,945	£680,339	£780,377	£479,652	£196,039	£5,496
GDV	£3,005,066	£3,852,884	£1,302,970	£4,569,921	£7,160,102	£4,773,401	£4,667,013	£3,797,232
Affordable Housing %	0%	0%	0%	0%	35%	35%	35%	35%
Commuted Sum Payment	£60,000	£90,000	£40,000	£80,000	£0	£0	£O	£0
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£58,459	£68,969	£1,354	£165,188	£201,323	£134,215	£75,029	£0
Business CIL (E(g), B2, B8) Rate	£0	£0	£0	£O	£0	£0	£0	£169
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£0	£0	£0	£0	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£0	£0	£0	£0	£0	£0	£0	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£0	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£0	£0	£0	£0	£0	£0	£0	£0
Total CIL (all uses)	£58,459	£68,969	£1,354	£165,188	£201,323	£134,215	£75,029	£0

Site number	17	18	19	20	21	22	23	24
Typology Description	Garage demolition to create 12 flats (greenfield)	Development of c.30 flats and houses (brownfield)	Development of c.30 flats (brownfield)	Development of c30 flats with some light industrial (brownfield)	Development of c.30 flats (brownfield)	Development of c.100 flats and houses (greenfield)	Development of c.100 flats (brownfield)	Large residential scheme c. 400 flats incl tall building
Zone	North	South	North	South	COA	North	North	COA
Inside / Outside COA	OUT	OUT	OUT	OUT	IN	OUT	OUT	IN
Residential Units	12	40	24	22	25	79	86	420
EUV	£200,000	£2,164,500	£1,200,000	£700,060	£703,346	£500,500	£2,760,000	£12,000,000
Premium (input)	15%	20%	15%	20%	30%	15%	15%	30%
BLV	£230,000	£2,597,400	£1,380,000	£840,072	£914,350	£575,575	£3,174,000	£15,600,000
Residual Land Value	£913,409	£2,781,527	£1,635,239	£1,051,621	£4,412,916	£6,558,232	£7,441,024	£34,509,445
Surplus / Deficit	£683,409	£184,127	£255,239	£211,549	£3,498,567	£5,982,657	£4,267,024	£18,909,445
GDV	£4,237,977	£14,519,747	£7,669,545	£8,101,662	£13,282,187	£34,952,875	£42,243,501	£204,505,855
Affordable Housing %	35%	35%	35%	35%	35%	35%	35%	35%
Commuted Sum Payment	£0	£0	£0	£0	£0	£0	£0	£0
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£78,582	£345,285	£162,598	£97,702	£176,350	£957,109	£1,023,116	£1,341,745
Business CIL (E(g), B2, B8) Rate	£0	£0	£0	£0	£169	£0	£0	£169
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£0	£0	£0	£0	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£0	£0	£0	£0	£0	£0	£0	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£0	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£0	£0	£0	£35,051	£0	£0	£0	£25,676
Total CIL (all uses)	£78,582	£345,285	£162,598	£132,754	£176,350	£957,109	£1,023,116	£1,367,421

Site number	25	26	27	28	29	30	31	32
Typology Description	Residential and health (change of use of long term vacant building)	Tall building residential and health (new build)	Office conversion of office above flats to small no. of flats	Residential and local supermarket (medium scale)	Residential and Supermarket	Local supermarket (small scale) replaced by Mixed use residential and supermarket	9 flats (change of use)	Residential and retail
Zone	COA	COA	South	Central	Central	North	North	COA
Inside / Outside COA	IN	IN	OUT	OUT	OUT	OUT	OUT	IN
Residential Units	70	100	4	42	17	9	9	55
EUV	£2,095,635	£2,095,635	£327,666	£3,018,978	£12,725,428	£864,304	£1,673,494	£3,250,000
Premium (input)	30%	30%	20%	25%	25%	15%	15%	30%
BLV	£2,724,326	£2,724,326	£393,199	£3,773,723	£15,906,785	£993,950	£1,924,518	£4,225,000
Residual Land Value	£5,062,443	£10,278,607	£330,516	£3,882,400	£12,516,243	£1,583,622	£3,192,885	£8,194,938
Surplus / Deficit	£2,338,117	£7,554,281	£62,683	£108,677	£3,390,542	£589,672	£1,268,367	£3,969,938
GDV	£25,357,311	£47,907,778	£1,054,862	£28,579,417	£48,122,044	£8,226,815	£11,336,001	£33,144,399
Affordable Housing %	35%	35%	0%	35%	35%	0%	0%	35%
Commuted Sum Payment	£0	£0	£40,000	£0	£0	£90,000	£90,000	£0
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£68,011	£459,520	£0	£0	£85,840	£69,616	£0	£266,045
Business CIL (E(g), B2, B8) Rate	£169	£169	£0	£0	£0	£0	£0	£169
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£0	£0	£0	£0	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£0	£0	£0	£0	£0	£0	£0	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£0	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£20,893	£72,026	£0	£0	£706,967	£86,602	£0	£54,615
Total CIL (all uses)	£88,904	£531,546	£0	£0	£792,806	£156,218	£0	£320,659

Site number	33	34	35	36	37	38	39	40
Typology Description	Residential and primary school	Residential and secondary school (greenfield)	Primary/secondary school (no residential)	Office large	Office (medium)	Large mixed use office and residential (New build)	Large mixed use office and residential (Change of Use)	Residential conversion of large listed building
Zone	СОА	Central	Central	COA	СОА	COA	COA	COA
Inside / Outside COA	IN	OUT	OUT	IN	IN	IN	IN	IN
Residential Units	172	150	0	0	0	178	144	52
EUV	£4,572,131	£1,134,000	£7,092,517	£880,000	£4,200,000	£12,000,000	£3,057,000	£1
Premium (input)	30%	25%	25%	20%	20%	30%	30%	30%
BLV	£5,943,770	£1,417,500	£8,865,646	£1,056,000	£5,040,000	£15,600,000	£3,974,100	£1
Residual Land Value	£13,448,810	-£4,073,004	-£24,739,333	£45,544,853	£18,853,042	£44,242,218	£38,090,920	£11,781,375
Surplus / Deficit	£7,505,040	£5,490,504	£33,604,980	£44,488,853	£13,813,042	£28,642,218	£34,116,820	£11,781,374
GDV	£82,298,950	£73,656,722	£19,743,145	£193,235,871	£74,913,938	£268,527,647	£136,013,809	£37,018,910
Affordable Housing %	35%	35%	0%	0%	0%	35%	35%	35%
Commuted Sum Payment	£0	£0	£0	£0	£0	£0	£O	£0
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£1,421,682	£1,320,150	£0	£0	£0	£813,660	£438,723	£0
Business CIL (E(g), B2, B8) Rate	£169	£0	£0	£169	£169	£169	£169	£169
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£4,315,875	£1,667,282	£2,816,517	£441,319	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£0	£0	£0	£0	£0	£0	£O	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£0	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£468,999	£1,340,460	£1,132,452	£8,745,994	£3,389,062	£5,681,541	£908,545	£0
Total CIL (all uses)	£1,890,681	£2,660,610	£1,132,452	£13,061,869	£5,056,344	£9,311,718	£1,788,586	£0

Site number	41	42	43	44	45	46	47	48
Typology Description	Residential conversion of medium listed building	Large Private Rental Scheme development (new build to rent)	Large Private Rental Scheme development (change of use)	Residential, ground floor retail and warehouse/storage	Tall tower with ground floor retail (change of use)	Small scale light industrial park (brownfield)	Large warehouse	Mixed use light industrial and residential (low amounts of light industry)
Zone	North	COA	COA	Central	COA	Central	South	Central
Inside / Outside COA	OUT	IN	IN	OUT	IN	OUT	OUT	OUT
Residential Units	6	420	288	56	320	0	0	97
EUV	£773,000	£12,000,000	£3,057,000	£11,924,952	£3,057,000	£5,500,000	£5,000,000	£1,400,000
Premium (input)	15%	30%	30%	25%	30%	40%	40%	25%
BLV	£888,950	£15,600,000	£3,974,100	£14,906,190	£3,974,100	£7,700,000	£7,000,000	£1,750,000
Residual Land Value	£998,446	£4,620,043	£30,885,812	£16,310,410	£30,840,399	£12,872,586	£5,945,973	£1,905,790
Surplus / Deficit	£109,496	£10,979,957	£26,911,712	£1,404,220	£26,866,299	£5,172,586	£1,054,027	£155,790
GDV	£3,395,472	£204,505,855	£188,374,858	£76,700,493	£188,374,858	£34,796,550	£22,775,819	£47,924,090
Affordable Housing %	0%	35%	35%	35%	35%	0%	0%	35%
Commuted Sum Payment	£60,000	£0	£0	£0	£0	£0	£0	£0
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£2,031	£1,341,745	£1,489,294	£512,409	£1,489,294	£0	£0	£794,080
Business CIL (E(g), B2, B8) Rate	£0	£169	£169	£0	£169	£0	£0	£0
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£0	£0	£0	£0	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£0	£0	£0	£0	£0	£0	£0	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£0	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£0	£25,676	£33,257	£1,408,426	£33,257	£567,326	£169,335	£373,020
Total CIL (all uses)	£2,031	£1,367,421	£1,522,552	£1,920,835	£1,522,552	£567,326	£169,335	£1,167,099

Site number	49	50	51	52	53	54	55	56
Typology Description	Mixed use light industrial and residential (moderate amounts of light industry)	Mixed use large residential and community use (brownfield)	Non-charitable community uses (new build)	Non-charitable community uses (change of use)	Large retail shopping centre with resi	Large mixed use leisure and retail	Conversion of long term vacant shop unit to small office	Conversion of long term vacant unit to shop
Zone	North	South	Central	Central	COA	СОА	North	North
Inside / Outside COA	OUT	OUT	OUT	OUT	IN	IN	OUT	OUT
Residential Units	61	114	0	0	500	0	0	0
EUV	£1,400,000	£1,270,000	£1,412,297	£583,573	£115,000,000	£1	£153,826	£109,684
Premium (input)	15%	20%	20%	20%	31%	20%	20%	20%
BLV	£1,610,000	£1,524,000	£1,694,756	£700,288	£150,650,000	£1	£184,591	£131,621
Residual Land Value	£1,689,865	-£5,156,528	-£24,145,252	-£1,545,920	£146,133,753	-£34,980,310	£7,072	£106,883
Surplus / Deficit	£79,865	£6,680,528	£25,840,009	£2,246,208	£4,516,247	£34,980,312	£177,520	£24,737
GDV	£39,418,671	£43,819,162	£18,819,603	£1,227,085	£886,580,094	£53,558,900	£213,326	£303,481
Affordable Housing %	35%	35%	0%	0%	35%	0%	0%	0%
Commuted Sum Payment	£0	£0	£0	£0	£0	£0	£0	£0
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£539,007	£625,036	£0	£0	£569,844	£0	£0	£0
Business CIL (E(g), B2, B8) Rate	£0	£0	£0	£0	£169	£169	£0	£0
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£0	£0	£0	£0	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£O	£0	£0	£0	£0	£0	£0	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£O	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£786,631	£504,837	£1,266,329	£62,453	£3,402,296	£984,358	£7,565	£0
Total CIL (all uses)	£1,325,638	£1,129,873	£1,266,329	£62,453	£3,972,140	£984,358	£7,565	£0

Site number	57	58	59	60	61	62	63	64
Typology Description	Hotel and residential	Hotel development (from long term vacant building)	Hotel development	Replacement of existing retail w/h with 3 larger industrial/storage units	Mixed use warehouse and residential	Transport infrastructure	Older person accommodation	Older Person Accommodation (Notional)
Zone	COA	COA	Central	Central	Central	Central	Central	North
Inside / Outside COA	IN	IN	OUT	OUT	OUT	OUT	OUT	OUT
Residential Units	46	0	0	0	0 97		26	26
EUV	£4,070,000	£3,586,297	£1,412,297	£9,838,961	£1,400,000	£7,000,000	£3,375,000	£125,000
Premium (input)	30%	20%	20%	40%	25%	20%	25%	15%
BLV	£5,291,000	£4,303,556	£1,694,756	£13,774,545	£1,750,000	£8,400,000	£4,218,750	£143,750
Residual Land Value	£1,009,917	-£1,306,273	-£18,816,071	£12,410,586	£6,652,733	£10,142	£1,538,004	£1,700,484
Surplus / Deficit	£4,281,083	£5,609,830	£20,510,828	£1,363,959	£4,902,733	£8,389,858	£2,680,746	£1,556,734
GDV	£40,490,881	£18,750,000	£25,125,000	£35,300,224	£54,282,051	£431,542	£11,057,075	£11,353,658
Affordable Housing %	35%	0%	0%	0%	35%	0%	35%	35%
Commuted Sum Payment	£0	£0	£0	£0	£0	£0	£0	£0
Residential CIL (C3) Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Residential (C3) CIL	£0	£0	£0	£0	£794,080	£0	£213,644	£255,889
Business CIL (E(g), B2, B8) Rate	£169	£169	£0	£0	£0	£0	£0	£0
Total Business (E(g), B2, B8) CIL	£0	£0	£0	£0	£0	£0	£0	£0
Institutions CIL Rate (C2, E(e), E(f), F.1)	£0	£0	£0	£0	£0	£0	£0	£0
Total Institutions (C2, E(e), E(f), F.1) CIL	£0	0%	0%	0%	0%	0%	0%	0%
Other CIL Rate	£169	£169	£169	£169	£169	£169	£169	£169
Total Other CIL	£0	£467,976	£1,265,990	£943,823	£373,020	£33,850	£0	£0
Total CIL (all uses)	£0	£467,976	£1,265,990	£943,823	£1,167,099	£33,850	£213,644	£255,889



Appendix 13 (i)

									AH %				T		n res dent a va		l			
No	Typo ogy Descr pt on Single residential dwelling	Zone	nside / Outside COA Re	sident a Un ts	EUV	Prem um nput	BLV	Residua Land Va ue	>	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
1	(greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221		£187 612	£187 612	£187 612	£187 612	£187 612	£187 612	£187 612	£187 612	£187 612	£187 612	£187 612
2	existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£595 605	£595 605	£595 605	£595 605	£595 605	£595 605	£595 605	£595 605	£595 605	£595 605	£595 605
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£116 153	£116 153	£116 153	£116 153	£116 153	£116 153	£116 153	£116 153	£116 153	£116 153	£116 153
4	dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		£51 248	£51 248	£51 248	£51 248	£51 248	E51 248	£51 248	£51 248	£51 248	£51 248	£51 248
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£176 236	£176 236	£176 236	£176 236	£176 236	£176 236	£176 236	£176 236	£176 236	£176 236	£176 236
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£59 906	£59 906	£59 906	£59 906	£59 906	£59 906	£59 906	£59 906	£59 906	£59 906	£59 906
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£507 156	£507 156	£507 156	£507 156	£507 156	£507 156	£507 156	£507 156	£507 156	£507 156	£507 156
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£703 182	£703 182	£703 182	£703 182	£703 182	£703 182	£703 182	£703 182	£703 182	£703 182	£703 182
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£607 683	£607 683	£607 683	£607 683	£607 683	£607 683	£607 683	£607 683	£607 683	£607 683	£607 683
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£757 543	£757 543	£757 543	£757 543	£757 543	£757 543	£757 543	£757 543	£757 543	£757 543	£757 543
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£282 945	£282 945	£282 945	£282 945	£282 945	£282 945	£282 945	£282 945	£282 945	£282 945	£282 945
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£680 339	£680 339	£680 339	£680 339	£680 339	£680 339	£680 339		£680 339	£680 339	£680 339
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£495 350	£590 359	£685 368	£780 377	£875 386	£970 395	£1 065 404	£1 160 413	£1 255 422	£1 350 431	£1 445 440
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		E289 634			£479 652	£542 991	£606 330	£669 670			£859 688	
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£52 250	£30 513	£113 276	£196 039	£278 802	£361 565	£444 328	£527 091	£609 853	£692 616	£775 379
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£305 737	£205 656	£105 576	£5 496	£94 585	£194 665	£294 745	£394 826	£494 906	£594 986	£695 067
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£436 810	£519 009	£601 209	£683 409	£765 609	£847 809	£930 008	£1 012 208	£1 094 408	£1 176 608	£1 258 807
18	Development of c.30 flats and houses (brownfield)	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£386 368	£196 203	£6 038	£184 127	£374 292	£564 457	£754 622	£944 787	£1 134 952	£1 325 116	£1 515 281
19	Development of c.30 flats (brownfield)	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£77 775	£33 230	£144 234	£255 239	£366 244	£477 248	£588 253	£699 257	£810 262	£921 267	£1 032 271
20	Development of c30 flats with some light industrial (brownfield)	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£158 383	£35 073	£88 238	£211 549	£334 860	£458 171	£581 482	£704 792	£828 103	E951 414	£1 074 725
21	Development of c.30 flats (brownfield)	COA	IN	25	£703,346	30%	£914,350	£4,402,778		£2 537 165	£2 857 632	£3 178 099	£3 498 567	£3 819 034	£4 139 501	£4 459 968	£4 780 436	£5 100 903	£5 421 370	£5 741 837
22	Development of c.100 flats and houses (greenfield)	North	OUT	79	£500,500	15%	£575,575	£6,502,337		£4 570 963	£5 041 527	£5 512 092	£5 982 657	£6 453 222	£6 923 786	£7 394 351	£7 864 916	£8 335 481	£8 806 045	£9 276 610
23	Development of c.100 flats (brownfield)	North	OUT	86	£2,760,000	15%	£3,174,000	£7,382,292		£2 072 465	£2 803 985	£3 535 504	£4 267 024	£4 998 544	£5 730 064	£6 461 583	£7 193 103	£7 924 623	£8 656 143	£9 387 662
24	Large residential scheme c. 400	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£5 573 111	£10 018 556	£14 464 000	£18 909 445	£23 354 889	£27 800 334	E32 245 779	£36 691 223	£41 136 668	£45 582 112	£50 027 557
25	flats incl tall building Residential and health (change of	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£586 678	£1 170 491	£1 754 304	£2 338 117	£2 921 930	£3 505 744	£4 089 557	E4 673 370	£5 257 183	£5 840 996	£6 424 809
26	use of long term vacant building) Tall building residential and health	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£4 308 071	£5 390 141	£6 472 211	£7 554 281	£8 636 351	£9 718 422	£10 800 492	£11 882 562	£12 964 632	£14 046 703	£15 128 773
27	(new build) Office conversion of office above	South	OUT	4	£327,666	20%	£393,199	£330,516		£62 683	£62 683	£62 683	£62 683	£62 683	£62 683	£62 683	£62 683	£62 683	£62 683	£62 683
28	flats to small no. of flats Residential and local supermarket	Central	OUT	42	£3.018.978	25%	E3.773.723	E3.882.400		£1 227 255	£781 944	£336 633	£108 677	£553 988	£999 299	£1 444 610	£1 889 920	£2 335 231	£2 780 542	£3 225 852
	(medium scale)												£3 390 542			£2 958 962	£2 815 102	£2 671 241	£2 527 381	£2 383 521
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308		£3 822 122	£3 678 262	£3 534 402		£3 246 682	£3 102 822					
30	replaced by Mixed use residential and supermarket	North	OUT	9	£864,304	15%	£993,950	£1,579,619 £3,192,885		£589 672 £1 268 367	£589 672	£589 672 £1 268 367	£589 672	£589 672 £1 268 367	£589 672	£589 672 £1 268 367	£589 672 £1 268 367			
31	9 flats (change of use)			9	£1,673,494						£1 268 367		£1 268 367					£1 268 367		
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£1 913 613	£2 599 055	£3 284 496	£3 969 938	£4 655 379	£5 340 821	£6 026 262	£6 711 704	£7 397 145	£8 082 587	£8 768 028
33	Residential and primary school Residential and secondary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£2 405 580	£4 105 400 £8 006 698	£5 805 220 £6 756 292	£7 505 040 £5 490 504	£9 204 860 £4 226 474	£10 904 680 £2 973 397	£12 604 500 £1 710 128	£14 304 320 £588 299	£16 004 140 £485 940	£17 703 960	£19 403 779 £2 637 243
34	(greenfield) Primary/secondary school (no				£1,134,000		£1,417,500												£1 562 717	£2 637 243 £33 604 980
35	residential)	Central	OUT	0	£7,092,517 £880,000	25%	£8,865,646	+£24,739,333 £45,544,853		£33 604 980 £44 488 853										
30	Office large	COA	IN	0	£4,200,000	20%	£1,056,000			£13 813 042	£13 813 042			£13 813 042		£13 813 042				
37	Office (medium)	COA	IN	178	£12,000,000	30%	£5,040,000 £15,600,000	£18,853,042 £44,195,438		£24 472 342	£25 862 301	£13 813 042 £27 252 259	£13 813 042 £28 642 218	£30 032 177	£13 813 042 £31 422 136	£32 812 095	£13 813 042 £34 202 053	£13 813 042 £35 592 012	£13 813 042 £36 981 971	£13 813 042 £38 371 930
39	residential (New build)	COA	IN	1/8	£3,057,000	30%	£3,974,100	£38,065,696		£29 262 241	£30 880 434	£32 498 627	£34 116 820	£35 735 013	£37 353 206	£38 971 399	£40 589 592	£42 207 786	£43 825 979	£45 444 172
40	residential (Change of Use) Residential conversion of large	COA	IN	52	£1	30%	£1	£11,781,375		£9 582 968	£10 315 770	£11 048 572	£11 781 374	£12 514 176	£13 246 978	£13 979 780	£14 712 582	£15 445 384	£16 178 186	£16 910 988
40	listed building Residential conversion of medium	North	OUT	6	£773.000	15%	£888.950	£998.329		£109 496	£109 496	£109 496	£109 496	£109 496	£109.496	£109 496	£109 496	£109 496	£109 496	£109 496
	listed building																			
42	development (new build to rent) Large Private Rental Scheme	COA	IN	420	£12,000,000	30%	£15,600,000	£4,545,486		£26 770 096 £14 625 077	£20 969 808 £18 720 622	£15 287 673	£10 979 957	£6 682 077	£2 390 919	£1 890 255	£6 162 452	£10 429 089	£14 684 890 £51 484 983	£18 933 870
43	development (change of use) Residential, ground floor retail and	COA	IN		£3,057,000	30%	£3,974,100	£30,801,008				£22 816 167	£26 911 712	£31 007 257	£35 102 803	£39 198 348	£43 293 893	£47 389 438		£55 580 528
44	Tall tower with ground floor retail	Central	OUT	56	£11,924,952	25%	£14,906,190	£16,280,950		£371 833	£220 185	£812 202	£1 404 220	£1 996 237	£2 588 255	£3 180 272	£3 772 290	£4 364 308	£4 956 325	£5 548 343
45	(change of use) Small scale light industrial park	COA	IN	320	£3,057,000	30%	£3,974,100	£30,755,719		£14 597 729	£18 687 252	£22 776 776	£26 866 299	£30 955 822	£35 045 345	£39 134 868	£43 224 392	£47 313 915	£51 403 438	£55 492 961
46	(brownfield)	Central	OUT	0	£5,500,000	40%	£7,700,000	£12,872,586		£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586
47	Large warehouse Mixed use light industrial and	South	OUT	0	£5,000,000	40%	£7,000,000	£5,945,973		£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027
48	residential (low amounts of light industry) Mixed use light industrial and	Central	OUT	97	£1,400,000	25%	£1,750,000	£1,859,879		£1 636 421	£1 039 017	£441 614	£155 790	£753 193	£1 350 597	£1 948 000	£2 545 403	£3 142 807	£3 740 210	£4 337 614
49	residential (moderate amounts of light industry) Mixed use large residential and	North	OUT	61	£1,400,000	15%	£1,610,000	£1,658,316		£1 035 302	£663 579	£291 857	£79 865	£451 587	£823 309	£1 195 031	£1 566 753	£1 938 476	£2 310 198	£2 681 920
50	Nixed use large residential and community use (brownfield) Non-charitable community uses	South	OUT	114	£1,270,000	20%	£1,524,000	-£5,199,643		£9 015 264	£8 066 039	£7 333 330	£6 680 528	£6 006 839	£5 337 109	£4 678 586	£4 008 831	£3 339 781	£2 670 731	£2 010 497
51	(new build)	Central	OUT	0	£1,412,297	20%	£1,694,756	+£24,145,252		£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009
52	Non-charitable community uses (change of use)	Central	OUT	0	£583,573	20%	£700,288	-£1,545,920		£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208
53	resi	COA	IN	500	£115,000,000	31%	£150,650,000	£146,102,080		£17 036 456	£12 863 053	£8 689 650	£4 516 247	£342 844	£3 830 559	£8 003 962	£12 177 365	£16 350 768	£20 524 171	£24 697 574
54	Large mixed use leisure and retail	COA	IN	0	£1	20%	£1	-£34,980,310		£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312
55	Conversion of long term vacant shop unit to small office	North	OUT	0	£153,826	20%	£184,591	£7,072		£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520
56	Conversion of long term vacant unit to shop	North	OUT	0	£109,684	20%	£131,621	£106,883		£24 737	£24 737	£24 737	£24 737	£24 737	£24 737	£24 737	E24 737	£24 737	E24 737	£24 737
57	Hotel and residential	COA	IN	46	£4,070,000	30%	£5,291,000	£1,009,917		£6 045 079	£5 405 391	£4 835 624	£4 281 083	£3 726 542	£3 172 001	£2 617 460	£2 062 919	£1 508 378	£953 837	£399 296
58	Hotel development (from long term vacant building)	COA	IN	0	£3,586,297	20%	£4,303,556	-£1,306,273		£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	ES 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830
59	Hotel development Replacement of existing retail w/h	Central	OUT	0	£1,412,297	20%	£1,694,756	-£18,816,071		£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828
60	with 3 larger industrial/storage units	Central	OUT	0	£9,838,961	40%	£13,774,545	£12,410,586		£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959
61	Mixed use warehouse and residential	Central	OUT	97	£1,400,000	25%	£1,750,000	£6,607,113		£2 095 616	£3 031 322	£3 967 028	£4 902 733	£5 838 439	£6 774 145	£7 709 850	£8 645 556	£9 581 262	£10 516 968	£11 452 673
62	Transport infrastructure	Central	OUT	0	£7,000,000	20%	£8,400,000	£10,142		£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858
63	Older person accommodation	Central	OUT	26	£3,375,000	25%	£4,218,750	£1,525,721		£3 142 325	£2 988 465	£2 834 605	£2 680 746	£2 526 886	£2 373 027	£2 219 167	£2 065 307	£1 911 448	£1 757 588	£1 603 728
64	Older Person Accommodation (Notional)	North	OUT	26	£125,000	15%	£143,750	£1,685,772		£1 057 660	£1 224 018	£1 390 376	£1 556 734	£1 723 092	£1 889 451	£2 055 809	E2 222 167	£2 388 525	£2 554 883	£2 721 241
% Viable Typologies	(Residential typologies >= 10 units	;)								53%	62%	65%	76%	79%	82%	85%	85%	88%	88%	88%

SCENARIO 1																				
No	Typo ogy Descr pt on	Zone	nside / Outside COA	Resident a Un ts	EUV	Prem um nput	BLV	Residua Land Va ue	AH %	50%	45%	40%	35%	15% reduct on in 30%	res dent a va ue: 25%	20% change in cos	t 15%	10%	5%	0%
1	Single residential dwelling (greenfield)	South	OUT	1	£17,500	20%	£21,000	£206,221	7	£66 795	£66 795	£66 795	£66 795	£66 795	£66 795	£66 795	£66 795	£66 795	£66 795	£66 795
2	Conversion and extension of existing dwelling to provide 5 flats	North	OUT	5	£800,000	15%	£920,000	£323,386		£732 176	£732 176	£732 176	£732 176	£732 176	£732 176	£732 176	£732 176	£732 176	£732 176	£732 176
3	Demolition of existing dwelling to create 7 flats	North	OUT	7	£641,000	15%	£737,150	£849,097		£204 749	£204 749	£204 749	£204 749	£204 749	£204 749	£204 749	£204 749	£204 749	£204 749	£204 749
4	Infill development of single dwelling (brownfield)	North	OUT	1	£20,000	15%	£23,000	£73,407		E8 014	E8 014	£8 014	£8 014	E8 014	£8 014	£8 014	E8 014	£8 014	£8 014	E8 014
5	Demolition of garage/extension to create 3 flats	North	OUT	3	£617,000	15%	£709,550	£531,602		£351 886	£351 886	£351 886	£351 886	£351 886	£351 886	£351 886	£351 886	£351 886	£351 886	£351 886
6	Demolition of commercial building to create 2 flats and 2 houses	South	OUT	4	£209,982	20%	£251,978	£190,311		£182 826	£182 826	£182 826	£182 826	£182 826	£182 826	£182 826	£182 826	£182 826	£182 826	£182 826
7	Demolition of garage in garden to create 6 flats	South	OUT	6	£52,500	20%	£63,000	£567,326		£271 216	£271 216	£271 216	£271 216	£271 216	£271 216	£271 216	£271 216	£271 216	£271 216	£271 216
8	Demolition of dwelling to create 6 flats, 3 houses (no land levels)	South	OUT	9	£1,040,000	20%	£1,248,000	£542,254		£1 029 018	£1 029 018	£1 029 018	£1 029 018	£1 029 018	£1 029 018	£1 029 018	£1 029 018	£1 029 018	£1 029 018	£1 029 018
9	Demolition of garages to create 6 town houses	North	OUT	6	£160,000	15%	£184,000	£788,265		£297 417	£297 417	£297 417	£297 417	E297 417	£297 417	E297 417	£297 417	£297 417	£297 417	£297 417
10	Demolition of dwelling to create 9 flats (no land levels)	South	OUT	9	£1,400,000	20%	£1,680,000	£918,424		£1 155 345	£1 155 345	£1 155 345	£1 155 345	£1 155 345	£1 155 345	£1 155 345	£1 155 345	£1 155 345	£1 155 345	£1 155 345
11	Demolition of light industrial/office to create 4 houses and storage	North	OUT	4	£70,278	15%	£80,820	£363,686		£146 122	£146 122	£146 122	£146 122	£146 122	£146 122	£146 122	£146 122	£146 122	£146 122	£146 122
12	Development on greenfield land (minor)	South	OUT	8	£101,500	20%	£121,800	£792,480		£208 505	£208 505	£208 505	£208 505	£208 505	£208 505	£208 505	£208 505	£208 505	£208 505	£208 505
13	Development on greenfield land (major)	South	OUT	15	£101,500	20%	£121,800	£890,405		£60 425	£111 942	£163 458	£214 975	£266 491	£318 008	£369 524	£421 041	£472 557	E524 074	£575 590
14	Development on greenfield land (notional)	South	OUT	10	£101,500	20%	£121,800	£593,603		-£316	£34 028	£68 372	£102 717	£137 061	£171 405	£205 750	£240 094	£274 438	£308 783	£343 127
15	16 flats (brownfield)	South	OUT	16	£582,702	20%	£699,242	£890,894		£347 946	£294 753	£241 560	£188 366	£135 173	£81 980	£28 786	£24 407	£77 600	£130 794	£183 987
16	11 flats (brownfield change of use)	COA	IN	11	£1,100,957	30%	£1,431,244	£1,425,749		£563 248	£488 919	£414 590	£340 261	£265 932	£191 603	£117 274	E42 944	£31 385	£105 714	£180 043
17	Garage demolition to create 12 flats (greenfield)	North	OUT	12	£200,000	15%	£230,000	£908,814		£164 627	£219 608	£274 590	£329 571	£384 553	£439 534	£494 516	£549 497	£604 479	£659 460	£714 442
18	Development of c.30 flats and houses (brownfield) Development of c.30 flats	South	OUT	40	£2,164,500	20%	£2,597,400	£2,761,675		£1 239 001	£1 134 100	£1 029 198	£924 296	£819 395	£714 493	£609 592	£504 690	£399 788	£294 887	£189 985
19	Development of c.30 flats (brownfield) Development of c30 flats with	North	OUT	24	£1,200,000	15%	£1,380,000	£1,625,891		£539 248	£474 391	£409 534	£344 676	£279 819	£214 962	£150 104	£85 247	£20 390	E44 468	£109 325
20	some light industrial (brownfield) Development of c.30 flats	South	OUT	22	£700,060	20%	£840,072	£1,046,004		£595 211	£515 583	£435 955	£356 327	£276 699	£197 071	£117 443	£37 815	£41 813	£121 441	£201 069
21	(brownfield) Development of c.100 flats and	COA	IN	25	£703,346	30%	£914,350	£4,402,778		£1 680 991	£1 915 841	£2 150 691	£2 385 541	£2 620 391	£2 855 241	£3 090 090	£3 324 940	£3 559 790	£3 794 640	£4 029 490
22	houses (greenfield) Development of c.100 flats	North	OUT	79	£500,500	15%	£575,575	£6,502,337 £7,382,292		£2 540 393 £416 776	£2 807 901 £65 820	£3 075 409 £548 415	£3 342 917 £1 031 011	£3 610 424 £1 513 607	£3 877 932 £1 996 202	£4 145 440 £2 478 798	£4 412 948 £2 961 394	£4 680 456 £3 443 989	£4 947 964 £3 926 585	£5 215 471 £4 409 181
23	(brownfield) Large residential scheme c. 400	COA	IN	420	£12,000,000	30%	£15,600,000	£34,433,508		£416776	£65 820 £2 825 228	£454 008	£3 731 953	£7 009 898	£1 996 202 £10 287 843	£13 565 789	£2 961 394 £16 843 734	£3 443 989 £20 121 679	£3 926 585 £23 399 624	£4 409 181 £26 677 569
24	flats incl tall building Residential and health (change of use of long term vacant building)	COA	IN	70	£2,095,635	30%	£2,724,326	£5,058,533		£927 687	£495 311	£62 935	£369 442	£801 818	£1 234 195	£1 666 571	£2 098 947	£2 531 324	£2 963 700	£3 396 077
26	Tall building residential and health (new build)	COA	IN	100	£2,095,635	30%	£2,724,326	£10,252,213		£1 441 600	£2 237 023	£3 032 446	£3 827 870	£4 623 293	£5 418 716	£6 214 139	£7 009 562	£7 804 985	£8 600 409	£9 395 832
27	Office conversion of office above flats to small no. of flats	South	OUT	4	£327,666	20%	£393,199	£330,516		£173 453	£173 453	£173 453	£173 453	£173 453	£173 453	£173 453	£173 453	£173 453	£173 453	£173 453
28	Residential and local supermarket (medium scale)	Central	OUT	42	£3,018,978	25%	£3,773,723	£3,882,400		£2 544 376	£2 230 777	£1917179	£1 603 580	£1 289 982	£976 383	£662 784	£349 186	£35 587	£278 011	£591 610
29	Residential and Supermarket	Central	OUT	17	£12,725,428	25%	£15,906,785	£12,511,308		£4 265 304	£4 165 762	£4 066 220	£3 966 679	£3 867 137	£3 767 595	£3 668 053	£3 568 511	£3 468 969	£3 369 427	£3 269 885
30	Local supermarket (small scale) replaced by Mixed use residential	North	OUT	9	£864,304	15%	£993,950	£1,579,619		£135 898	£135 898	£135 898	£135 898	£135 898	£135 898	£135 898	£135 898	£135 898	£135 898	£135 898
31	9 flats (change of use)	North	OUT	9	£1,673,494	15%	£1,924,518	£3,192,885		£117 582	£117 582	£117 582	£117 582	£117 582	£117 582	£117 582	£117 582	£117 582	£117 582	£117 582
32	Residential and retail	COA	IN	55	£3,250,000	30%	£4,225,000	£8,179,642		£102 272	£606 579	£1 110 887	£1 615 194	£2 119 502	£2 623 809	£3 128 117	£3 632 424	£4 136 731	£4 641 039	£5 145 346
33	Residential and primary school	COA	IN	172	£4,572,131	30%	£5,943,770	£13,367,410		£2 221 802	£984 720	£252 361	£1 489 443	£2 726 525	£3 963 606	£5 200 688	£6 437 770	£7 674 852	£8 911 933	£10 149 015
34	Residential and secondary school (greenfield)	Central	OUT	150	£1,134,000	25%	£1,417,500	-£4,163,212		£14 173 041	£12 948 191	£11 769 518	£10 816 064	£9 947 599	£9 110 054	£8 243 752	£7 378 644	£6 537 869	£5 673 897	£4 830 713
35	Primary/secondary school (no residential)	Central	OUT	0	£7,092,517	25%	£8,865,646	-£24,739,333		£33 604 980	£33 604 980	£33 604 980	£33 604 980	£33 604 980	£33 604 980	£33 604 980	£33 604 980	£33 604 980	£33 604 980	£33 604 980
36	Office large	COA	IN	0	£880,000	20%	£1,056,000	£45,544,853		£44 488 853	£44 488 853	£44 488 853	E44 488 853	£44 488 853	£44 488 853	E44 488 853	£44 488 853	£44 488 853	£44 488 853	£44 488 853
37	Office (medium)	COA	IN	0	£4,200,000	20%	£5,040,000	£18,853,042		£13 813 042	£13 813 042	£13 813 042	£13 813 042	£13 813 042	£13 813 042	£13 813 042	£13 813 042	£13 813 042	£13 813 042	£13 813 042
38	Large mixed use office and residential (New build)	COA	IN	178	£12,000,000	30%	£15,600,000	£44,195,438		£20 750 130	£21 767 868	£22 785 606	£23 803 343	£24 821 081	£25 838 819	£26 856 556	£27 874 294	£28 892 032	£29 909 769	£30 927 507
39	Large mixed use office and residential (Change of Use)	COA	IN	144	£3,057,000	30%	£3,974,100	£38,065,696		£25 019 945	£26 213 908	£27 407 872	E28 601 835	£29 795 799	£30 989 762	£32 183 726	£33 377 689	£34 571 653	£35 765 616	£36 959 580
40	Residential conversion of large listed building Residential conversion of medium	COA	IN	52	£1	30%	£1	£11,781,375		£7 697 430	£8 241 679	£8 785 927	£9 330 175	£9 874 423	£10 418 672	£10 962 920	£11 507 168	£12 051 417	£12 595 665	£13 139 913
41	listed building	North	OUT	6	£773,000	15%	£888,950	£998,329		£241 079	£241 079	£241 079	£241 079	£241 079	£241 079	£241 079	£241 079	£241 079	£241 079	£241 079
42	development (new build to rent) Large Private Rental Scheme	COA	IN	420	£12,000,000 £3,057,000	30%	£15,600,000 £3,974,100	£4,545,486 £30,801,008		£42 837 767 £3 817 636	£38 133 804 £6 838 074	£33 824 002 £9 853 387	£29 518 253 £12 868 700	£25 225 264 £15 884 014	£20 934 557 £18 899 327	£16 654 330 £21 914 641	£13 194 720 £24 929 954	£10 009 822 £27 945 268	£6 826 389 £30 960 581	£3 649 991 £33 975 895
43	development (change of use) Residential, ground floor retail and	COA	OUT	288	£3,057,000 £11,924,952	25%	£3,974,100 £14,906,190	£30,801,008 £16,280,950		£3 817 636 £2 228 407	£6 838 074 £1 822 046	£9 853 387 £1 415 686	£12 868 700 £1 009 326	£15 884 014 £602 966	£18 899 327 £196 606	£21 914 641 £209 755	£24 929 954 £616 115	£27 945 268 £1 022 475	£30 960 581 £1 428 835	£33 975 895 £1 835 195
44	warehouse/storage Tall tower with ground floor retail	Central	IN	320	£11,924,952 £3,057,000	30%	£14,906,190 £3,974,100	£16,280,950 £30,755,719		£2 228 407 £3 803 102	£1 822 046 £6 820 810	£1 415 686 £9 833 055	£1 009 326 £12 843 935	£602 966 £15 854 815	£196 606 £18 865 695	E209 755 E21 876 575	£616 115 £24 887 455	£1 022 475 £27 898 335	£1 428 835 £30 909 214	£1 835 195 £33 920 094
45	(change of use) Small scale light industrial park (brownfield)	Central	OUT	0	£5,500,000	40%	£7,700,000	£12,872,586		£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586	£5 172 586
47	(brownfield) Large warehouse	South	OUT	0	£5,000,000	40%	£7,000,000	£5,945,973		£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027	£1 054 027
48	Mixed use light industrial and residential (low amounts of light	Central	OUT	97	£1,400,000	25%	£1,750,000	£1,859,879		£4 457 377	£4 036 378	£3 608 100	£3 179 822	£2 751 544	£2 328 800	£1 900 900	£1 517 182	£1 157 533	£801 439	£441 980
49	industry) Mixed use light industrial and residential (moderate amounts of	North	OUT	61	£1,400,000	15%	£1,610,000	£1,658,316		£2 730 965	£2 480 558	£2 230 150	£1 979 742	£1 729 335	£1 496 374	£1 279 297	£1 062 221	£845 144	£628 067	£410 991
50	light industry) Mixed use large residential and community use (brownfield)	South	OUT	114	£1,270,000	20%	£1,524,000	·£5,199,643		£12 275 092	£11 651 850	£11 028 608	£10 435 565	£9 814 770	£9 193 975	£8 610 579	£8 163 162	£7 730 979	£7 298 797	£6 891 560
51	Non-charitable community uses (new build)	Central	OUT	0	£1,412,297	20%	£1,694,756	-£24,145,252		£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009	£25 840 009
52	Non-charitable community uses (change of use)	Central	OUT	0	£583,573	20%	£700,288	-£1,545,920		£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208	£2 246 208
53	Large retail shopping centre with resi	COA	IN	500	£115,000,000	31%	£150,650,000	£146,102,080		£27 873 535	£24 783 840	£21 694 145	£18 604 449	£15 514 754	£12 425 059	£9 335 364	£6 245 669	£3 155 974	£66 279	£3 023 416
54	Large mixed use leisure and retail	COA	IN	0	£1	20%	£1	-E34,980,310		£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312	£34 980 312
55	Conversion of long term vacant shop unit to small office	North	OUT	0	£153,826	20%	£184,591	£7,072		£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520	£177 520
56	Conversion of long term vacant unit to shop	North	OUT	0	£109,684	20%	£131,621	£106,883		£24 737	£24 737	£24 737	£24 737	£24 737	£24 737	£24 737	£24 737	£24 737	£24 737	£24 737
57	Hotel and residential	COA	IN	46	£4,070,000	30%	£5,291,000	£1,009,917		£7 691 029	£7 215 936	£6 740 843	£6 265 751	£5 790 658	£5 315 565	£4 900 440	£4 488 585	£4 076 731	£3 664 876	£3 253 021
58	Hotel development (from long term vacant building)	COA	IN	0	£3,586,297	20%	£4,303,556	·£1,306,273		£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830	£5 609 830
59	Hotel development Replacement of existing retail w/h	Central	OUT	0	£1,412,297	20%	£1,694,756	-£18,816,071		£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	£20 510 828	E20 510 828	£20 510 828	£20 510 828	£20 510 828
60	with 3 larger industrial/storage units	Central	OUT	0	£9,838,961	40%	£13,774,545	£12,410,586		£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959	£1 363 959
61	Mixed use warehouse and residential	Central	OUT	97	£1,400,000	25%	£1,750,000	£6,607,113		£835 393	£192 788	£449 817	£1 092 421	£1 735 026	£2 377 631	£3 020 236	£3 662 841	£4 305 446	£4 948 050	£5 590 655
62	Transport infrastructure	Central	OUT	0	£7,000,000	20%	£8,400,000	£10,142		£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858	£8 389 858
63	Older person accommodation Older Person Accommodation	Central	OUT	26	£3,375,000	25%	£4,218,750	£1,525,721		£3 813 963	£3 727 267	£3 640 571	£3 553 875	£3 467 180	£3 380 484	£3 293 788	£3 207 092	£3 120 396	£3 033 701	£2 947 005
64 % Viable Typologies	(Notional) (Residential typologies >= 10 unit:	North	OUT	26	£125,000	15%	£143,750	£1,685,772		£362 862 36%	£459 740 39%	£556 618 48%	£653 497 52%	£750 375 52%	£847 253 52%	£944 132 55%	£1 041 010 58%	£1 137 888 64%	£1 234 767 70%	£1 331 645 73%
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