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Local Plan Viability Assessment

2025 Update

June 2025

Planning &
Development

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1. Introduction

Scope

1.1 Medway Council (the Council, MC) is preparing a new Local Plan. The Council undertook a formal Regulation 18 consultation that ended in September 2024. The new Local Plan will set out a proposed spatial strategy and development allocations to meet the needs of its growing population.

1.2 This report updates and replaces the Council's *Local Plan Viability Assessment* (HDH Planning, December 2021), that was commissioned in 2019, to inform the development of the Local Plan. HDH Planning & Development Ltd was appointed to advise in connection with several matters:

a. Review of affordable housing policy within the Council area (including tenure split).

b. Whole plan viability to consider all other standards and policy requirements.

c. To consider the scope for Community Infrastructure Levy (CIL).

1.3 For convenience, this 2025 Viability Update is drafted as a standalone document to replace the 2021 LPVA. Much of the content is repeated, albeit updated. The 2021 LPVA considered whether or not there was scope for CIL. The CIL element of this report is not updated, although the Council may revisit CIL in due course. This 2025 LPVA sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the most recent iteration of the Local Plan policies. This will allow Medway Council to further engage with stakeholders, to ensure that the new Plan is effective.

1.4 A technical consultation event was held in 2019. Representatives of the main developers, development site landowners, 'call for site' landowners, their agents, planning agents and consultants working in the area, and housing providers were invited. There was a delay in finalising the 2021 LPVA due to COVID-19, and while information concerning the Strategic Sites was gathered and refined (a process that was completed in October 2021). The responses that relate to the technical aspects of the 2021 LPVA, that were made through the Regulation 18 consultation, have been reviewed, although very few of these related to the viability evidence. A further technical consultation was carried out on this update in April 2025.

1.5 Over the various iterations of this report, numerous Government announcements were made about changes to the planning processes. In December 2024, the Government published a new National Planning Policy Framework (NPPF) which was further updated in February 2025[1]. The associated Planning Policy Guidance (PPG) has also been updated. Whilst the changes have a significant impact on the planning system, the consequences for this LPVA

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[1] The December 2024 version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8, and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024.

are minor. The methodology used in this report is consistent with the December 2024 NPPF, the CIL Regulations (as amended) and the updated PPG.

1.6 It is important to note, at the start of an assessment of this type, that not all sites will be viable, even without any policy requirements or CIL. It is inevitable that Council's requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the overall Local Plan is likely to be deliverable.

Report Structure

1.7 This report follows the following format:

Chapter 2	The reasons for, and approach to viability testing, including a review of the requirements of the CIL Regulations, NPPF and PPG.
Chapter 3	The methodology used.
Chapter 4	An assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different areas.
Chapter 5	An assessment of the non-residential market.
Chapter 6	An assessment of the costs of land to be used when assessing viability.
Chapter 7	The cost and general development assumptions to be used in the development appraisals.
Chapter 8	A summary of the various national and local policy requirements and constraints that influence the type of development that come forward.
Chapter 9	A summary of the range of modelled sites used for the financial development appraisals.
Chapter 10	The results of the appraisals and consideration of residential development.
Chapter 11	The results of the appraisals and consideration of non-residential development.
Chapter 12	Conclusions summary and recommendations.

HDH Planning & Development Ltd (HDH)

1.8 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:

a. Area wide and site-specific viability analysis.

b. Community Infrastructure Levy.

c. Housing Market Assessments.

1.9 The findings contained in this report are based upon information from various sources including that provided by Medway Council and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

Caveat and Material Uncertainty

1.10 No part of this report constitutes a valuation, and the report should not be relied on in that regard.

1.11 Due to the nature of this assessment, it is important to note the uncertainty in the current market. The global economy continues to be faced with uncertainty around world trade, the ongoing war in Ukraine and unrest in the Middle East. Consequently, in respect of this report, the assessment of viability is less certain so a higher degree of caution should be attached to the findings than would normally be the case.

1.12 This does not mean that the report cannot be relied upon. Rather, this comment has been included to ensure transparency and to provide further insight as to the market context under which the report was prepared. The importance of keeping the findings under review as the plan-making process continues is highlighted.

Compliance

1.13 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principal pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

1.14 *Financial viability in planning: conduct and reporting. 1st edition, May 2019* includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the RICS Guidance has been followed.

a. In preparing this report the HDH has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.

b. HDH is appointed by Medway Council and has followed a collaborative approach involving the LPA, developers, landowners and other interested parties. There has not been agreement on all points by all parties, it has therefore been necessary to make a judgment when making assumptions in this report.

c. The specification under which this project is undertaken is included as **Appendix 1.** In February 2025, the Council instructed HDH to update the 2021 LPVA, to take into account changes in the property markets, national policy and in relation to the emerging Local Plan.

d. HDH has no conflicts of interest in undertaking this project. No performance-related or contingent fees have been agreed.

e. The presumption is that a viability assessment should be published in full. HDH has prepared this report on the assumption that it will be published in full.

f. HDH confirms that a non-technical summary is provided (in the form of Chapter 12). Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is recommended that this report is read in full.

g. HDH confirms that adequate time has been taken to allow engagement with stakeholders through this project.

h. This LPVA will include appropriate sensitivity testing in Chapter 10. This includes the effect of different tenures, different affordable housing requirements against different levels of developer contributions, and the impact of price and cost change.

1.15 The Guidance includes a requirement that, 'all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm'. Much of the information that informed this Viability Assessment was provided by Medway Council. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

Metric or Imperial

1.16 The property industry uses both imperial and metric data – often working out costings in metric (£/m^2) and values in imperial (£/acre and £/sqft). This is confusing so metric measurements are used throughout this report. The following conversion rates may assist readers.

1m = 3.28ft (3' and 3.37") 1ft = 0.30m

1m^2 = 10.76 sqft 1sqft = 0.0929m^2

1ha = 2.471acres 1acre = 0.405ha

1.17 A useful broad rule of thumb to convert m^2 to sqft is simply to add a final zero.

2. Viability Testing

2.1 Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF), and of the CIL Regulations. In each case the requirement is slightly different, but they have much in common. Over several years various national consultations and changes have been made to the plan-making process. These have included references to, and sections on, viability and are considered in this chapter.

National Planning Policy Framework

2.2 An updated NPPF was published in December 2024, which was further updated in February 2025[2]. This NPPF makes some significant changes to the planning system, particularly to the way the overall requirement for housing is assessed (the Standard Method), however, it does not change the place of viability testing in the plan-making process, and the detail beyond that is largely unchanged.

2.3 Paragraph 35 of the NPPF says that Plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the plan.

> *Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.*

2.4 As in the 2012 NPPF (and more recent iterations), viability remains an important part of the plan-making process. The changes made in 2021, do touch on matters where viability will be a factor:

> *Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.*
>
> *NPPF, Paragraph 22*
>
> *To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.*

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[2] The December 2024 version of the National Planning Policy Framework was amended on 7th February 2025 to correct cross-references from footnotes 7 and 8, and amend to the end of the first sentence of paragraph 155 to make its intent clear. The amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12th December 2024.

> *Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.*
>
> *NPPF, Paragraph 101*

2.5 The Council will need to engage further with the promoters of the potential strategic sites and service and infrastructure providers.

2.6 When the NPPF was updated in 2018, there was shift of viability testing from the development management stage to the plan-making stage.

> *Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.*
>
> *NPPF Paragraph 59*

2.7 Consideration has been made to the updated PPG (see below). This Viability Assessment will become the reference point for any viability assessments submitted through the Development Management process.

2.8 The 2024 NPPF says:

> *Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required), and expect it to be met on-site unless:*
>
> *a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and*
>
> *b) the agreed approach contributes to the objective of creating mixed and balanced communities.*
>
> *NPPF Paragraph 64*

2.9 Social Rent is given greater emphasis in the updated NPPF than in the earlier iterations. This is re-iterated in paragraph 71.

> *Mixed tenure sites can provide a range of benefits, including creating diverse communities and supporting timely build out rates, and local planning authorities should support their development through their policies and decisions (although this should not preclude schemes that are mainly, or entirely, for Social Rent or other affordable housing tenures from being supported). Mixed tenure sites can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.*
>
> *NPPF Paragraph 71*

2.10 The housing mix tested aligns with the Council's wider evidence.

> *Of particular importance to this viability assessment is deliverability. The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2021 NPPF.*

2.11 Under the heading *Identifying land for homes*, the importance of viability is highlighted:

> *Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:*
>
> *a) specific, deliverable sites for years one to five of the plan period; and*
>
> *b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*
>
> *NPPF Paragraph 72*

2.12 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

> *Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.*
>
> *NPPF Paragraph 126*

2.13 The 2024 NPPF includes various sections (Paragraphs 67, 68, 155, 156 and 157) concerning releasing land from the Green Belt. Such releases are subject to the Golden Rules which require that the affordable housing contribution on such releases to be 15% above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%. The Medway Council area includes a small area of Green Belt (to the west of Strood and South of the M2 and west of the River Medway) so these rules will apply here.

2.14 The *Levelling-up and Regeneration Act* became law in 2023. The Act has a significant impact on the overall plan-making process, but does not alter the place of viability in the Local Plan process.

2.15 The NPPF does not include technical guidance on undertaking viability work. This is in the Planning Practice Guidance (PPG).

Planning Practice Guidance

2.16 The PPG was refreshed, when the NPPF was updated in December 2024. For the purpose of this LPVA the changes are minor. The viability sections of the PPG (Chapter 10) were rewritten in 2018, and subsequently further updated. The 2018 changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the underlying emphasis of viability testing has changed. The superseded requirements for viability testing were set out in paragraphs 173 and 174 of the 2012 NPPF which said:

> *173 ... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.*
>
> *174 ... the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle...*

2.17 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-009-20190509 and 10-009-20190509 change this:

> *... ensure policy compliance and optimal public benefits through economic cycles...*
>
> *PPG10-009-20190509*
>
> *and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.*
>
> *PPG 10-010-20180724*

2.18 The purpose of viability testing is now to ensure that '*maximum benefits in the public interest*' has been secured. This is a notable change in emphasis, albeit in the wider context of striking a balance between the aspirations of developers and landowners, in terms of returns against risk.

2.19 The core requirement to consider viability links to paragraph 59 of the NPPF (see above):

> *Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of the Community Infrastructure Levy (CIL) and planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.*
>
> *PPG 23b-005-20190315*

2.20 This assessment takes a proportionate approach to considering the cumulative impact of policies and planning obligations.

2.21 The PPG includes 4 main sections:

Section 1 - Viability and plan making

2.22 The overall requirement is that:

> *...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...*
>
> *PPG 10-001-20190509*

2.23 This study takes a proportionate approach, building on the Council's existing evidence, and considers all the local and national policies that will apply to new development.

> *It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be*

> *iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.*
>
> *PPG 10-002-20190509*

2.24 A technical consultation formed part of the preparation of the 2021 LPVA (as set out in Chapter 3). The comments made through the Regulation 18 process have been reviewed and responded to as appropriate. A further technical consultation was carried out in April 2025.

> *Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. ... Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.*
>
> *PPG 10-002-20190509*

2.25 The policies in the emerging Plan were tested individually in the 2021 LPVA. In this iteration they are tested cumulatively, to ensure that when taken together, that they are set at a realistic level.

> *It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.*
>
> *PPG 10-002-20190509*

2.26 The potential strategic sites are tested individually (based on information provided by the Council). The Council will continue to further engage with the promoters of the key sites in the Plan.

> *Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.*
>
> *PPG 10-003-20180724*

2.27 This study is based on typologies[3] that have been developed by having regard to the potential sites that are most likely to be identified through the emerging Plan. In addition, the potential strategic sites are modelled individually, so as to inform a decision as to whether or not they are to be included in the final iteration of the Local Plan.

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[3] The PPG provides further detail at 10-004-20190509:

> *A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.*
>
> *In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.*

> *Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.*
>
> *PPG 10-004-20190509*

2.28 This study draws on a wide range of data sources, including those collected through the development management process.

> *It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.*
>
> *PPG 10-005-20180724*

2.29 The potential strategic sites are tested in this study. For the purpose of this LPVA, Strategic Sites are those which are considered key sites on which the delivery of the Plan relies or may rely.

> *Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.*
>
> *It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.*
>
> *PPG 10-006-20190509*

2.30 Consultation has formed part of the preparation of this study. This study specifically considers the total cumulative cost of all relevant policies.

Section 2 - Viability and decision taking

2.31 It is beyond the scope of this study to consider viability in decision making. It is however important to note that this study will form the starting point for future development management consideration of viability.

Section 3 - Standardised inputs to viability assessment

2.32 The general principles of viability testing are set in the PPG.

> *Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.*

> *This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.*
>
> *Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.*
>
> *In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.*
>
> *PPG 10-010-20180724*

2.33 This study sets out the approach, methodology and assumptions used. These have been subject to consultation (technical and formal) and have drawn on a range of data sources. Ultimately, the Council will use this report to judge the appropriateness of the new policies in the emerging Local Plan and the deliverability of the allocations.

> *Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.*
>
> *For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.*
>
> *PPG 10-011-20180724*

2.34 The residential values have been established using data from the Land Registry and other sources. These have been averaged as suggested. Non-residential values have been derived though consideration of capitalised rents as well as sales.

2.35 The PPG lists a range of costs to be taken into account.

- *build costs based on appropriate data, for example that of the Building Cost Information Service*
- *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value*
- *site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value*
- *the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value*
- *general finance costs including those incurred through loans*

> - *professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value*
> - *explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return*
>
> *PPG 10-012-20180724*

2.36 All these costs are taken into account. The PPG then sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).*
>
> *PPG 10-013-20190509*

2.37 The PPG goes on to set out:

> ***Benchmark land value should:***
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *PPG 10-014-20190509*

2.38 The approach adopted in this study is to start with the EUV. The 'plus' element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners' premium.

> *Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should*

> *disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*
>
> *Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*
>
> *PPG 10-015-20190509*

2.39 This report has applied this methodology to establish the EUV.

2.40 The PPG sets out an approach to the developers' return

> *Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.*
>
> *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*
>
> *PPG 10-018-20190509*

2.41 As set out in Chapter 7, this approach is followed.

Section 4 - Accountability

2.42 This is a new section in the PPG. It sets out new requirements on reporting. These are covered, by the Council, outside this report.

2.43 Paragraph 10-020-20180724 of the PPG that says that '*practitioners should ensure that the findings of a viability assessment are presented clearly. An executive summary should be used to set out key findings of a viability assessment in a clear way*'. Chapter 12 is written as a standalone non-technical summary that brings the evidence together.

Community Infrastructure Levy Regulations and Guidance

2.44 The Council has not adopted CIL, and this 2025 update is not revisiting the scope to introduce CIL. In any event, the CIL Regulations are broad, so it is necessary to have regard to them and the CIL Guidance (which is contained within the PPG) when undertaking a plan-wide viability assessment and considering the deliverability of development. The CIL Regulations have been subject to several subsequent amendments[4].

2.45 From April 2015, councils were restricted in pooling S106 contributions from more than five developments[5] (where the obligation in the s106 agreement / undertaking is a reason for granting consent). The CIL Regulations were amended from September 2019 lifting these restrictions, however payments requested under the s106 regime must still be (as set out in CIL Regulation 122):

a. necessary to make the development acceptable in planning terms;

b. directly related to the development; and

c. fairly and reasonably related in scale and kind to the development.

2.46 In October 2023, the *Levelling-up and Regeneration Act* became law. The Act includes reference to a new national Infrastructure Levy to replace CIL and reform the current developer contribution system. The new Government announced that it will not be taken forward.

Wider Changes Impacting on Viability

2.47 There have been a number of changes at a national level since the 2021 LPVA was undertaken.

Affordable Housing

2.48 Paragraph 65 of the NPPF now sets out national thresholds for the provision of affordable housing:

> *Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower*

---

[4] **SI 2010 No. 948**. The Community Infrastructure Levy Regulations 2010 *Made 23rd March 2010, Coming into force 6th April 2010.* **SI 2011 No. 987**. The Community Infrastructure Levy (Amendment) Regulations 2011 *Made 28th March 2011, Coming into force 6th April 2011.* **SI 2011 No. 2918**. The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. *Made 6th December 2011, Coming into force 7th December 2011.* **SI 2012 No. 2975**. The Community Infrastructure Levy (Amendment) Regulations 2012. *Made 28th November 2012, Coming into force 29th November 2012.* **SI 2013 No. 982**. The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th April 2013, Coming into force 25th April 2013.* **SI 2014 No. 385**. The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th February 2014, Coming into force 24th February 2014.* **S1 2015 No. 836**. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. *Made 20th March 2015.* **SI 2019 No. 966** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. Made - 22nd May 2019. **2019 No. 1103** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) (No. 2) Regulations 2019 *Made 9th July 2019. Coming into Force 1st September 2019*. **SI 2020 No. 781** The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. *Made 21st July 2020, Coming into force 22nd July 2020.* **SI 2020 No. 1226** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2020. Made *5th November 2020. Coming into force 16th November 2020.* **2021 No. 337** Community Infrastructure Levy, England, The Community Infrastructure Levy (Amendment) (England) Regulations 2021, *Made 16th March 2021. Coming into force 17th March 2021.* ***SI 2025 No. 433*** *COMMUNITY INFRASTRUCTURE LEVY, ENGLAND. The Community Infrastructure Levy (Amendment etc.) (England) Regulations 2025. Made 2nd April 2025. Coming into force 1st May 2025.*

[5] CIL Regulations 123(3)

> *threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.*

2.49 In this context, major development is as set out in the Glossary to the NPPF:

> ***Major development:*** *For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.*

2.50 None of the parishes in Medway are defined as being a designated rural area. A threshold of 10 units is assumed to apply.

2.51 Two requirements of earlier national policy have been dropped. Under Footnote 31 of the NPPF the requirements for 25% for the affordable housing to be First Home no longer applies. The requirement for 10% of all homes to be Affordable Home Ownership (as per paragraph 66 of the 2023 NPPF[6]) no longer applies.

2.52 The tenure mix in the base modelling aligns with the Council's housing evidence, is as set out in Chapter 8. This also takes into account the greater emphasis for Social Rent as per paragraphs 64 and 71 of the NPPF.

Accessible and Adaptable Standards

2.53 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes[7] saying:

> *73. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes – option 2 in the consultation. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations.*

2.54 The Government will consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard. No timescale has been announced. This assumed to apply and is considered in Chapter 8.

Environmental Standards

2.55 In the spring of 2024, the Government carried out a consultation on how national standards in this regard may be implemented. The Department of Levelling up, Communities and Housing published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes that sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings. This

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[6] [ARCHIVED CONTENT]

[7] Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

reduction applies to new homes that submit plans after June 2022 or have not begun construction before June 2023. It is assumed to apply to all new homes in this assessment.

2.56 At the same time the then Housing Minister made a Written Parliamentary Statement[8] which set out the Government's position in this regard as follows:

> *… Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:*
>
> - *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
> - *The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*
>
> *Where plan policies go beyond current or planned building regulations, those polices should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible ….*

2.57 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny. This is considered in Chapter 8.

2.58 In November 2021, it was announced that, from 2022, all new homes would be required to include an electric vehicle charging point. This is assumed to apply.

Biodiversity Net Gain

2.59 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. The PPG was updated in February 2024[9] in this regard. The requirement is that developers ensure habitats for wildlife are enhanced relative to pre-development. Developers must assess the type of habitat and its condition before submitting plans and then demonstrate how they are improving biodiversity.

2.60 Green improvements on-site are preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. The mandatory BNG requirement was introduced for most major developments from 12th February 2024, and for small sites/minor development from 2nd April 2024.

> *The definition of a minor development for the purposes of BNG is development that is not major development and includes:*
>
> - *residential development where the number of dwellings is between 1 and 9 on a site of an area 1 hectare or less, or if the number of dwellings is unknown, the site area is less than 0.5 hectares.*

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[8] Written statements - Written questions, answers and statements - UK Parliament

[9] Biodiversity net gain - GOV.UK (www.gov.uk)

- *commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare.*
- *development that is not the winning and working of minerals or the use of land for mineral-working deposits.*
- *development that is not waste development.*

2.61 In May 2025 the Government commenced a consultation[10] on the implementation of BNG. This would introduce a 'new medium development threshold for sites between 10 and 49 homes, up to 1.0 ha in size'. Alternatively, consideration is being given to exempting all minor developments. The consultation runs to 24th July 2025.

2.62 Bearing in mind that this is a consultation, the outcome of which is not yet known, it is assumed the BNG requirements remain as per the current (as in June 2025) NPPF and PPG.

2.63 The costs of achieving Biodiversity Net Gain are considered in Chapter 8.

Fire Safety Standards

2.64 A number of further national consultations have been carried out. These include changes to Approved Document B, sprinklers in care homes, and staircases in residential buildings.

2.65 The Government published the outcome in March 2024 and the updated Building Regulations[11]. The guidance makes second staircases mandatory in all new residential buildings over 18m (about 6 storeys) in England from 30 September 2026.

National Model Design Code

2.66 The *National Model Design Code* was published as part of the PPG in 2021, when the NPPF was updated:

> *133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*
>
> *134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.*

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[10] Improving the implementation of biodiversity net gain for minor, medium and brownfield development - GOV.UK

[11] Amendments to the Approved Documents - Approved Document B: Fire safety volumes 1 and 2 (publishing.service.gov.uk)

2.67 The National Design Code does not add to the cost of development. Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes.

Building Safety Levy

2.68 The Building Safety Levy was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. The Government published its preferred approach in March 2025[12]. This is considered later in this report.

Levelling-up and Regeneration Act

2.69 The *Levelling-up and Regeneration* Act become law in October 2023. Many of the measures in the Act will be implemented, in due course, through secondary legislation and / or regulations. The provisions within the Act will have a significant impact on the overall plan-making process, but they do not alter the place of viability in the current Local Plan process.

2.70 The *Levelling-up and Regeneration Act* includes reference to a new national Infrastructure Levy. The Government has announced that this will not be taken forward.

2.71 This report is prepared in accordance with the December 2024 NPPF.

Viability Guidance

2.72 Neither the NPPF nor the PPG, set out step-by-step technical guidance, although the PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions[13] that support the methodology HDH has developed. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012[14] (known as the Harman Guidance[15]).

2.73 The planning appeal decisions, and the HCA good practice publication[16] suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of

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[12] Building Safety Levy: Technical consultation response - GOV.UK

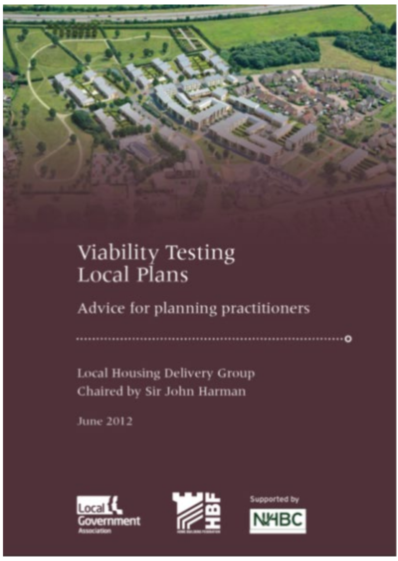
[13] Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437.

[14] Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

[15] viability-testing-local-p-42b.pdf

[16] *Good Practice Guide*. Homes and Communities Agency (July 2009).

schemes compared with the Existing Use Value (EUV), plus a premium. This approach is specified in the PPG.



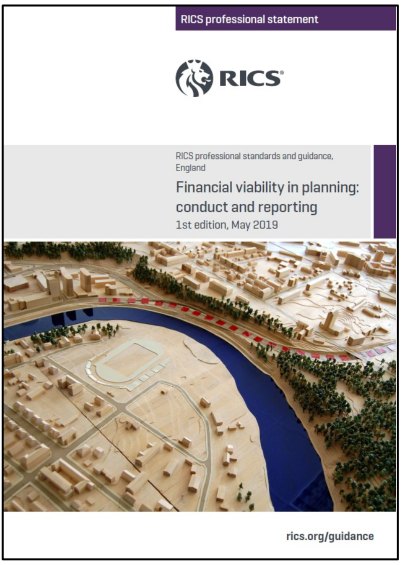
Viability Testing
Local Plans

Advice for planning practitioners

Local Housing Delivery Group
Chaired by Sir John Harman

June 2012

Supported by



RICS professional statement

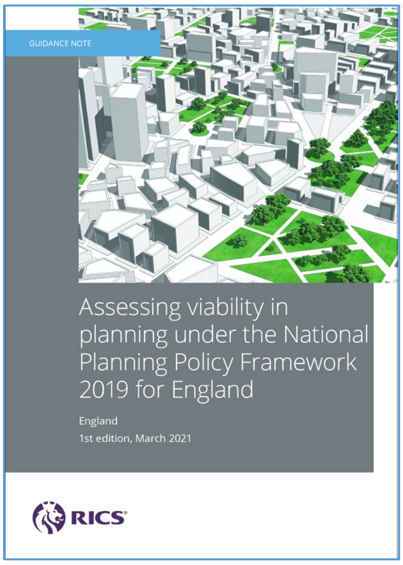
RICS

RICS professional standards and guidance, England

Financial viability in planning: conduct and reporting

1st edition, May 2019

rics.org/guidance



GUIDANCE NOTE

Assessing viability in planning under the National Planning Policy Framework 2019 for England

England

1st edition, March 2021

RICS

2.74 As set out at the start of this report, there are two principal pieces of relevant RICS guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England* (1st Edition, May 2019) and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

2.75 Neither of these specify a step-by-step approach, rather they make reference to the NPPF and PPG and provide interpretation on implementation. In line with the extant PPG, this LPVA follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance.

2.76 In 2019, the HBF produced *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). This guidance draws on the Harman Guidance and the 2012 RICS Guidance, (which the 2012 RICS). This HBF guidance stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. HDH has some concerns around this guidance as it does not reflect '*the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*' as set out in paragraph 10-009-20190509 of the PPG. The HBF Guidance raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.

3. Methodology

Viability Testing – Outline Methodology

3.1 This report follows the Harman Guidance and was put to a technical consultation event during 2019 and was then subject to more formal consultation through the Regulation 18 process. A further technical consultation, on this updated report, was carried out in April 2025. The completed report will be published alongside the draft Local Plan.

3.2 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

Gross Development Value
(The combined value of the complete development)

LESS

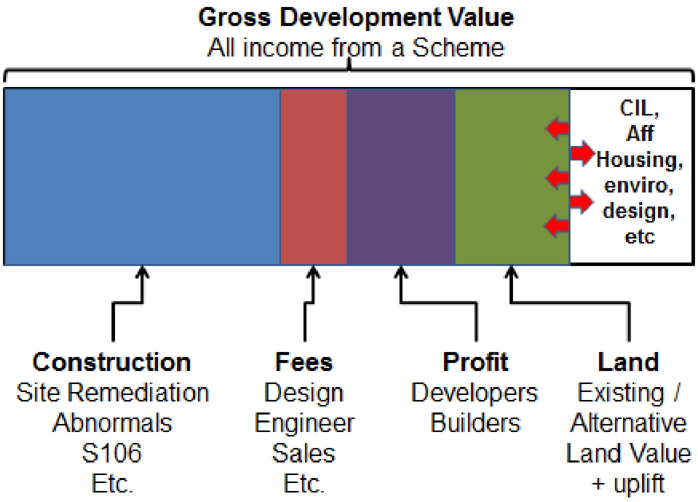
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)

=

RESIDUAL VALUE

3.3 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).

3.4 In the following graphic, the bar illustrates all the income from a scheme. This is set by the market (rather than by the developer or local authority). Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control – they are what they are.



3.5 The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions a planning authority asks for, the less the developer can afford to pay for the land. The purpose of this assessment is to quantify the costs of Medway Council's policies and to assess the effect of these and then make a judgement as to whether or not land prices are squeezed to such an extent that the Plan is not deliverable.

3.6 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'uplift' above the 'EUV' which would make the landowner sell.

3.7 This study is not trying to mirror any particular developer's business model – rather it is making a broad assessment of viability in the context of plan-making and the requirements of the NPPF and CIL Regulations. The approach taken in this report is different from the approach taken by developers when making an assessment to inform commercial decision making, particularly on the largest sites to be delivered over many years. At this stage of the planning process, it is necessary to work within the PPG and other relevant guidance. As set out in Chapter 2 above, it will be necessary for the promoters of the Strategic Sites to continue to engage, as the plan-making process continues.

Limitations of viability testing in the context of the NPPF

3.8 High level viability testing does have limitations. The assessment of viability is a largely quantitative process based on financial appraisals – there are however types of development where viability is not at the forefront of the developer's mind, and they will proceed even if a 'loss' is shown in a conventional appraisal. An individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even though the value of the facility in financial terms is not significantly enhanced, or the end user of an industrial or logistics building may build a new factory or depot that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.

3.9 This is a challenge when considering policy proposals. It is necessary to bear in mind whether or not the impact of a policy requirement on a development type that may appear only to be marginally viable will have any material impact on the delivery of development or whether the developments will proceed anyway. Some development comes forward for operational reasons rather than for property development purposes.

The meaning of Landowner Premium

3.10 The phrase '*landowner premium*' was new in the 2018 PPG. Under the 2012 NPPF, and the superseded PPG, the phrase 'competitive return' was used. This is at the core of a viability assessment. The 2012 RICS Guidance includes the following definition:

> ***Competitive returns** - A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance,*

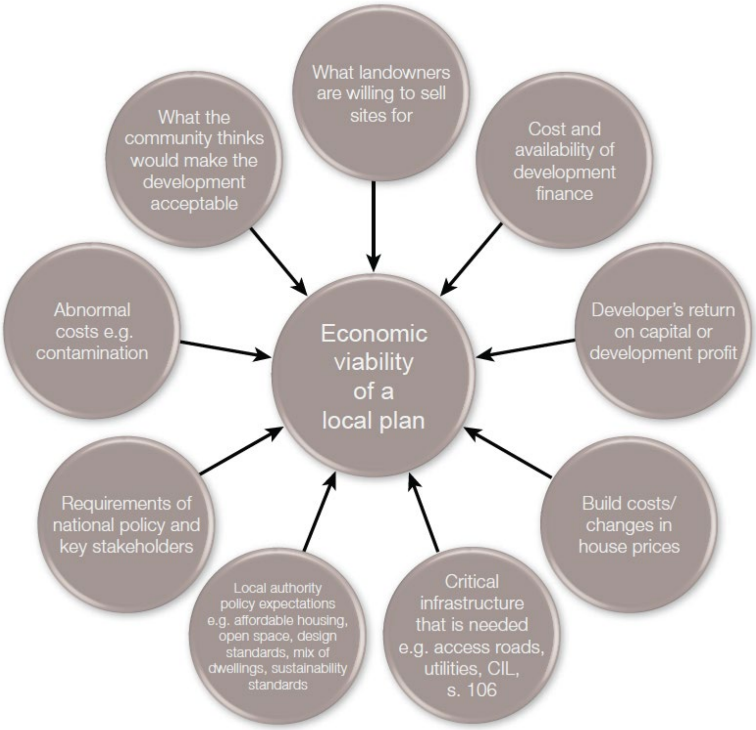
> *i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.*

3.11 Whilst this is useful it does not provide guidance as to the size of that return. The PPG says:

> *Benchmark land value should:*
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *PPG 10-014-20190509*

3.12 The term *landowner's premium* has not been firmly defined through the appeal, Local Plan examination or legal processes – although various approaches have been accepted by planning inspectors. The level of return to the landowner is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.

3.13 This study is about the economics of development; however, viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute to the assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.



Existing Available Evidence

3.14 The NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from the Council has been reviewed.

a. Firstly, is that which has been prepared earlier in the plan-making process and to inform the setting of CIL. The most recent of these is *Medway Council Affordable Housing and CIL Viability Testing Report* (GVA, January 2016).

b. The *Local Plan Viability Assessment (including CIL)* (HDH December 2021) was completed in early 2022 to inform the new Local Plan. This report was the final iteration of the Viability Assessment that was commissioned in 2019. This is now being comprehensively updated.

3.15 Secondly, is that which the Council holds, in the form of development appraisals[17] that have been submitted by developers in connection with specific developments – most often to support negotiations around the provision of affordable housing or s106 contributions. The approach taken is to draw on this existing evidence and to consolidate it so that it can then be used as a sound base for setting the affordable housing target and consideration of CIL – it is important to note that these figures are those submitted by developers for discussion at the start of the viability process.

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[17] These are not referred to specifically in this report as some were submitted to the Council on a confidential basis.

Table 3.1 Review of Development Management Viability Appraisals

		Oct-17	Jun-18	Jul-18	Jul-18	Aug-18	Dec-18	Dec-18	Jan-19	Feb-19	Mar-19	May-19	Nov-23	Mar-24	Mar-24	May-24
Scheme																
	Locality	Chatham	Cliffe	Chatham	Chatham	Rochester	Chatham	Rochester	Rainham	Chatham	Chatham	Chatham	Strood	Chatham	Rochester	Chatham
	Ha	3.299	0.49	0.96	0.3	0.2	3.627	0.91	0.48	0.275	0.065	0.18	3.75	0.26	0.97	
	Units	132	10	124	25	64	176	314	54 retirement	16	14	41	168	14		139
	Affordable														34	
	GIA (m2)								3,458		935	2,197	14,507			13,596
			Part conversion			Includes commercial		Includes commercial							All affordable, includes grant	77 houses, 62 flats
Values																
	Residential	£3,164	£3,519		£3,300								£4,219	£4,360		£4,369
	Flats			£3,272 - £3,875	£3,444	£3,714	+/- £3,767	£4,090	£5,039		£1,928	£3,122	£4,300			
	Affordable			£1,730		70% SO, 50% Rented	65% SO, 50% Rented	60%					57% AR, 65% SO		92% GDV	
	Non Res					£135pa @ 6.5%		Food £188pa @ 5%, Retail +/-£172pa @6.5%								
Construction																
	BCIS	BCIS	BCIS	BCIS	BCIS	BCIS		BCIS	BCIS	BCIS		BCIS		BCIS Median	BCIS Mean	BCIS Median
	All in										£1,507		Cost Plan			£3,078
	Abnormals	£100,000	£25,000					£0	£125,000							
	Site	20%	13.50%		12%	10%		10%	10%	5%	10%	6% - 8%				Cost Plan
	s106 / unit	£7,819		£5,563	£5,671	£12,500	£1,989	£14,006	£2,500	£5,080	£1,544		£16,254			£16,990
Fees																
	Acquisition	2%		2%			2%			1.75%		2%		1.50%	1.50%	1.5
	Professional	7%	10%	7%	8%	6%	8.50%	8%	8.50%	8%	2.5%	7%	8%	8.50%	8.50%	8.50%
	Sales	2%	2%		2.50%			3%	5.50%	2.50%	1.5% of build	2%	3%	2.50%	2.5% + £600	2.5% + £900
	Legal	£600/unit	£900/unit		£900/unit				£600/unit	£750/unit	1% of build	£900/unit	0.25%			
Other																
	Contingency	5%	5%	4%	3%	5%	2%	5%			5%	5%	5%	4%		3%
	Interest	6%	6%	6.50%	6%	6%	6.50%	6.50%	6%	6.50%	6.50%	6%	8%	7.50%	7.50%	7%
	Dev Return	20% GDV	20% / 6%	15%	20% / 6%	20% / 6%	17.5% / 6%	18%	20%	18%	20% Build	20% / 6%	17,5%	17.50%	6%	18%
	Aff Return															
Land																
	Price Paid	£4,500,000			£365,000							£600,000				
	Price Paid/ha				£1,216,667											
	EUV	£1,039,311				£1,000,000		£3,755,000					£4,000,000			
	EUV/ha	£315,038				£5,000,000		£4,126,374					£1,066,667		£25,000	
	BLV/ha	Plus 30%	£1,200,000	£350,000	£1,583,333	£1,000,000	£350,000		£2,232,848	£650,000		£1,250,000		£1,450,315	£375,000	£1,200,000

Source: Review of appraisals submitted through Development Management (May 2025)

3.16 At the 2025 technical consultation it was noted[18] that these were prepared in time and that costs and values will have changed since then. This is agreed, however this remains a useful source of data.

3.17 Thirdly, Medway Council also holds evidence of what is being collected from developers under the s106 regime. This is being collected, by the Council, outside this study[19].

Stakeholder Engagement

3.18 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry. A technical consultation event was held in October 2019 and repeated in April 2025 for this update. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited. **Appendix 2** includes the details of those invited and the attendees, and **Appendix 3** includes the presentation given. **Appendix 4** includes a summary of notes taken.

3.19 The event was divided into two parts:

a) A recap of viability testing in the context of the updated NPPF and PPG.

b) The main assumptions for the viability assessments were set out including development values, development costs, land prices, developers' and landowners' returns. The consultants and consultees talked through the main points.

3.20 The comments of the consultees are reflected through this report and the assumptions adjusted where appropriate.

3.21 The main points from the 2019 consultation event were:

a) The methodology and approach are appropriate.

b) The HBF provided a copy of their Viability Guidance. This includes a number of 'Common Concerns'. These are addressed under the appropriate headings.

c) As the pre-consultation draft did not include detail on the Strategic Sites, it would be necessary to consider these in detail – either as the report progresses, or separately, outside the report as further information emerges. This is accepted, the modelling is this assessment is based on total unit numbers and takes a high-level approach. In due course, when detailed plans are available, it may be necessary to revisit the viability and take into account the different values that may be derived for different unit

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[18] C Colbeck of Savills for the Hoo Consortium.

[19] Paragraphs 10-020-20180724 to 10-028-20180724 of the PPG introduce reporting requirements in this regard. In particular 10-027-20180724 says:

> *How should monitoring and reporting inform plan reviews?*
>
> *The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine deliverability of the plan.*

types (for example, premium high rise flats with sea views or less attractive units on the periphery of a scheme), together with the different build costs that may be associated with specific formats.

3.22 In this context it is important to note that, at the time of the 2019 report, specific Strategic Sites had not been confirmed. In the 2021 iteration of the LPVA the most up to date information was considered.

3.23 Following the event, copies of the presentation and an early iteration of this study were circulated to all those invited, and the attendees were asked to make any further representations by email. Four written responses were received in addition to the comments made at the event.

3.24 The main points from the 2025 technical consultation were:

a. That the approach and methodology were generally appropriate[20].

b. That it was important to consider the development of land in the Green Belt under the Golden Rules introduced in the 2024 NPPF[21].

c. That the promoter of the Chattenden Barracks and Lodge Camp[22] sites made a broad range of technical points about the modelling of these sites, and more widely concerning the inputs into this LPVA.

These are welcomed, however it is important to note that neither Chattenden Barracks nor Lodge Camp are included for allocation at this stage. They are not modelled as potential strategic sites. HDH understands that the Council would like to allocate these sites, however there are a number of technical (non-viability) constraints that need to be resolved before that could be done. The site promoters, MC and statutory bodies are working to resolve the issues.

3.25 The comments made through the Regulation 18 process have been reviewed (although few relate to viability).

3.26 The technical consultation was repeated in April 2025. The consultation process has been carried out in accordance with the requirements of the PPG, the Harman Guidance and the RICS Guidance. There will be a further opportunity to comment on this report at the Regulation 19 consultation stage.

Viability Process

3.27 The assessment of viability as required under the NPPF and the CIL Regulations is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20190509) '*...policy requirements should be informed by evidence of infrastructure and*

---

[20] C Colbeck of Savills for the Hoo Consortium.

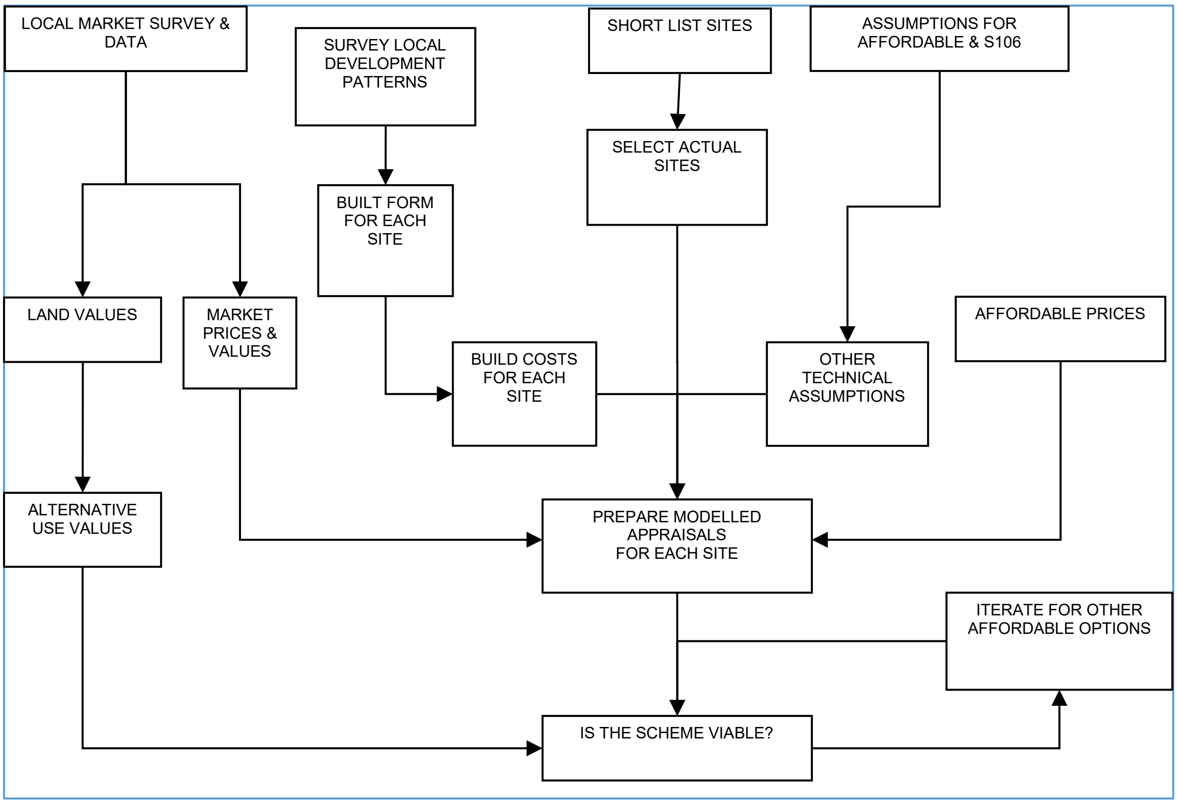
[21] Seyi Obaya-Daley for Redrow Homes.

[22] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106'.

3.28 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of 'typologies', and using these to assess whether development, generally, is viable. The sites were modelled based on discussions with Council officers, the existing available evidence supplied to us by the Council, and on our own experience of development. Details of the modelling are set out in Chapter 9. This process ensures that the appraisals are representative of typical development in the Medway Council area over the plan-period.

Figure 3.1 Viability Methodology



Source: HDH 2025

3.29 In addition to modelling a range of representative sites, a set of Strategic Sites were modelled in the 2021 LPVA. These have now been updated – see Chapter 9 below. It is important to note that the modelling in this assessment is based on total unit numbers and site area and takes a high-level approach. In due course, it may be necessary to revisit the viability and take into account the specifics of the scheme which are not currently available.

3.30 The local housing markets were surveyed to obtain a picture of sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Alongside this, local development patterns were considered, to arrive at appropriate built form assumptions. These in turn informed the appropriate build cost figures. Several other technical assumptions were required before appraisals could be produced. The appraisal results were in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still make an appropriate return. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, by a satisfactory margin, could the scheme be judged to be viable. The amount of margin is a difficult subject and is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.

3.31 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. The Plan is still at the draft stage, so the policies used in this assessment may be subject to further changes. For appropriate sensitivity testing a range of options including different levels of affordable housing provision and different levels of developer contribution are tested. If the Council allocates different types of site, or develops significantly different policies to those tested in this study, it may be necessary to revisit viability and consider the impact of those further requirements.

3.32 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing as required by the NPPF (and CIL Regulations) is used. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality and to provide high-level advice to assist the Council in assessing the deliverability of the Local Plan.

3.33 Through the 2019 technical consultation a consultee suggested using Argus as an alternate model. Argus is an excellent model, but not suitable for running several thousand appraisals through the scenario testing that is required in a report of this type.

4. Residential Market

4.1 This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices. The study is concerned not just with the prices but the differences across different areas. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

4.2 Medway is one of the largest urban areas in the south-east. It includes an urban conurbation of about 250,000 people, living in five towns largely to the south of the River Medway and its estuary, with the remaining 10% of its population in an extensive rural hinterland to the north and south-west. Much of the rural area and adjacent coastline is covered by environmental designations.

Medway's Residential Market

4.3 There is a marked variation in values and residential property prices across the Medway Council area.

a. In simple terms, the urban area has two parts, the lower value older housing and the higher value newer housing. Much of the existing housing stock is made up of relatively homogenous areas of suburban housing that is either late Victorian or post-war. Whilst most of this housing stock is of a good size and with good amenities (gardens and parking), it is not necessarily seen as being aspirational. The notable exceptions to this are the fine historic properties, especially in Rochester, which attract higher values. By contrast, the newer housing that is coming forward is higher value and responding to the current market demands.

b. The Hoo Peninsula remains a deeply rural area with areas of high environmental value. The farming is relatively intense in areas, with soft fruit production and the use of poly-tunnels. The settlements tend to be small villages and, whilst some of these have high values, relatively little development is expected in them.

c. Medway benefits from fast trains to Central London. London St. Pancras can be reached in about 40 minutes. There are also good links to London Victoria.

d. The area has good road links. The M2 motorway passes through the south of Medway with access along the north of Kent. The M2 also links to the M20 (via the A229) and on to the Channel Tunnel. There are also good links on to the M25 (via the A2, M20 and M26).

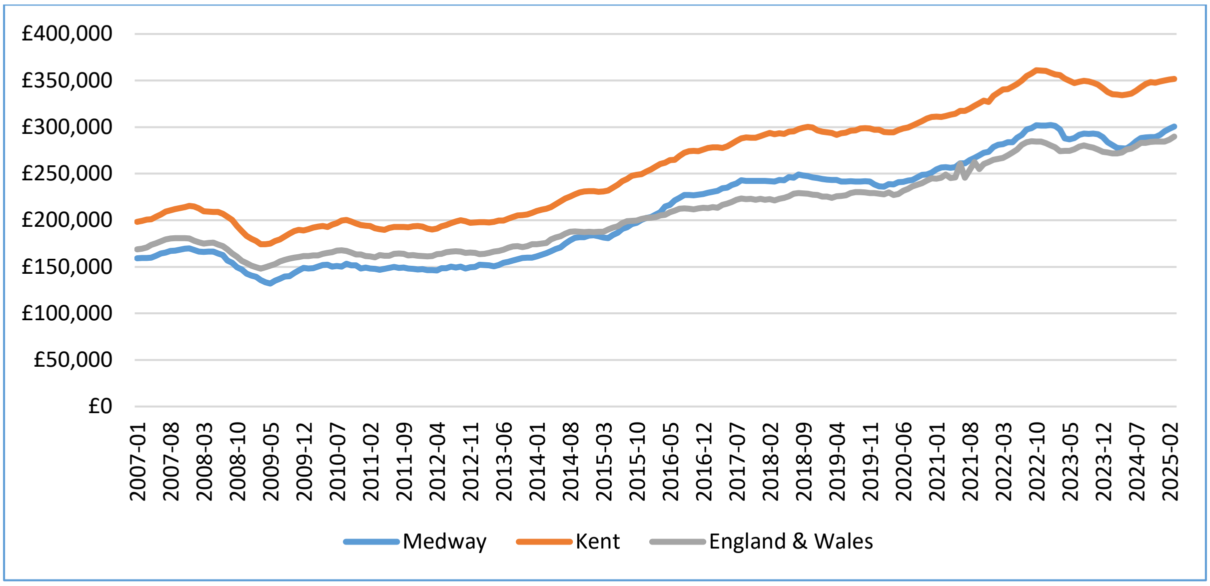
e. Historically, a major driver of the local economy was the Naval Dockyards. These closed in the 1980s and the Royal Marines' barracks closed in the 1990s. There remains a smaller MOD presence in the area, with the Royal Engineers being based at Gillingham.

4.4 Overall, the market is perceived to be strong, and Medway is a desirable place to develop housing. Having said this, there is no doubt that some areas remain challenging due to lower values.

National Trends and the relationship with the wider area

4.5 The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'. Average house prices across England and Wales have recovered to their pre-recession peak, this is strongly influenced by London.

Figure 4.1 Average House Prices (£)



Source: Land Registry (May 2025). Contains public sector information licensed under the Open Government Licence v3.0.

4.6 Prices in Medway are now 77% above their December 2007 peak which is well above the increase in England and Wales (about 61%). House prices in Kent have increased by about 63%. This data shows that house prices have increased by 11.5% since October 2021 (being the date of the data in the previous iteration of this report) in Medway.

4.7 Through the 2025 technical consultation a site promoter[23] noted that the above data predated the end of the Stamp Duty holiday, going on to say that 'price growth is likely to remain muted through Q2'. This has been updated to the most recent available data. This report is based on current costs and values and house prices are not inflated or indexed into the future.

4.8 The average prices in Medway are somewhat lower than the nearby authority areas.

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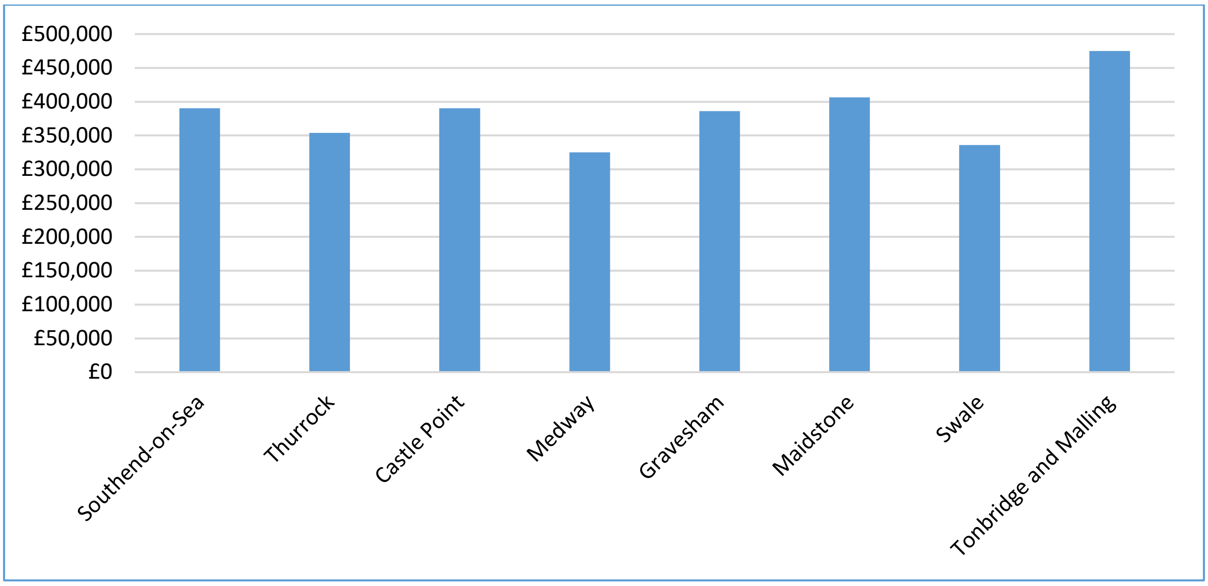
[23] C Colbeck of Savills for the Hoo Consortium.

Figure 4.2 Average House Prices (£)



Source: Mean house prices for administrative geographies: HPSSA dataset 12 (Release 20th September 2023). Contains public sector information licensed under the Open Government Licence v3.0

4.9 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for Medway is 177th (out of 331) at £324,874[24]. To set this in context, this is close to the middle of the rank. The council at the middle of the rank (166th – West Suffolk), has an average price of £337,186. In Medway, the median price is lower than the average, at £303,000[25].

4.10 This study concerns new homes. The figure above shows that prices have fallen over the last year or so but have still seen a significant recovery since the bottom of the market in May 2009. The Land Registry data shows that the price of newbuild homes have increased more quickly than existing homes and have not shown a reduction in values.

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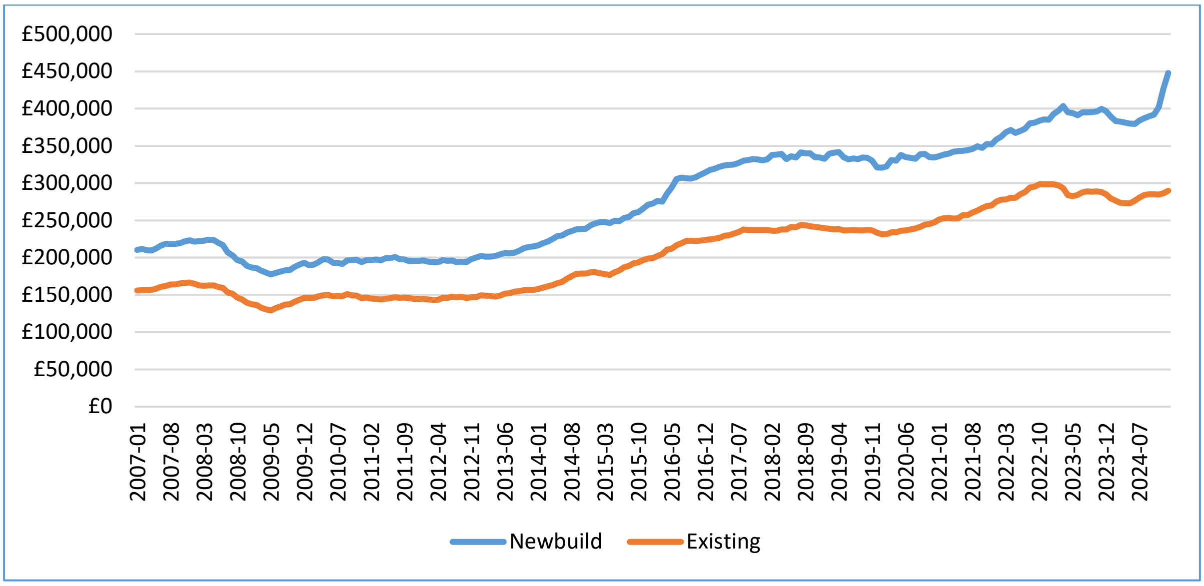
[24] Mean house prices for administrative geographies: HPSSA dataset 12 (Release 20th September 2023).

[25] Median house prices for administrative geographies: HPSSA dataset 9 (Release 20th September 2023)

Figure 4.3 Change in House Prices. Existing and Newbuild - Medway

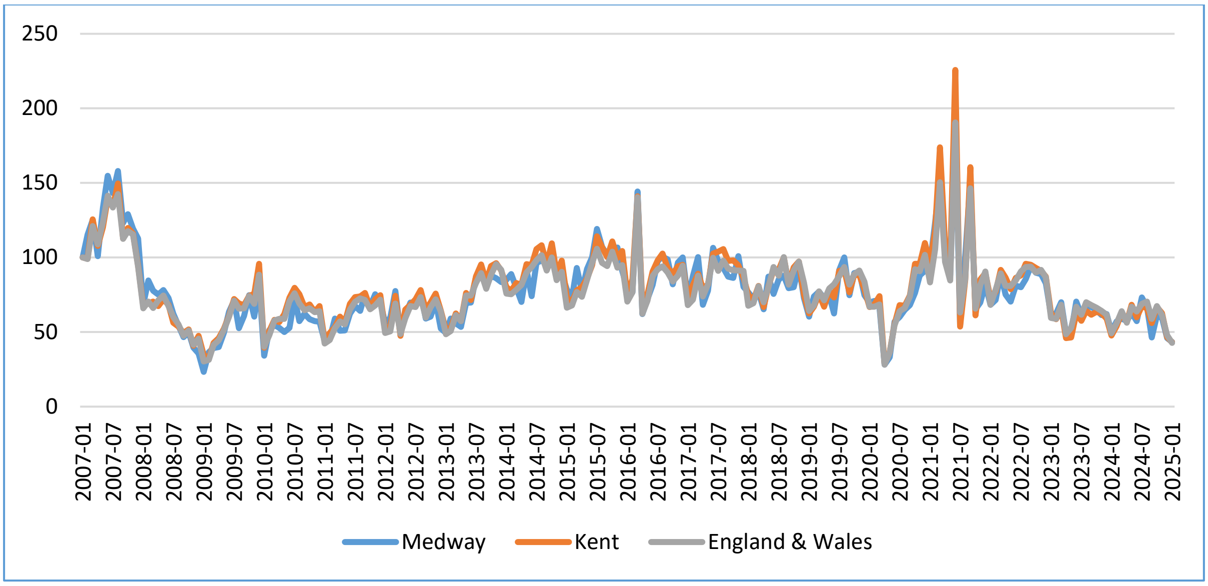


Source: Land Registry (May 2025). Contains public sector information licensed under the Open Government Licence v3.0.

4.11 The Land Registry shows that the average price paid for newbuild homes in Medway (£447,713) is £158,158 (or 55%) more than the average price paid for existing homes (£289,555), and that they have increased by 29% since the 2021 LPVA was completed.

4.12 The change in the rate of sales (i.e. sales per month) is similar to those in the wider area and in the whole country.

Figure 4.4 Sales per Month – Indexed to January 2007



Source: Land Registry (May 2025). Contains public sector information licensed under the Open Government Licence v3.0.

4.13 The rise in house prices over the last 12 or so years has, at least in part, been enabled by the historically low mortgage rates offered to home buyers. In addition, the housing market has been actively supported by the Government through products and initiatives such as Help-to-

Buy and a Stamp Duty 'holiday' that was introduced to support prices during the COVID-19 pandemic. The housing market and wider economy has been through various uncertainties, including that of the COVID-19 pandemic. A range of views as to the impact on house prices of the pandemic and Brexit were expressed which covered nearly the whole spectrum of possibilities, but the general consensus was that there would be a fall in house prices. As can be seen from the above, prices actually increased substantially. The global economy continues to be faced with uncertainty around world trade and the ongoing war in Ukraine, unrest in the Middle East, with the impact on energy costs and inflationary pressures in the economy, which all add uncertainty.

4.14 There is a degree of uncertainty in the housing market as reported by the RICS. The February 2025 RICS UK Residential Market Survey[26] said:

> ***Sales market activity softens slightly over the month***
>
> - *Measures of new buyer enquiries and agreed sales turn mildly negative*
> - *House prices still rising at the national level, but momentum appears to be moderating*
> - *Near-term expectations point to a further (gentle) softening in sales market activity over the months ahead*
>
> *The February 2025 RICS UK Residential Survey results are indicative of a modest slowdown across the sales market, with concerns over interest rates, inflation, and global events appearing to dampen buyer confidence somewhat. Moreover, the impending stamp duty deadline on the 1st of April is likely distorting the underlying demand picture at present, as well as contributing to uncertainty around the outlook for activity in the months ahead.*
>
> *At the headline level, the new buyer enquiries series posted a net balance reading of -14% in February. This is down from a figure of -1% previously and marks the weakest result for the survey's gauge of buyer demand since November 2023. That said, trends will have been influenced, to some degree at least, by time running out for any new enquiries to be completed ahead of the reduction in stamp duty thresholds coming into affect at the start of April.*
>
> *Similarly, the newly agreed sales indicator moved into negative territory over the month, registering a net balance reading of -13% compared to +2% beforehand (at the national level). As such, this represents the softest return for the sales measure since May of last year. When disaggregated, respondents across London reported a particularly noticeable dip in the volume of sales agreed in February.*
>
> *Looking ahead, the net balance for near-term sales expectations slipped to -5%, a more cautious signal relative to the modestly positive figure of +9% in the previous iteration of the survey. Nevertheless, sentiment towards the twelve- month outlook for sales remains positive (net balance +32%), even if this is the least optimistic reading since the backend of 2023.*
>
> *For new listings, the latest net balance of +12% extends a run of positive readings for this series into an eighth successive month (although the February figure is a touch softer than last month). At the same time, contributors continue to report that the number of market appraisals undertaken over the month is running above that of the previous year (net balance +16%). As a result, this suggests the pipeline for new instructions remains solid.*
>
> *Looking at the survey data on house prices, the latest aggregate net balance came in at +11%, which remains consistent with a subtle upturn in prices. However, this series has now moderated in each of the last two reports, easing from +25% and +21% in December and January respectively. In light of this, it appears house price growth has tapered off across most parts of the UK of late. By way of contrast, Northern Ireland, Scotland and the North West of*

---

[26] UK Residential Market Survey

> *England are exceptions to the wider trend, with the price indicator remaining firmly in expansionary territory in each instance.*
>
> *Going forward, although market uncertainty may weigh on house price trends in the near term, respondents remain strongly of the view that house prices will rise over the next twelve months. Indeed, the net balance for the year-ahead price expectations series sits at +47%, broadly in-line with the average reading posted over the past six months. What's more, respondents across all regions/countries of the UK continue to anticipate that house prices will move higher over the coming year.*
>
> *In the lettings market, the headline tenant demand measure remained slightly below zero for a fourth month in a row, returning a net balance of -4% in February. Consequently, this is longest stretch without a positive reading for this indicator since the monthly (non-seasonally adjusted) lettings dataset was formed in 2012. Still, given the readings have been only marginally below zero, this is pointing to a stagnant/slightly negative trend rather than an abrupt downturn. Alongside this, landlord instructions continue to show negative momentum, registering a net balance of -22%.*
>
> *Despite the subdued demand backdrop, a net balance of +34% of survey participants foresee rental prices rising over the coming three months (up from a reading of +18% last month).*

4.15 HM Treasury brings together some of the forecasts in its regular *Forecasts for the UK economy: a comparison of independent forecasts* report.

Table 4.1 Consolidated House Price Forecasts

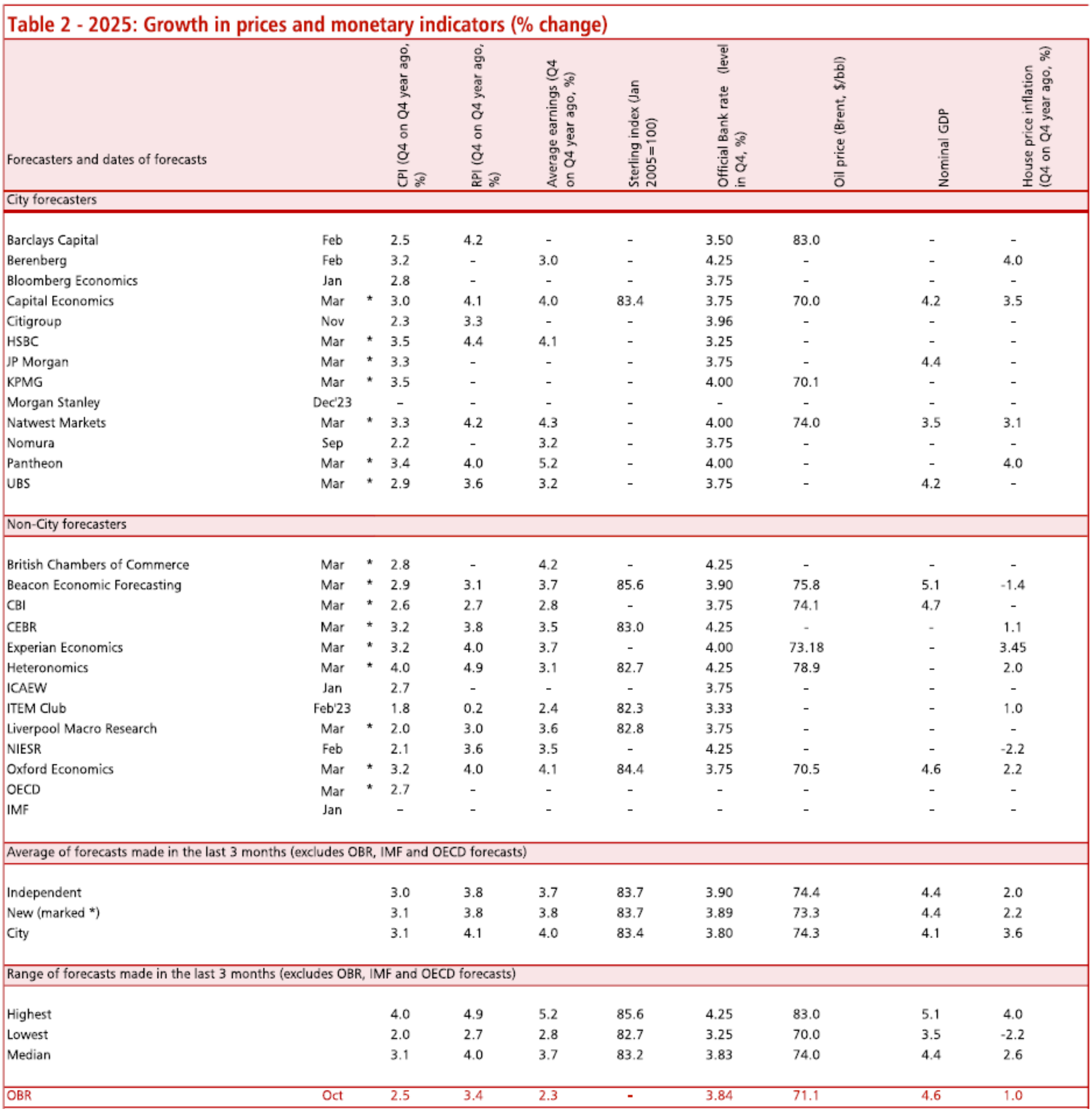


Table 2 - 2025: Growth in prices and monetary indicators (% change)

Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Oil price (Brent, $/bbl)	Nominal GDP	House price inflation (Q4 on Q4 year ago, %)
City forecasters										
Barclays Capital	Feb		2.5	4.2	-	-	3.50	83.0	-	-
Berenberg	Feb		3.2	-	3.0	-	4.25	-	-	4.0
Bloomberg Economics	Jan		2.8	-	-	-	3.75	-	-	-
Capital Economics	Mar	*	3.0	4.1	4.0	83.4	3.75	70.0	4.2	3.5
Citigroup	Nov		2.3	3.3	-	-	3.96	-	-	-
HSBC	Mar	*	3.5	4.4	4.1	-	3.25	-	-	-
JP Morgan	Mar	*	3.3	-	-	-	3.75	-	4.4	-
KPMG	Mar	*	3.5	-	-	-	4.00	70.1	-	-
Morgan Stanley	Dec'23		-	-	-	-	-	-	-	-
Natwest Markets	Mar	*	3.3	4.2	4.3	-	4.00	74.0	3.5	3.1
Nomura	Sep		2.2	-	3.2	-	3.75	-	-	-
Pantheon	Mar	*	3.4	4.0	5.2	-	4.00	-	-	4.0
UBS	Mar	*	2.9	3.6	3.2	-	3.75	-	4.2	-
Non-City forecasters										
British Chambers of Commerce	Mar	*	2.8	-	4.2	-	4.25	-	-	-
Beacon Economic Forecasting	Mar	*	2.9	3.1	3.7	85.6	3.90	75.8	5.1	-1.4
CBI	Mar	*	2.6	2.7	2.8	-	3.75	74.1	4.7	-
CEBR	Mar	*	3.2	3.8	3.5	83.0	4.25	-	-	1.1
Experian Economics	Mar	*	3.2	4.0	3.7	-	4.00	73.18	-	3.45
Heteronomics	Mar	*	4.0	4.9	3.1	82.7	4.25	78.9	-	2.0
ICAEW	Jan		2.7	-	-	-	3.75	-	-	-
ITEM Club	Feb'23		1.8	0.2	2.4	82.3	3.33	-	-	1.0
Liverpool Macro Research	Mar	*	2.0	3.0	3.6	82.8	3.75	-	-	-
NIESR	Feb		2.1	3.6	3.5	-	4.25	-	-	-2.2
Oxford Economics	Mar	*	3.2	4.0	4.1	84.4	3.75	70.5	4.6	2.2
OECD	Mar	*	2.7	-	-	-	-	-	-	-
IMF	Jan		-	-	-	-	-	-	-	-
Average of forecasts made in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Independent			3.0	3.8	3.7	83.7	3.90	74.4	4.4	2.0
New (marked *)			3.1	3.8	3.8	83.7	3.89	73.3	4.4	2.2
City			3.1	4.1	4.0	83.4	3.80	74.3	4.1	3.6
Range of forecasts made in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Highest			4.0	4.9	5.2	85.6	4.25	83.0	5.1	4.0
Lowest			2.0	2.7	2.8	82.7	3.25	70.0	3.5	-2.2
Median			3.1	4.0	3.7	83.2	3.83	74.0	4.4	2.6
OBR	Oct		2.5	3.4	2.3	-	3.84	71.1	4.6	1.0

Source: Forecasts for the UK economy: a comparison of independent forecasts No 452 (HM Treasury, March 2025).

4.16 Property agents Savills are forecasting the following changes in house prices, suggesting a return to growth:

Table 4.2 Savills Property Price Forecasts

	2025	2026	2027	2028	2029	5 Years to September 2029
Mainstream UK	4.0%	5.5%	5.0%	4.0%	3.0%	23.4%
Prime Regional	2.0%	4.0%	5.0%	3.5%	2.5%	18.2%
Wider South	2.0%	3.5%	4.5%	3.5%	2.0%	16.5%
Outer Commute	2.0%	3.5%	4.0%	3.0%	2.0%	15.9%
South East	3.0%	4.0%	3.5%	3.5%	2.5%	17.6%
UK Rental Growth	4.0%	4.0%	3.5%	3.0%	3.0%	17.6%

Source: Savills [27]

4.17 In this context is relevant to note that the Nationwide Building Society reported in April 2025[28]:

> ***Annual house price growth slows slightly in April***
>
> - *Annual rate of house price growth slowed to 3.4% in April, from 3.9% in March*
> - *House prices down 0.6% month-on-month*

Headlines	Apr-25	Mar-25
Monthly Index*	539.3	542.4
Monthly Change*	-0.6%	0.0%
Annual Change	3.4%	3.9%
Average Price (not seasonally adjusted)	£270,752	£271,316

** Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)*

4.18 The Nationwide produces regional figures on a quarterly basis. This data (March 2025) suggests, for the Outer South East, an annual 3.0% change in Q1 2025 and an annual 2.3% change from the previous quarter.

4.19 Halifax Building Society reported a similar positive situation in May 2025[29]:

Average house price	Monthly change	Quarterly change	Annual change
£297,781	+0.3%	-0.1%	+3.2%

> ***Slight rise in house prices as market maintains strength***
>
> - *House prices increased by +0.3% in April vs -0.5% in March*

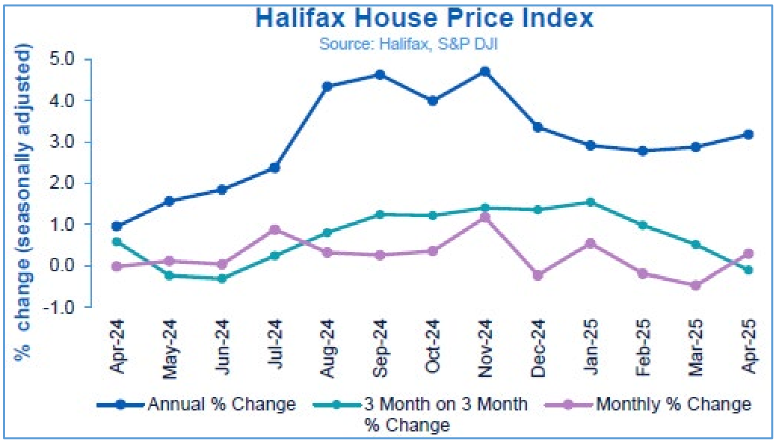
---

[27] Savills UK | Residential Property Market Forecasts

[28] Nationwide HPI News - Reports

[29] Halifax UK | House Price Index | Media Centre

- *Average property price now £297,781 compared to £296,899 in previous month*
- *Annual rate of growth at +3.2% up from +2.9% in March*
- *House prices remarkably stable over last six months, down by just £48*
- *Northern Ireland, Wales and Scotland see strongest annual price growth*

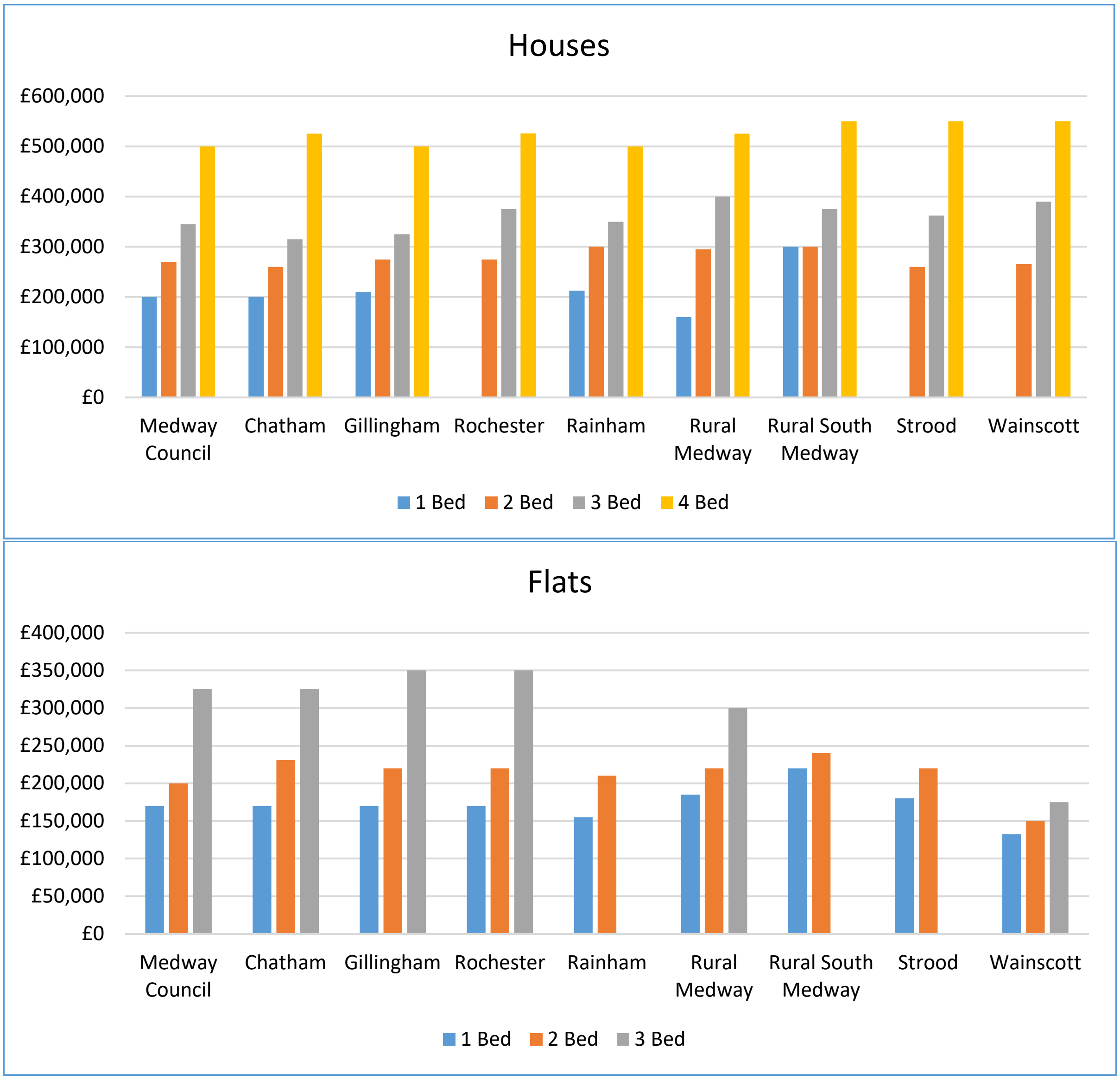


4.20 Whilst there is clearly uncertainty in the market, a degree of house price growth is anticipated.

The Local Market

4.21 A survey of asking prices across the Medway Council area was carried out in March 2025. Through using online tools such as rightmove.co.uk, median asking prices were estimated. The data is based on the main settlements.

Figure 4.5 Median Asking Prices, Newbuild and Existing (£)



Source: Rightmove.co.uk (March 2025)

4.22 Asking prices have increased significantly over the last few years.

Price Paid Data

4.23 As part of the research, data from Landmark is analysed. This brings together data from the following sources and allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms using the following data sources:

Table 4.3 Landmark Data Sources

Attribute	Source
Newbuild	HMLR Price Paid
Property Type	HMLR Price Paid
Sale Date	HMLR Price Paid
Sale Value	HMLR Price Paid
Floor Area Size(m)	Metropix
	EPC
Bedroom Count	Metropix
	LMA Listings (Property Heads)
Price per square meter (Sale Value / Floor Area)	HMLR Price Paid
	Metropix
	EPC

Source: Landmark

4.24 This data includes the records 15,754 sales since the start of 2020. Of these, floor areas are available for 14,483 sales and the number of bedrooms is available for 6,285 sales. There is a significant delay in the Land Registry updating the dataset, with only 46 sales recorded in since the start of 2024.

Table 4.4 Landmark Data – Sample Size

Newbuild			
	Count of Sale Value	Count of Price per sqm	Count of Price per bedroom
2020	431	431	5
2021	705	705	7
2022	473	473	3
2023	353	353	17
2024	46	46	0
Sub Total	**2,008**	**2,008**	**32**
Non Newbuild			
	Count of Sale Value	Count of Price per sq/m	Count of Price per bedroom
2020	2,647	2,309	1,390
2021	4,131	3,667	1,842
2022	2,726	2,515	1,065
2023	2,292	2,140	1,072
2024	1,941	1,844	884
Sub Total	**13,737**	**12,475**	**6,253**
TOTAL	**15,745**	**14,483**	**6,285**

Source: Landmark (March 2025)

4.25 The dataset appears to include a large number of outliers that seem to be out of alignment with wider experience of the Medway housing market. The following have been removed from the data:

a. 5 bed and larger houses and flats with a recorded sale price of less than £325,000. The least expensive 5 bed home currently for sale has an asking price of £325,000.

b. 4 bed houses and flats with a recorded sale price of less than £265,000. The least expensive 4 bed home, excluding those subject to a 60+ age restriction[30] or in need of substantial modernisation currently for sale, has an asking price of £269,500.

c. 3 bed houses with a recorded sale price of less than £200,000. The least expensive 3 bed house, excluding those for sale by auction, those subject to a 60+ age restriction, Shared Ownership properties and those in need of substantial modernisation currently for sale, has an asking price of £200,000.

d. 3 bed flats with a recorded sale price of less than £185,000. The least expensive 3 bed flat currently for sale has an asking price of £185,000.

e. 2 bed houses with a recorded sale price of less than £150,000. The least expensive 2 bed house, excluding park-homes, those subject to a 60+ age restriction / retirement homes and those in need of substantial modernisation currently for sale, has an asking price of £160,000.

f. 2 bed flats with a recorded sale price of less than £110,000. The least expensive 2 bed flat, excluding Shared Ownership, those subject to a 60+ age restriction / retirement homes and those in need of substantial modernisation, and auction properties, currently for sale has an asking price of £110,000.

g. 1 bed houses with a recorded sale price of less than £150,000. The least expensive 1 bed house, excluding those subject to a 60+ age restriction / retirement homes and those in need of substantial modernisation currently for sale has an asking price of £200,000.

h. 1 bed flats with a recorded sale price of less than £75,000. The least expensive 1 bed flat, excluding Shared Ownership, those subject to a 60+ age restriction / retirement homes and those in need of substantial modernisation, and auction properties, currently for sale has an asking price of £78,000.

i. Detached houses with a value of less than £250,000. The least expensive detached house, excluding Shared Ownership, those subject to a 60+ age restriction / retirement homes and those in need of substantial modernisation, and auction properties, currently for sale has an asking price of £260,00.

j. Semi-detached and terraced houses with a value of less than £145,000. The least expensive semi-detached and terraced houses, excluding Shared Ownership, those

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[30] Life Lifetime Lease. This is described as 'Through the Home for Life Plan from Homewise, those AGED 60 or over can purchase a Lifetime Lease and a share of the property value to safeguard for the future. The cost to purchase the Lifetime Lease is always less than the full market value. OVER 60s customers typically save between from 20% to 50%'.

subject to a 60+ age restriction / retirement homes and those in need of substantial modernisation, and auction properties, currently for sale has an asking price of £145,00.

k. Flats with a value of less than £75,000. The least expensive flat, excluding Shared Ownership, those subject to a 60+ age restriction / retirement homes and those in need of substantial modernisation, and auction properties, currently for sale has an asking price of £78,000.

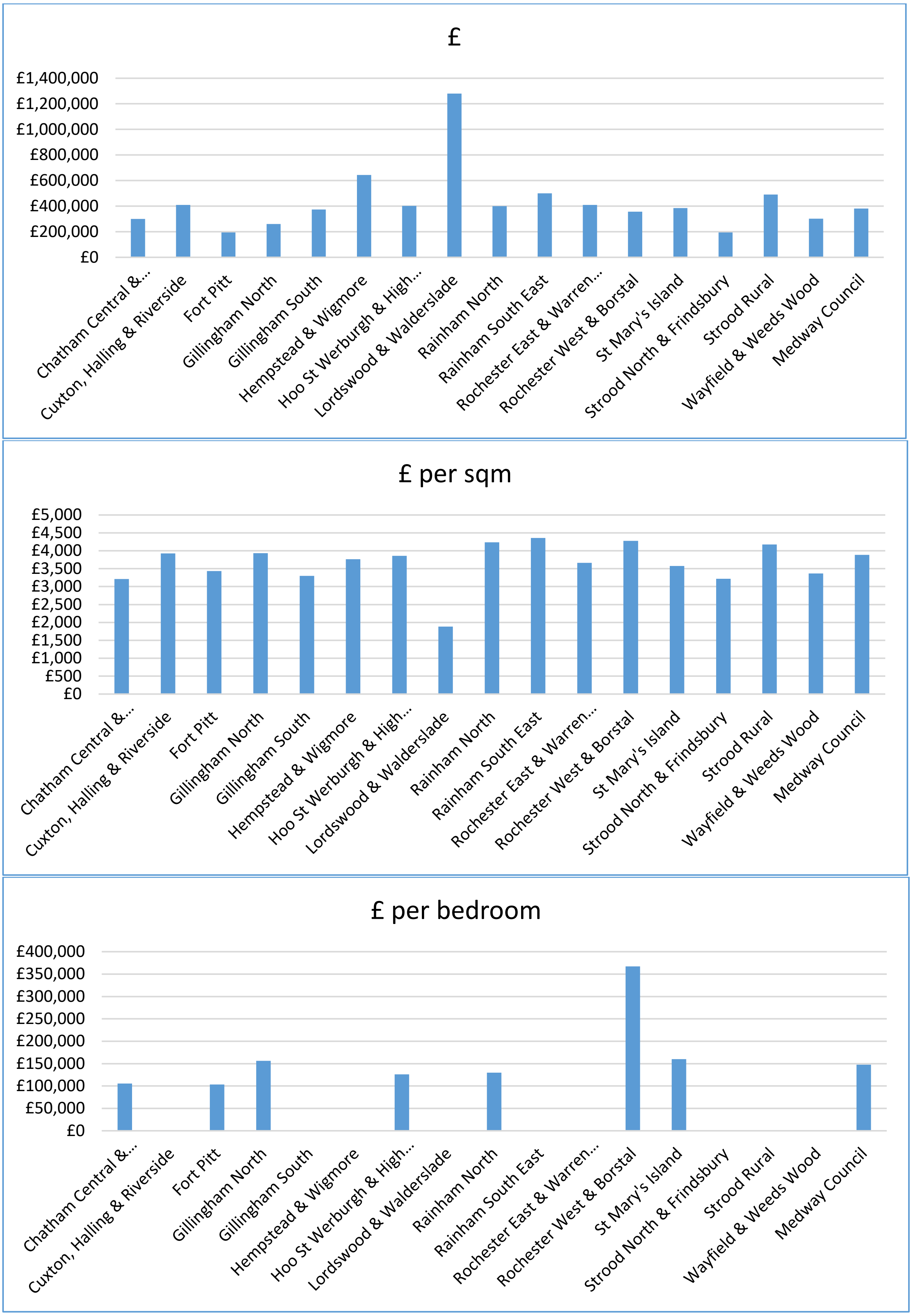
4.26 It is assumed that many of the very inexpensive homes are either in a very poor condition or wrongly classified as market homes when they are actually affordable homes. Those homes with a value of more than £7,000 per sqm or less than £1,300 per sqm are also removed. Overall, the average value is £2,640 per sqm.

4.27 The full data tables are set out in **Appendix 5** below. This data can be disaggregated by year and between newbuild and existing homes.

Figure 4.6 Average Prices – Non Newbuild

Source: Landmark (March 2025)

Figure 4.7 Median Prices – Newbuild Properties



£

£ per sqm

£ per bedroom

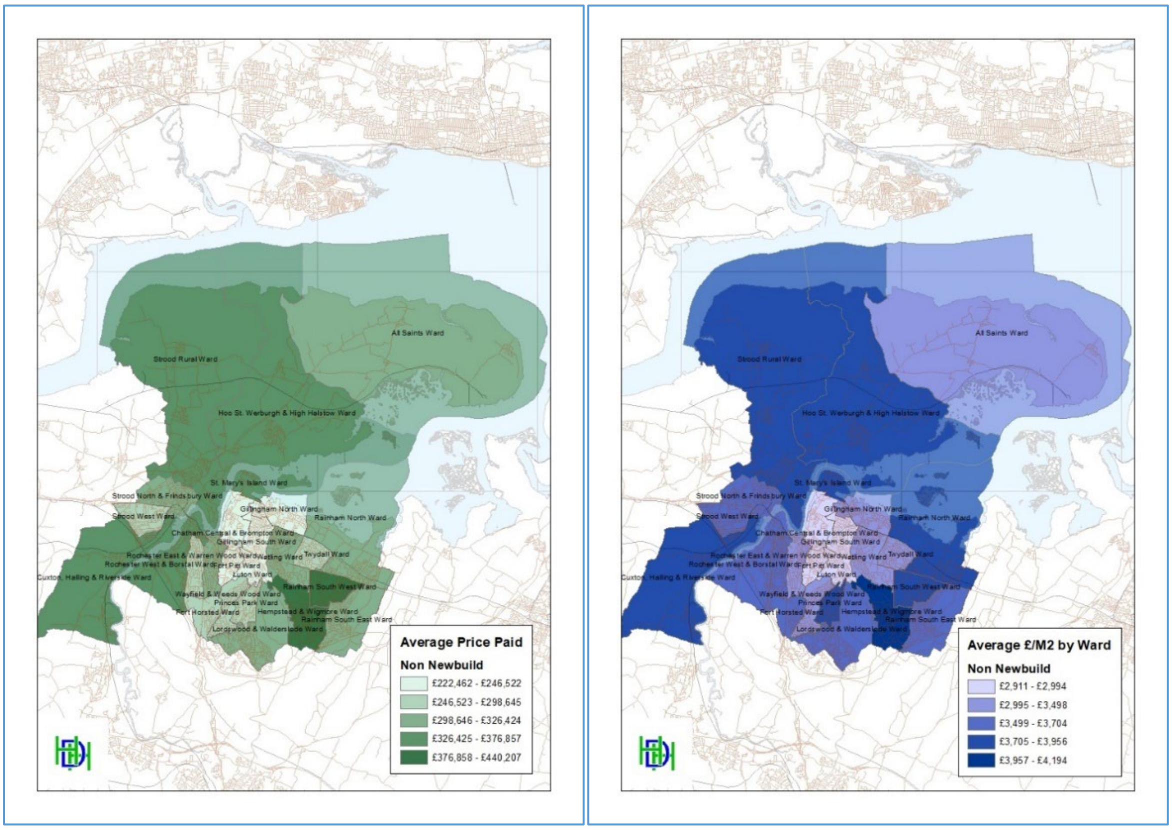
Source: Landmark (March 2025).

4.28 This data shows that, on average, newbuild houses are about 30% more expensive than existing houses, and that newbuild flats are about 32% more expensive than existing flats. When considered on a per sqm basis, on average, newbuild houses are about 8% more expensive than existing houses, and that newbuild flats are about 18% more expensive than existing flats.

4.29 Through the technical consultation the promoter of the Chattenden Barracks and Lodge Camp[31] sites raised a concern about the lack of data for flatted development on the Hoo Peninsular and suggested using a blended rate was therefore inaccurate. The data presented is what is available. It is a frustration that the Land Registry only recorded the sale of 8 newbuild flats on the Hoo Peninsula since 2021, however this is the nature of the development in the area (less than 2% of newbuild sales are recorded as flats). It is timely to note that the Council is anticipating most of the development on the Hoo Peninsular to come forward at about 35 units per ha, so with a housing mix that includes very few flats.

4.30 The geographical differences in prices are illustrated in the following maps showing the median price by ward, the first being for all properties and the second just for newbuild.

Figure 4.8 Average price Paid by Ward – Non-newbuild



Source: Landmark (March 2025). Includes data under is licensed under the Open Government Licence 3.0.

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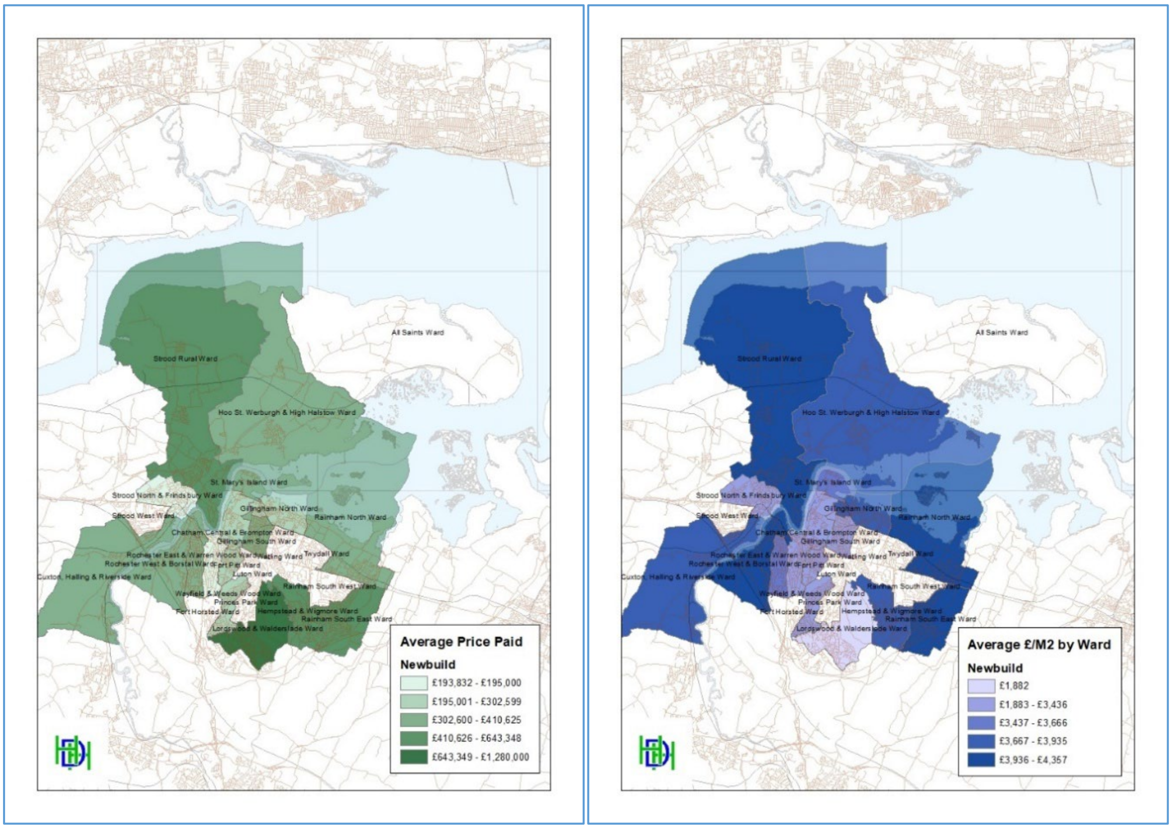
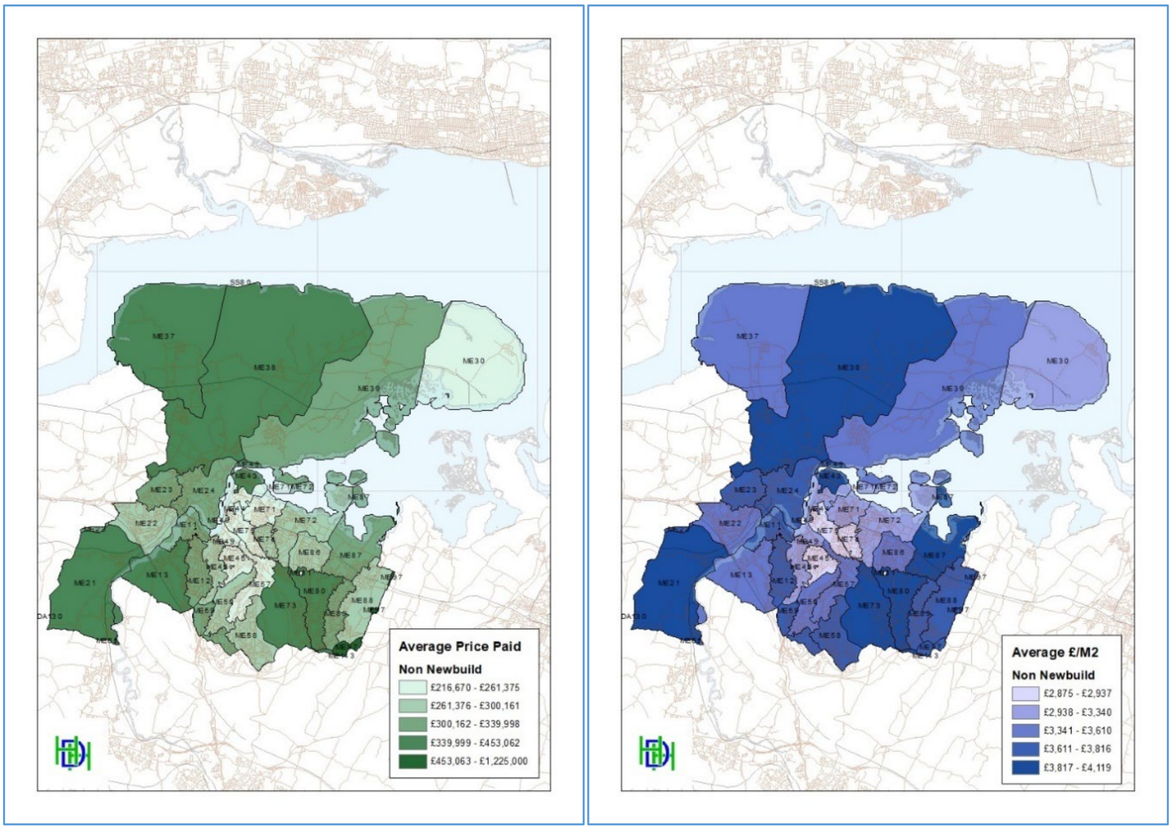
[31] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

Figure 4.9 Average price Paid by Ward – Newbuild



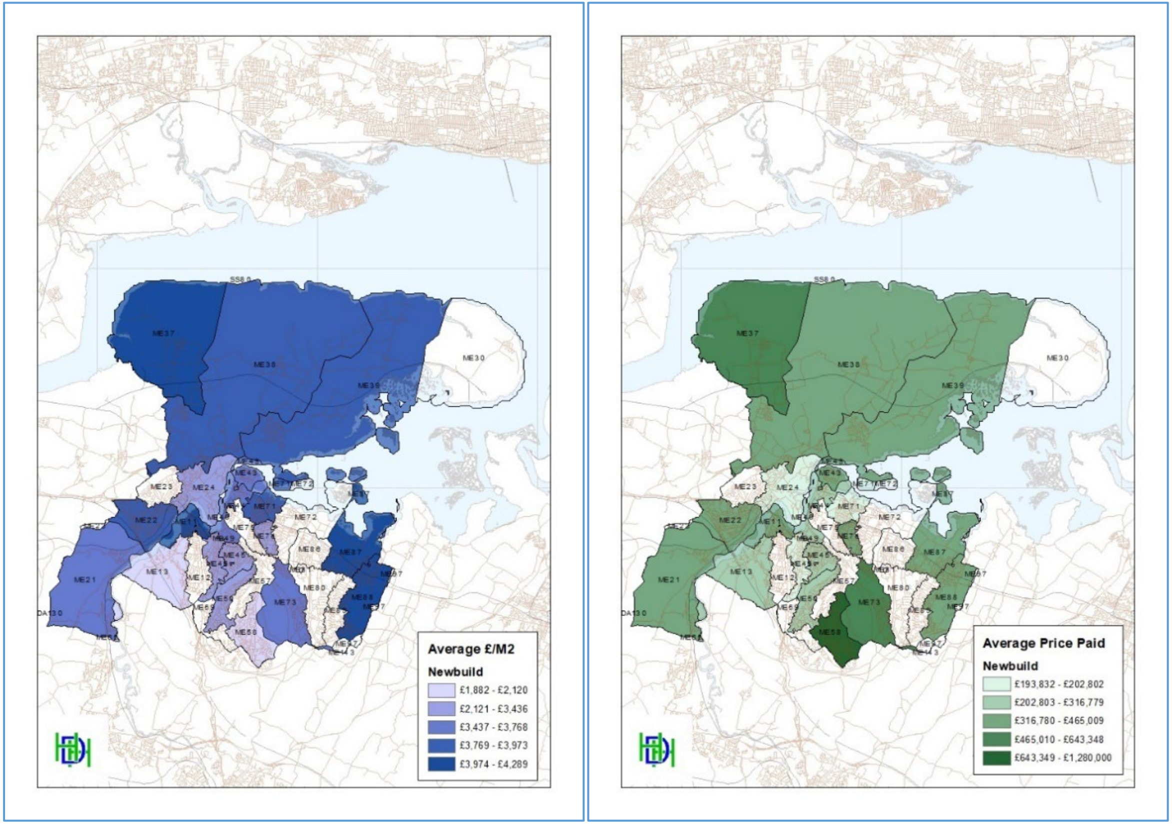
Source: Landmark (March 2025) Includes data under is licensed under the Open Government Licence 3.0.

Figure 4.10 Average price Paid by Postcode – Non-newbuild



Source: Landmark (March 2025) Includes data under is licensed under the Open Government Licence 3.0.

Figure 4.11 Average price Paid by Postcode – Newbuild



Source: Landmark (March 2025) Includes data under is licensed under the Open Government Licence 3.0.

4.31 These maps do not reveal some of the nuances of higher and lower values within wards, but do show the general pattern of prices.

4.32 The above data does show variance across the area, however it necessary to consider the reason for that variance. An important driver of the differences is the situation rather than the location of a site. Based on the existing data, the value will be more strongly influenced by the specific site characteristics, the immediate neighbours and the environment, rather than in which particular ward or postcode sector the scheme is located – although values in central Chatham and in the northeast of the Hoo Peninsula are less than elsewhere.

Newbuild Asking Prices

4.33 In March 2025 there were about 200 new homes for sale in the Council area, of which 15 were flats. The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £215,000 and going up to £1,750,000. The average was £528,227. These are summarised in the following table and set out in detail in **Appendix 6**.

Table 4.5 Summary of Newbuild Asking Prices

		Detached	Flat	Semi-detached	Terraced	All
Chatham						
Cavalier Court	£		£232,500			£232,500
	£ per sqm		£4,195			£4,195
Hamilton Heights	£	£650,000			£550,000	£583,333
	£ per sqm	£3,439			£3,898	£3,745
Vixen Place	£				£525,000	£525,000
	£ per sqm				£3,431	£3,431
Weybridge Close	£		£258,333			£258,333
	£ per sqm		£3,444			£3,444
(blank)	£	£375,000	£310,000			£326,250
	£ per sqm		£4,780			£4,780
	£	**£512,500**	**£263,500**		**£541,667**	**£352,333**
	£ per sqm	**£3,439**	**£4,140**		**£3,743**	**£3,994**
Chatham Docks						
X1 Chatham Waters	£		£257,500			£257,500
	£ per sqm		£4,492			£4,492
	£		**£257,500**			**£257,500**
	£ per sqm		**£4,492**			**£4,492**
Rainham						
Farriers Green	£	£565,000		£443,333		£524,444
	£ per sqm	£4,562		£4,537		£4,554
Hamlet Park	£	£608,400				£608,400
	£ per sqm	£4,666				£4,666
Otterham Park	£	£450,000				£450,000
	£ per sqm	£4,805				£4,805
St Katherine's Place	£			£450,000		£450,000
	£ per sqm					£0
(blank)	£	£1,000,000				£1,000,000
	£ per sqm	£3,546				£3,546
	£	**£547,214**		**£444,286**		**£526,629**
	£ per sqm	**£4,631**		**£4,537**		**£4,615**

Rochester						
Bramble Fields	£			£432,500	£417,000	£429,400
	£ per sqm			£4,651	£4,389	£4,598
Oakleigh Fields	£	£680,000				£680,000
	£ per sqm	£4,842				£4,842
Orchard View	£	£651,922		£430,000		£636,071
	£ per sqm	£4,669	£0	£4,574		£4,662
Pullman House	£		£255,000			£255,000
	£ per sqm					
Riverside	£			£527,495	£498,328	£509,995
	£ per sqm			£4,976	£4,691	£4,805
Temple Woods	£	£586,222			£448,667	£551,833
	£ per sqm	£4,618			£3,482	£4,334
The Bowers	£	£1,500,000				£1,500,000
	£ per sqm	£4,199				£4,199
Upnor Road	£			£465,000		£465,000
	£ per sqm			£3,780		£3,780
	£	**£694,366**	**£255,000**	**£459,999**	**£465,426**	**£594,458**
	£ per sqm	**£4,657**		**£4,614**	**£4,130**	**£4,567**
Werburgh						
Walnut Tree Grove	£	£585,000				£585,000
	£ per sqm	£4,398				£4,398
	£	**£585,000**				**£585,000**
	£ per sqm	**£4,398**				**£4,398**
Medway Council	**£**	**£619,065**	**£261,000**	**£452,666**	**£488,299**	**£528,227**
	£ per sqm	**£4,620**	**£4,204**	**£4,581**	**£4,014**	**£4,502**

Source: Market Survey (March 2025).

4.34 When considered on a £ per sqm basis, the average asking price for houses is £4,500 per sqm. This is an increase of 21% from 2019.

4.35 During the course of the research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. Following the consultation the sales offices were recontacted, and similar feedback was received. While there are a number of incentives that are available, there is very little flexibility around the price paid. The feedback is that a large proportion (the majority) of the new homes are contracted for sale before they are completed. It was suggested that the buyer then benefits from the increase in value between the sale being agreed and the completion of the home. Across most schemes, and more widely in Kent, (that were willing to comment), it was noted that almost all house types are more expensive now than they were a year or so ago. The incentives divide into three broad groups.

- Part exchange deals where the value of buyers existing home is offset against the new home and the developer (or an independent firm acting with the developer) sells the house. This has the advantage of there being a pre-agreed price and no delay or chain as in conventional sales and purchases.
- Upgrades to the specification. This typically relates to white goods, kitchen and bathroom fixtures and fitting, carpets or turf rather than grass seed.
- Financial incentives. These tend not be any more than a token adjustment to the price, rather they are assistance with legal fees or mortgage payments in the first year of the purchase. One developer has a deposit match scheme (up to about 5% of the price).

4.36 The earlier that a buyer commits to a purchase, the greater the discount available. All of these incentives have a cost to the developer, although it is also clear that the level of incentives varies across market cycles.

Price Assumptions for Financial Appraisals

4.37 In the 2021 LPVA the following values were used:

Table 4.6 2019 / 2021 Residential Price Assumptions (£ per sqm)

	Waterfront	Higher Value	Lower Value
Larger Brownfield		£3,600	£3,550
Smaller Brownfield Sites		£3,600	£3,550
Urban Flatted Schemes	£3,900	£3,600	
Large Greenfield Sites			
East of the Medway		£3,850	
Elsewhere			£3,720
Medium Greenfield Sites		£3,800	£3,600
Small Greenfield Sites		£4,000	£4,000

Source: HDH (December 2021)

4.38 In addition to the above, HDH was provided with key information from the HIF[32] bid for the Hoo Strategic Site. A blended figure of £3,717.30 per sqm was used. This had been independently verified through the HIF due diligence process, so was carried into the 2021 LPVA. As set out above, the land Registry data suggests that newbuild prices have increased by 29% since the 2021 LPVA was completed.

4.39 The above assumptions reflected the comments that were made through the October 2019 consultation:

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[32] Housing Infrastructure Fund.

a. That a higher value should be attributed to the large greenfield sites adjacent to Rainham.

b. Asking prices are not the prices paid.

c. A promoter of a Strategic Site raised a concern about the high-level approach being taken, pointing out that prices vary considerably, particularly within large specific schemes. By way of example, a waterside scheme on the Chatham waterfront may have high value 'penthouse' type units, but will also include lower value units. This was (and is) accepted.

4.40 The value areas were as follows:

a.	Water Front	Being the area including St Mary's Island and the docks to the north of Pier Road, and the Chatham Waterfront. Development in these areas is likely to be flatted development
b.	Lower Value	The rural areas of Medway, being the Hoo Peninsula and areas to the west of the River Medway, north of Strood.
c.	Higher Value	The remaining areas of Council Area, including those areas within and adjacent to the Medway Towns (including Strood and Wainscott), and including the greenfield areas to the East of Rainham.

4.41 It is necessary to update the appropriate prices for the schemes to be appraised in the study. The preceding analysis does not reveal simple clear patterns with sharp boundaries. It is necessary to relate this to the pattern of development expected to come forward in the future. Bringing together the evidence above (which is varied), the following approach was put to the 2025 consultation.

4.42 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area, the assumptions used by developers in appraisals submitted through the development management process, the prices put to the 2025 technical consultation are as in the table below. These are more than those used in the 2021 LPVA, but prices have not been increased by the 29% suggested by the Land Registry data.

4.43 It is important to note that this is a broad brush, high level study to test the policies in Medway's draft Local Plan, as required by the NPPF. The values between new developments and within new developments will vary considerably.

Table 4.7 2025 Pre Consultation Residential Price Assumptions (£/m²)

	Higher Value	Lower Value
	The urban area of Rochester and the greenfield areas south of The River Medway	Within the Medway Towns of Chatham, Gillingham and Rainham (but not adjacent to the towns). The Hoo Peninsula (north of the River Medway)
Urban		
Generally	£4,500	£3,500
Flatted Schemes	£4,660	£3,500
Rural Areas		
Large Sites	£4,600	£4,360
Elsewhere	£4,560	£4,100
Strategic Sites		
Capstone Valley	£4,500	
Chatham Docks	£4,660	
Chattenden & Hoo St Werburgh	£4,360	
Gillingham Waterfront	£4,660	
Lower Rainham	£4,500	
Strood West	£4,600	

Source: HDH (March 2025)

4.44 Through the technical consultation the promoter of the Chattenden Barracks and Lodge Camp[33] site commented that 'large' is not defined. This would relate to sites of 200 units or larger (being those that are modelled with the lower quartile BCIS costs). They also suggested that no consideration had been given to incentives. This is not the case, see the *Newbuild Asking Prices* section above.

4.45 A site promoter[34] suggested that the average figure being achieved, by volume housebuilders on the Hoo Peninsular is about £4,036 per sqm. It is however important to note that a significant proportion, as acknowledged in the response, of the comparables are from 2021 and 2022. Reference was also made to the fact that, in due course, there will be competition between multiple outlets and that this may impact on prices.

4.46 The data submitted is summarised (by HDH) by type and year below:

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[33] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

[34] C Colbeck of Savills for the Hoo Consortium.

Table 4.8 Additional Sales Data – Volume House Builders on the Hoo Peninsula. Average sales Prices (2025 are Asking Prices)

Year		Detached	Semi Detached	All
2021	Count	4	16	20
	£	£402,870	£334,598	£348,252
	£ per sqm	£3,800	£3,833	£3,827
2022	Count	40	33	73
	£	£459,684	£346,742	£408,628
	£ per sqm	£3,888	£4,045	£3,959
2023	Count	37	33	70
	£	£456,027	£370,556	£415,734
	£ per sqm	£3,896	£4,148	£4,015
2024	Count	22	0	22
	£	£611,818		£611,818
	£ per sqm	£4,532		£4,532
2025	Count	8	1	9
	£	£689,999	£430,000	£661,111
	£ per sqm	£4,636	£4,565	£4,628
All	**Count**	**111**	**83**	**194**
	£	**£503,170**	**£354,872**	**£439,723**
	£ per sqm	**£4,069**	**£4,051**	**£4,062**

Source: Savills (May 2025)

4.47 The average for 2023, 2024 and 2025 is £4,182 per sqm.

4.48 Through the technical consultation the promoter of the Chattenden Barracks and Lodge Camp[35] helpfully provided some further analysis of sales data and asking prices drawing on a range of sites[36]. They observed:

> *CBRE's analysis indicates that there is considerable price variation on the Hoo Peninsula - even over a relatively short distance between settlements.*

4.49 HDH agrees with this. The newbuild house prices are strongly influenced by the specifics of different sites. Factors such as the neighbours, the outlook, the particular design etc all impact on price and all vary within sites as well as from site to site. In a plan-wide viability assessment it is necessary to make high level assumptions and (as per the PPG) use averages.

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[35] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

[36] Bramble Fields, off Chattenden Lane, Chattenden, Oakleigh Fields, Town Road, Cliffe Woods, Orchard View, View Road, Cliffe Woods, Church View, off Stoke Road, Hoo and Galeon Way, Lower Upnor.

4.50 They also suggested that recent newbuild house price growth in Medway was a factor of recent low delivery rates. Figure 4.3 above presents the change in newbuild and existing house prices. This has data been expanded below, and shows that the difference between newbuild and existing homes is a little less than the national situation:

Table 4.9 Change in House Prices. Existing and Newbuild - Medway

	Newbuild	Existing	Change	
England	£415,737	£284,804	£130,933	46%
South East	£541,939	£378,523	£110,028	29%
Kent	£517,378	£343,072	£110,029	32%
Gravesham	£529,192	£345,897	£110,030	32%
Tonbridge & Malling	£551,909	£400,087	£110,031	28%
Maidstone	£580,948	£346,423	£110,032	32%
Swale	£518,024	£288,801	£110,033	38%
Medway	£447,713	£289,555	£110,034	38%

Source: Land Registry (May 2025). Contains public sector information licensed under the Open Government Licence v3.0.

4.51 They concluded:

> *In the context of an anticipated higher level of supply coming forward via allocations on the Hoo Peninsula and wider district, a level of value moderation may be expected in the area. On this basis, Homes England and CBRE would recommend that Medway Council's future preparation of a viability assessment evidence base should cautiously adopt a residential market price for the Chattenden Barracks and Lodge Hill Camp sites of £4,036/m2 or £375/ft2) assuming a 02 2025 base date (over which the evidence presented will remain up-to- date).*

4.52 The promoter[37] of the Chatham Docks Strategic Site confirmed the price assumptions, but went on to suggest that a zonal approach to pricing was adopted. Whilst this is noted, in a high-level LPVA of this type, prior to a scheme has been designed, it is necessary to make broad assumptions.

4.53 Specific consideration has been given to High Halstow. High Halstow is small town situated centrally ion the Hoo Peninsula. Historically it has been perceived a more desirable place than other parts of Peninsula, and to be in strong demand. Much of the postwar housing stock was built for managers based at the power station, and the price premium has sustained. Redrow Homes', Heronden Grange, scheme to the east of High Halstow achieved prices (based on Land Registry Data) of between £350,000 and £665,000, averaging £484,000, On a floor area basis, the range is from £3,371 per sqm to £4,484 per sqm, averaging £4,060 per sqm. These sales took place from early 2020 to the spring of 2022. Whilst this suggests that house prices are a little higher than some other areas on the Peninsula, it is in not appropriate to ascribe a higher value to this area.

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[37] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

4.54 Following the consultation the house price assumptions have been updated as follows:

Table 4.10 2025 Post Consultation Residential Price Assumptions (£/m²)

	Higher Value	**Lower Value**
	The urban area of Rochester and the greenfield areas south of The River Medway	Within the Medway Towns of Chatham, Gillingham and Rainham (but not adjacent to the towns). The Hoo Peninsula (north of the River Medway)
Urban		
Generally	£4,500	£3,500
Flatted Schemes	£4,660	£3,500
Rural Areas		
Large Sites (200 plus)	£4,600	£4,360
Elsewhere	£4,560	£4,100
Strategic Sites		
Capstone Valley	£4,500	
Chatham Docks	£4,660	
Chattenden & Hoo St Werburgh	£4,180	
Gillingham Waterfront	£4,660	
Lower Rainham	£4,500	
Strood West	£4,600	

Source: HDH (May 2025)

Ground Rents

4.55 Over the last 20 or so years many new homes have been sold subject to a ground rent. Such ground rents have recently become a controversial and political topic. In this study, no allowance is made for residential ground rents[38].

Build to Rent

4.56 The Council has not seen Build to Rent schemes coming forward through the planning system (i.e. where the use of the development is restricted to the Private Rented Sector) however this is a growing development format, and there are some anticipated. The Council has advised that at least one scheme of unrestricted flats has been built out as a rented scheme.

4.57 The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. This is different to affordable housing where

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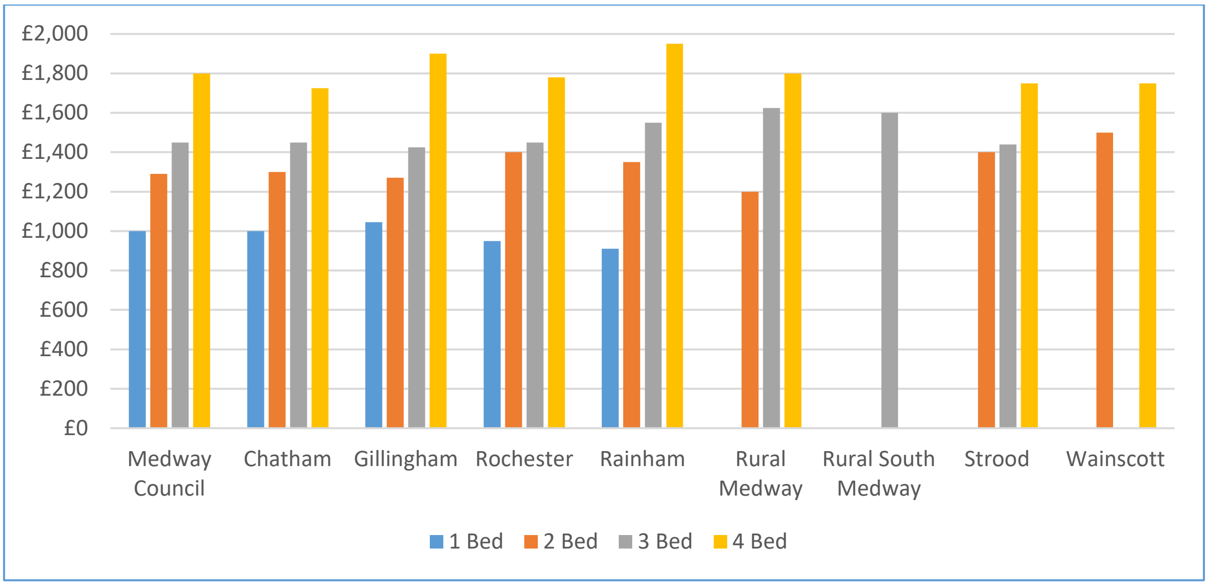
[38] In October 2018 the Communities Secretary announced that majority of new-build houses should be sold as freehold and new leases to be capped at £10. https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices

there is evidence and policies to support restricting the use of some housing to affordable housing.

4.58 The value of the units in the PRS (where their use is restricted to PRS), is in large part, the worth of the income that the let unit will produce. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.).

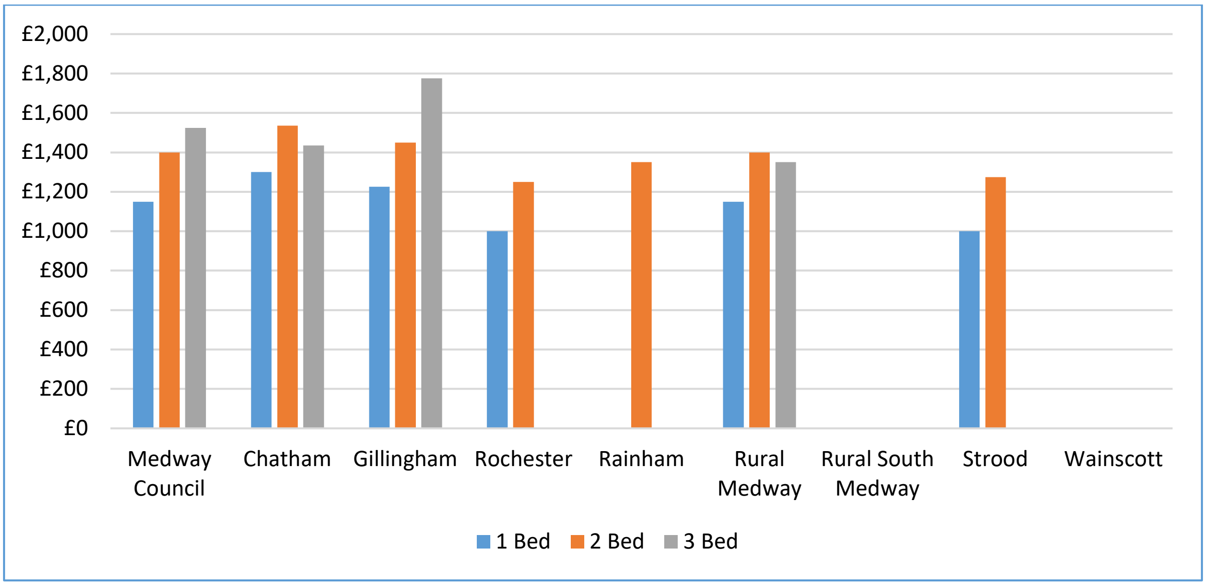
4.59 In estimating the likely level of affordable rent, a survey of market rents across the Medway area has been undertaken for houses and flats:

Figure 4.12 Median Asking Rents – Houses (£/month)



Source: Market Survey (March 2025)

Figure 4.13 Median Asking Rents – Flats (£/month)



Source: Market Survey (March 2025)

4.60 Care must be taken when considering the above to recognise the outliers. The Valuation Office Agency (VOA) collects data on rent levels:

Table 4.11 Rents reported by the VOA – Medway UA

	Count of rents	Mean	Lower quartile	Median	Upper quartile
Room	150	£487	£460	£485	£500
Studio	50	£666	£560	£650	£800
1 Bedroom	600	£759	£650	£750	£880
2 Bedroom	950	£948	£825	£925	£1,080
3 Bedroom	690	£1,083	£900	£1,050	£1,250
4+ Bedroom	110	£1,458	£1,250	£1,400	£1,625

Source: VOA Private rental market summary statistics in England (20th December 2023)

4.61 In this regard a site promoter[39] suggested that the rents quoted are too low, making reference to data published by ONS from March 2024 (1 Bed: £764, 2 Bed: £979, 3 Bed: £1,151, 4 Bed: £1,609). This is agreed, and as shown below, the assumptions used are somewhat greater than the figures set out above.

4.62 In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed.

a. Savills in its *UK Build to Rent Market Update- Q3 2024* (Savills, October 2024) does not report a yield. The Q4 2022 suggests a Prime Regional Multifamily yield of 4%.

b. Cushman & Wakefield in its *Q2 2023 Build to Rent Report* suggests a net yield of about 3.75%

c. Knight Frank in its *Residential Yield Guide* (October 2024) reported Build to Rent yields of a 4.00% yield for South East Regional Single Family Housing and a yield of 4.25% for South East prime

d. CBRE is reporting multifamily prime yields of 4.15% to 4.5% its *UK Property Market Snapshot Q1 2024*

4.63 Having considered a range of sources, a net yield of 5% has been assumed (being an increase since the technical consultation). An allowance of 20% is made for management, repairs voids and the like.

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[39] C Colbeck of Savills for the Hoo Consortium.

Table 4.12 Capitalisation of Private Rents

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,000	£1,290	£1,450	£1,800
Gross Rent (£/annum)	£12,000	£15,480	£17,400	£21,600
Net Rent (£/annum)	£9,600	£12,384	£13,920	£17,280
Value	£192,000	£247,680	£278,400	£345,600
sqm	50	70	84	97
£ per sqm	£3,840	£3,538	£3,314	£3,563
Flats	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,150	£1,400	£1,525	
Gross Rent (£/annum)	£13,800	£16,800	£18,300	
Net Rent (£/annum)	£11,040	£13,440	£14,640	
Value	£220,800	£268,800	£292,800	
sqm	50	70	84	
£ per sqm	£4,416	£3,840	£3,486	

Source: HDH (March 2025)

4.64 This analysis suggests a value of £3,560 per sqm for houses and £3,920 per sqm for flats.

Affordable Housing

4.65 The adopted Medway Local Plan (2003) has not set a specific, area-wide, affordable housing requirement. In the *Medway Guide to Developer Contributions and Obligations* document, the Council currently seeks 25% affordable housing[40]. This policy is being updated as part of the emerging Local Plan. A range of policy requirements and mixes were tested in the 2021 LPVA. The draft policy requirement of 30% on greenfield sites and 10% on brownfield inner urban sites is now tested. It is assumed that such housing is constructed by the site developer and then sold to a Registered Provider (RP). This is a simplification of reality as there are many ways in which affordable housing is delivered, including the retention of the units by the scheme's overall developer.

4.66 At the time of this update there are 'problems' in the affordable homes market, with some RPs having withdrawn from seeking to expand their portfolios. The is due to a number of reasons including the need to address a backlog of repairs, particularly in the relation to damp, the need to address fire safety concerns, and the need to improve energy efficiency standards. This is an issue concerning the availability of buyers, rather than values, and one that applies, in particular, to smaller builders and smaller sites. This is considered under the *Developers' return* heading in Chapter 7 below.

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[40] Paragraph 4.2. MEDWAY GUIDE TO DEVELOPER CONTRIBUTIONS AND OBLIGATIONS (May 2018 Version 2: Charges updated April 2019)

4.67 In this regard a housebuilder[41] said:

> *The assessment recognises that there are 'problems' in the affordable housing market with a number of RPs having withdrawn from the market. This accords with our recent experiences in Medway where the number of RPs bidding on sites has greatly reduced so finding a viable RP to partner with to deliver the S106 affordable housing has been particularly challenging.*
>
> *In contrast to paragraph 4.5.1, we consider that the lack of RPs in the affordable housing market has a knock-on impact on the values that are realistically achievable for these units, which essentially has the effect of supressing values. This is also an issue that impacts developers and sites of all sizes.*

4.68 Similarly, a site promoter[42] said:

> *… the different methods are not considered as part of the viability assessment.*
>
> *It is important to stress that the market for S106/Affordable homes has weakened significantly in the last years (as outlined in paragraph 4.51). Whilst the increased risk in the RP market can largely be mitigated for though increasing the developers profit applied to these units (as referenced in 4.51) for there is now a need to consider the different delivery methods beyond that which has been assumed. For example many developers are now seeking to change the tenure of an element of the S106 affordable housing on consented sites to Discount Market Sale as this comprises a tenure they can sell directly into the market, circumventing the need to contract with RPs many of which have withdrawn from the market. Equally we are seeing many Developers pay an offsite contribution in the scenario an RP purchaser cannot be found.*
>
> *Savills disagrees with the statement that this is purely an issue 'concerning the availability of buyers, rather than values' as the decreased buyer pool directly impacts the values for these units. We have also seen the value of Social Rent tenure decrease due to the government rolling over the existing settlement till 2026/2027 and proposing a further 5 year settlement thereafter which caps rent increases at CPI + 1%.*

4.69 Whilst this is noted, it is necessary to base the modelling on the policy compliant mix – rather than an alternate mix. The values have been reconsidered.

4.70 The promoter of the Chattenden Barracks and Lodge Camp[43] sites also commented:

> *CBRE note that the affordable housing market is under considerable pressure due to challenges in raising new equity for acquisition and refocusing investment in the improvement of existing stock due to decarbonisation and fire remediation programmes. As a result, many housebuilders are finding it increasingly difficult to dispose of affordable housing properties delivered through S106 agreements (i.e., at determination stage) to Registered Providers without grant additionality. …..*

4.71 The above comments were made before the June 2025 Government Spending Review. In the Spending Review the Government announced that from April 2026 social housing rents would be permitted to increase by CPI+1%.

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[41] Seyi Obaya-Daley for Redrow Homes.

[42] C Colbeck of Savills for the Hoo Consortium.

[43] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

Social Rent

4.72 The value of a rented property is largely a factor of the rent – although the condition and demand for the units also have an impact. Social Rents are set through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

Table 4.13 Medway Social Rent (£/week)

General needs (social rent)
Average weekly rent (£ per week) and unit counts by size for Medway – large PRPs

Unit Size	Net Rent	Social Rent Rate	Service Charge	Gross Rent	Unit Count
Non-self-contained	-	-	-	-	-
Bedsit	£79.66	£78.46	£9.92	£88.48	9
1 Bedroom	£94.08	£94.63	£15.82	£109.49	540
2 Bedroom	£108.80	£109.51	£12.97	£119.66	1,251
3 Bedroom	£126.15	£126.77	£4.99	£129.76	1,136
4 Bedroom	£142.73	£144.66	£5.69	£147.39	116
5 Bedroom	£150.34	£153.04	£5.88	£155.24	6
6+ Bedroom	£169.92	£161.83	-	£169.92	1
All Self-Contained	£113.95	£114.64	£10.65	£122.66	3,059
All Stock Sizes	**£113.95**	**£114.64**	**£10.65**	**£122.66**	**3,059**

Owned Stock. Large PRPs only- unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with the exception under the Rent Policy Statement. Stock Outside England is excluded.

Source: Table 9, RSH SDR 2024 – Data Tool[44]

4.73 This study concerns only the value of newly built homes. The value of Social Rent is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. Initially this was capitalised at 4%. A site promoter[45] suggested 4.75% was a more appropriate assumption to use. The promoter[46] of the Chatham Docks Strategic Site made a similar point, but did not suggest an alternative assumption, although, in discussion the figure of 40% of market value was considered more appropriate. Alternatively, the promoter of the Chattenden Barracks and Lodge Camp[47] sites confirmed this approach but suggested a 5% to 6% yield should be used and more recent SDR figures. The RSH SDR 2024 is the most recent published data in this regard. They went on to suggest that Social Rent would typically have a value of 30% to 35% of market value.

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[44] GEO_PRP_TOOL_2024_FINAL_V1.1_Locked.xlsx

[45] C Colbeck of Savills for the Hoo Consortium.

[46] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

[47] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

Table 4.14 Capitalisation of Social Rents (5% Yield)

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/month)	£408	£471	£547	£618
Gross Rent (£/annum)	£4,892	£5,658	£6,560	£7,422
Net Rent	£3,914	£4,526	£5,248	£5,938
Value	£78,275	£90,522	£104,957	£118,751
m^2	50	70	84	97
£/m^2	£1,565	£1,293	£1,249	£1,224

Source: HDH (March 2025)

4.74 A value of £1,370 per sqm across the study area is derived. Consistent with this, a value of 35% of market value is assumed.

4.75 The assumptions used in neighbouring authorities have been reviewed:

Table 4.15 Neighbouring LPAs – Viability Assumptions. Affordable Housing Values

		Social Rent	Affordable Rent	Intermediate Rent
Gravesham BC, Bifinger GVA	Jan-16		35% to 45% OMV	70% OMV
Tonbridge & Malling BC, HDH	Jul-18	£1,350 per sqm.	50% OMV	65% OMV
Maidstone BC, Aspinall Verdi	Sep-21	50% OMV	50% OMV	70% OMV
Swale BC, HDH	May-24	£1,300 per sqm.	£2,400 per sqm.	70% OMV
Dartford BC, Dixon Searle	Feb-21		20% costs, 5% Yield on LHA cap. +/- 70% OMV	65% OMV

Source: LPA websites

Affordable Rent

4.76 Under Affordable Rent a rent of no more than 80% of the market rent for that unit can be charged. In the development of affordable housing for rent, the value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or another RP) would pay for the completed unit.

4.77 In estimating the likely level of Affordable Rent, a survey of market rents across the Medway area has been undertaken and is set out under the Build to Rent heading above.

4.78 As part of the reforms to the social security system, housing benefit /local housing allowance is capped at the 3rd decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the LHA Cap. The majority of Medway is within the Medway and Swale BRMA.

4.79 It is important to note that there is no requirement for the rent to be lower than the LHA cap. The Council's preference is that rents are capped at this level[48].

Table 4.16 BRMA LHA Caps (£/week)

	£/week	£/month
Shared Accommodation	£94.36	£408.89
One Bedroom	£155.34	£673.14
Two Bedrooms	£195.62	£847.69
Three Bedrooms	£216.33	£937.43
Four Bedrooms	£299.18	£1,296.45

Source: VOA (March 2025)[49]

4.80 The cap relates to the combined rent and service charge due. These caps are generally less than the Affordable Rents being charged as reported in the most recent HCA data release (although this data covers both newbuild and existing homes). The promoter of the Chattenden Barracks and Lodge Camp[50] site suggested that the caps be updated as per the VOA's most recent data. No further information has been published, the most recent caps are used.

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[48] In this regard the Council said: *Overall the tenures need to be Social or Affordable Rent Capped at the Local Housing Allowance Rates and Shared Ownership we do not accept any other types of affordable housing provision i.e. Discounted Market Rent or Starter Homes.*

[49] Local Housing Allowance Rates for the Medway Borough Council Local Authority : DirectGov - LHA Rates

[50] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

Table 4.17 Medway Affordable Rent (£/Week)

Affordable Rent general needs
Average weekly gross rent (£ per week) and unit counts by unit size Medway

Unit Size	Gross Rent	Unit Count
Non-self-contained	-	-
Bedsit	£76.94	1
1 Bedroom	£130.34	228
2 Bedroom	£153.81	507
3 Bedroom	£171.47	185
4 Bedroom	£226.68	50
5 Bedroom	-	-
6+ Bedroom	-	-
All Self-Contained	£155.33	971
All Stock Sizes	**£155.33**	**971**

Owned Stock, All PRPs owning Affordable Rent units – unweighted. Stock outside England is excluded.

Source: Table11, Source: Table 9, RSH SDR 2024 – Data Tool[51]

4.81 Through the 2019 technical consultation, a consultee questioned whether the gross rent included service charges (as if they did, they should be deducted when calculating the value). The gross rent does not include service charges (the data shown earlier for Social Rent lists service charges separately). As the LHA cap applies to the rent and service charge, an allowance of £11/week is made for this.

4.82 The rents, across the tenures, are summarised as follows.

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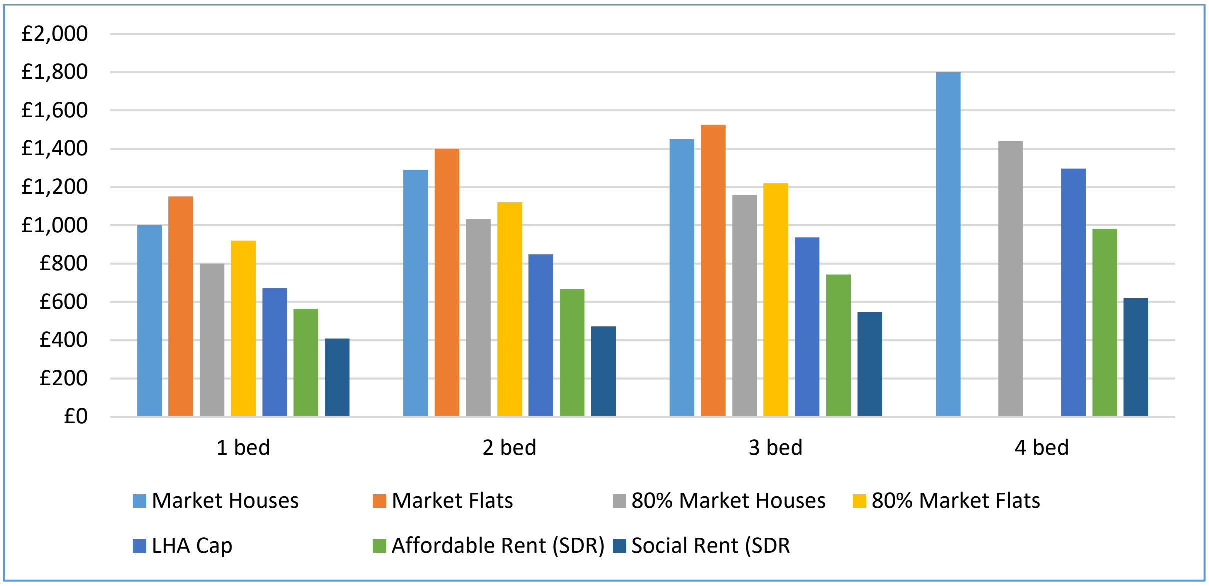
[51] GEO_PRP_TOOL_2024_FINAL_V1.1_Locked.xlsx

Figure 4.14 Rents by Tenure – £/Month



Source: Market Survey, HCA Statistical Return and VOA (March 2025)

4.83 As with Social Rent above, the value of Affordable Rents is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. Allowance is also made for service charges. In calculating the value of Affordable Rents, an allowance is made for 10% management costs, 4% voids and bad debts and 6% repairs. It is assumed that the Affordable Rent is no more than the LHA cap.

4.84 Initially this net rent was capitalised at 4%. A site promoter[52] suggested 4.75% was a more appropriate assumption to use. As with Social Rents above, this approach was confirmed but suggested a 5% to 6% yield should be used and more recent SDR figures. The RSH SDR 2024 is the most recent published data in this regard. They went on to suggest that Affordable Rent would typically have a value of 45% to 50% of market value (cross reference was made to a recent HDH study carried out in Leicestershire – this is a very different market area, with different house prices and rents). As above, the promoter[53] of the Chatham Docks Strategic Site made a similar point, but did not suggest an alternative assumption, although, in discussion, the figure of 50% to 55% of market value was considered more appropriate.

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[52] C Colbeck of Savills for the Hoo Consortium.

[53] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

Table 4.18 Capitalisation of Affordable Rents (5% Yield)

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/week)	£155	£196	£216	£299
Less Service Charges	£144	£185	£205	£288
Gross Rent (£/annum)	£7,506	£9,600	£10,677	£14,985
Net Rent (£/annum)	£6,005	£7,680	£8,542	£11,988
Value	£120,091	£153,604	£170,835	£239,766
sqm	50	70	84	97
£ per sqm	£2,402	£2,194	£2,034	£2,472

Source: HDH (March 2025)

4.85 A value of £2,275 per sqm or so is derived. Consistent with this a value of 50% of market value is assumed.

Intermediate Products for Sale

4.86 Affordable Home Ownership includes Shared Ownership and shared equity products[54] as well as First Homes. Initially a value of 70% of open market value for these units has been assumed. These values were based on purchasers buying an initial 30% share of a property and a 2.5% per annum rent payable on the equity retained. Initially the rental income was capitalised at 4% having made a 5% management allowance. A yield of 5% is now used.

4.87 In this regard, the promoter of the Chattenden Barracks and Lodge Camp[55] sites suggested that a yield of 5% to 6% should be used and an assumption of 60% to 65% of market value derived. Reference was made to recent development appraisals submitted through the development management process.

4.88 The following table shows ‘typical’ values for Shared Ownership housing at a range of proportions sold:

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[54] For the purpose of this assessment, it is assumed that the ‘affordable home ownership’ products, as referred to in paragraph 65 of the NPPF, fall into this definition,

[55] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

Table 4.19 Value of Shared Ownership Housing at 30% to 80% of Proportion Sold

Market Value			% Sold		Rent			Value		
m2	£/m2	£	%	£	%	£/year	£	£	£/m2	% OMV
95	3,750	356,250	30%	106,875	2.50%	6,234	118,453	225,328	2,372	63.25%
95	3,750	356,250	40%	142,500	2.50%	5,344	101,531	244,031	2,569	68.50%
95	3,750	356,250	50%	178,125	2.50%	4,453	84,609	262,734	2,766	73.75%
95	3,750	356,250	60%	213,750	2.50%	3,563	67,688	281,438	2,963	79.00%
95	3,750	356,250	70%	249,375	2.50%	2,672	50,766	300,141	3,159	84.25%
95	3,750	356,250	80%	285,000	2.50%	1,781	33,844	318,844	3,356	89.50%
95	4,250	403,750	30%	121,125	2.50%	7,066	134,247	255,372	2,688	63.25%
95	4,250	403,750	40%	161,500	2.50%	6,056	115,069	276,569	2,911	68.50%
95	4,250	403,750	50%	201,875	2.50%	5,047	95,891	297,766	3,134	73.75%
95	4,250	403,750	60%	242,250	2.50%	4,038	76,713	318,963	3,358	79.00%
95	4,250	403,750	70%	282,625	2.50%	3,028	57,534	340,159	3,581	84.25%
95	4,250	403,750	80%	323,000	2.50%	2,019	38,356	361,356	3,804	89.50%

Source: HDH (May 2025)

4.89 In discussion, the promoter[56] of the Chatham Docks Strategic Site suggested that the figure of 70% was considered appropriate, although at the top end of the expected range. Bearing in mind the comments made, the value of Shared Ownership is taken as 65% of market value.

4.90 Service charges do not normally apply in the shared equity situation, and normally only apply in the Shared Ownership situation where a transfer is made (so when a buyer sells their interest). Where service charges to apply, for example as an estate management charge, or block management charge, these are in addition to the rent. In this assessment the rent is assumed to be 2.5% of the value of the retained equity. No adjustment is made in this regard.

4.91 The Council does not impose a particular cap on intermediate housing sale prices (although it is understood that initial tranches are typically in the range of 30% to 50%).

4.92 In relation to First Homes, the £250,000 cap is assumed to apply, with First Homes tending to be smaller units so not capped.

Grant Funding

4.93 It is assumed that grant is not available.

4.94 In the case of the Hoo Strategic Site, the potential HIF funding is netted off the overall strategic infrastructure and mitigation costs.

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[56] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

Older People's Housing

4.95 Housing for older people is generally a growing sector due to the demographic changes and the aging population. The sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

> ***Retirement living or sheltered housing**: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*
>
> ***Extra care housing or housing-with-care:** This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*

4.96 HDH has received general representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and Extracare homes. The RHG representations suggest that the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare housing is 25% more expensive than Sheltered housing.

4.97 A typical price of a 3 bed semi-detached home of £355,000 has been assumed. On this basis it is assumed Sheltered and Extracare housing has the following worth:

Table 4.20 Worth of Sheltered and Extracare

	Area (m^2)	£	£/m^2
3 bed semi-detached		**355,000**	
1 bed Sheltered	50	266,250	5,325
2 bed Sheltered	75	355,000	4,733
1 bed Extracare	65	332,813	5,120
2 bed Extracare	80	443,750	5,547

Source: HDH (March 2025)

4.98 There are several retirement schemes being marketed in and near to Medway at the time of this study.

Table 4.21 Specialist Older People's Housing – Average Newbuild Asking Prices

	Average of £	**Average of £ per sqm**
Esquire Developments		
Orchard View	£637,500	£4,853
Parkmove		
Kingsmead Park	£297,500	£3,343
Quickmove		
Kingsmead Park	£262,000	£3,493
Wyldecrest Parks		
Otterham Park	£237,495	£3,209
All	**£372,427**	**£3,758**

Source: Market Survey (March 2025)

4.99 Based on the above, a value of £4,125 per sqm is assumed for Sheltered Housing and £4,375 per sqm is assumed for Extracare. These are unchanged from the 2021 LPVA. These assumptions were confirmed[57] through the technical consultation.

4.100 The value of units as affordable housing has also been considered. It has not been possible to find any directly comparable schemes where housing associations have purchased social units in a market led Extracare development. Private sector developers have been consulted. They have indicated that, whilst they have never disposed of any units in this way, they would expect the value to be in line with other affordable housing – however they stressed that the buyer (be that the local authority or housing association) would need to undertake to meet the full service and care charges.

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[57] C Colbeck of Savills for the Hoo Consortium.

5. Non-Residential Market

5.1 This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the sites tested in the study.

5.2 In the 2021 LPVA the following values were used.

Table 5.1 Commercial Values £ per sqm – 2021

	Rent £/m^2	Yield	Rent free period	Value	Assumption
Offices	£200	7.00%	0.5	£2,762	£2,750
Offices - Park	£200	6.50%	0.5	£2,982	£3,000
Industrial	£110	5.50%	1.0	£1,896	£1,890
Industrial - Hoo	£80	6.00%	1.0	£1,258	£1,260
Logistics	£120	4.25%	1.0	£2,708	£2,700
Retail (Centre)	£270	7.00%	2.0	£3,369	£3,370
Retail (elsewhere)	£150	10.00%	2.0	£1,240	£1,250
Large Supermarket	£375	6.50%	1.0	£5,417	£5,400
Small Supermarket	£300	6.50%	2.0	£4,069	£4,000
Retail warehouse	£4,500	5.50%	0.0	£81,818	£3,300
Hotel (per room)	£200	7.00%	0.5	£2,762	£2,750

Source: HDH (October 2021)

5.3 There is no need to consider all types of development in all situations, or to test the types of schemes that are unlikely to come forward as planned development. In this study the larger format office and industrial use and retail uses are tested.

5.4 Across the area, market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors. However, even within the Medway area, there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

National Overview

5.5 The various non-residential markets in the Medway area reflect national trends. The retail markets are particularly challenging:

> ***Market conditions remain generally subdued although faint signs of improvement are visible in some areas***
>
> - *Office and industrial sectors see a marginal pick-up in occupier demand*
> - *Investment enquiries series registers a small improvement amid stable credit conditions*

- *Prime office and industrial properties expected to deliver solid growth in rents and capital values over 2025, while many alternative CRE sectors display positive projections*

The Q1 2025 RICS UK Commercial Property Monitor results remain symptomatic of a generally cautious mood across the market. Contributing to this, anecdotal evidence points to recent tax changes, domestic economic uncertainty and global trade tensions as factors weighing on occupier and investor decisions at present. Having said that, some elements of the latest feedback are slightly improved relative to last quarter, with one example being a marginal rise in the share of respondents that now feel the market has shifted into the nascent stages of an upturn (35% vs 33% beforehand).

Occupier conditions remain varied across sectors

Across the occupier market, the all-property tenant demand series posted a net balance of +1% in Q1. This was minimally changed from a figure of zero last time around and remains consistent with a flat headline picture. When disaggregated, both the office and industrial sectors saw a small uplift in tenant demand, returning net balances of +6% and +9% respectively (both of which mark a minor improvement compared to last quarter). Conversely, occupier demand reportedly fell across the retail sector according to a net balance reading of -13%. Alongside this, space available to lease rose across all mainstream sectors over the quarter, albeit this pick-up was more prominent for retail and only modest for industrials.

With respect to the outlook for rents, respondents' twelve-month projections stand at 2.2% for prime industrials and 2.1% for prime offices (with the latter seeing a small upgrade compared to the Q4 feedback). For prime retail meanwhile, respondents now envisage a flat to marginally negative trend in rents over the year ahead. On the same basis, secondary industrial rents are seen moving marginally higher although expectations have been trimmed slightly in each of the past three quarters. At the weaker end of the scale, secondary office and retail rents are expected to fall by a respective 2.6% and 3.2% over the year to come. Looking at some alternative sectors, data centres (+4%) multifamily residential (+2.7%), life sciences (+2.4%) and aged care facilities (+2.2%) all exhibit comfortably positive twelve-month point forecasts for rental prices.

Zooming in on different parts of the UK, the Central London prime office market is anticipated to continue to see stronger rental growth compared to all other parts of the country, with expectations pointing to a near 5% increase over the year ahead. Alongside this, Northern Ireland and Scotland both produced the most upbeat assessment of rental growth prospects for prime industrial space relative to all other parts of the UK. For prime retail, Scotland and the North East of England are the only markets in which meaningful rental growth is expected.

Faint signs of improvement in investor demand across some sectors

Switching focus to the investment market now, the headline investor demand series saw a small improvement in Q1, evidenced by a rise in the net balance to +4% from -4% in the previous iteration of the survey. Nevertheless, the latest reading is still indicative of a somewhat flat trend. Beneath the headline averages, industrial investment enquiries rose according to a net balance of +18% of contributors (up from +8% last time). Parallel to this, the net balance reading for office investment enquiries recovered to +1% following a negative figure of -11% beforehand. Conversely, the Q1 reading of -11% for retail signals continued weakness in investor demand across the sector. Looking specifically at overseas investment demand, both the industrial and office sectors experienced a slight pick-up in international enquiries this quarter.

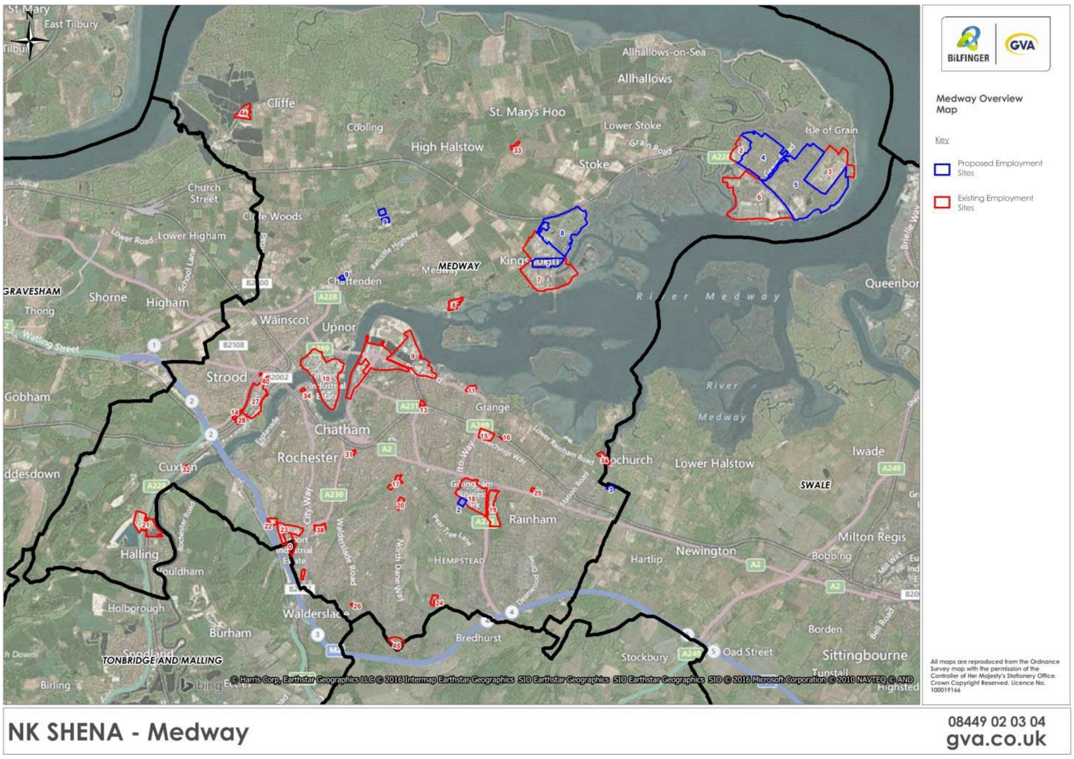
Regarding capital value growth prospects over the next twelve months, prime industrial and prime office assets are envisaged postings gains of close to 2%. Meanwhile, respondents foresee a generally flat outlook for prime retail values. Across secondary markets, industrial values are seen holding broadly steady over the year to come, while falls in the region to 2.5% are expected for secondary office and retail properties. By way of contrast, most alternative sectors tracked in the survey are expected to see some uplift in capital values. At the front of the pack, data centre valuations are projected to rise by close to 4% (albeit this is slightly more moderate than 5% annual growth expectations put forward last quarter). For multifamily residential, life sciences, student housing and aged care, respondents are pencilling capital

> *value growth of between 1.5-2.5% for the coming year. Lagging this group however, leisure values are expected to come under slight downward pressure in the year ahead.*
>
> *RICS – Q1 2025: UK Commercial Property Market Survey*

Non-Residential Market

5.6 The Council's *Employment Land Need Assessment - Update* (Avison Young, October 2020) includes an assessment of the local employment markets so that will not be repeated here. The *Medway Employment Land Needs Assessment* (GVA, December 2015) summarised the market as follows:

> *5.3 36 active employment sites were identified within the local authority. The site matrix shows all 36 of these sites; some of the sites were sub-divided into smaller areas for assessment purpose (e.g. Site 9- Chatham Port and Pier Road Gillingham and Site 10- Medway City Estate)*
>
> *5.4 Figure 5 shows the location of all employment sites identified within the local authority, which are analysed in this section. A larger version of this figure is provided within the Appendix.*
>
> ***Figure 5: Map Showing All Employment Sites***



> *5.5 In total the 36 identified active employment sites provide c. 923 ha of employment land distributed across the local authority but with core concentrations of space in close proximity to the major settlements.*
>
> *6.14 Table 14 lists sub-market areas and common characteristics of employment sites falling under them. It groups them by infrastructure provision, use, scale and types of stock, and presents common constraints facing the sub-market area. These areas are:*
>
> - ***Chatham/Gillingham Riverside****- extends beyond the 'town centre' boundary in planning terms and includes areas such as the historic dockyard, Quayside, Chatham port and Pier Road and Compass Centre.*

- ***Medway City Estate-*** *Medway City Estate is the largest industrial estate in Medway. The site demonstrates presence for all sub-categories of B-class uses- office, light industrial storage and port dependent uses.*
- ***Gillingham*** *- A thriving business cluster with sites such as Gillingham Business Park, Courtney Road, Twydall Estate and Beechings Way. Mostly serving significant local and regional businesses but with a larger presence at Gillingham Business Park.*
- ***Hoo Peninsula includes sites at Kingsnorth and Isle of Grain:*** *River facing sites located in Hoo Peninsula with a significant heavy-industrial use. Both the site clusters have considerable opportunity land for development.*
- ***Rochester Airport:*** *Includes Rochester Airport Industrial Estate, Medway Innovation Centre, Woolmans Wood Caravan Park, and the potential re-planning of BAE Systems site. The area has been identified for significant growth and regeneration.*
- ***Other 'Urban' Employment Sites:*** *Smaller employment sites located in Rainham, Strood and Rochester. These tend to offer a similar nature and type of stock. .*

5.7 This study is concerned with new property that is likely to be purpose built. There is little evidence of a significant variance in price for newer premises more suited to modern business, although very local factors (such as the access to transport network) are important.

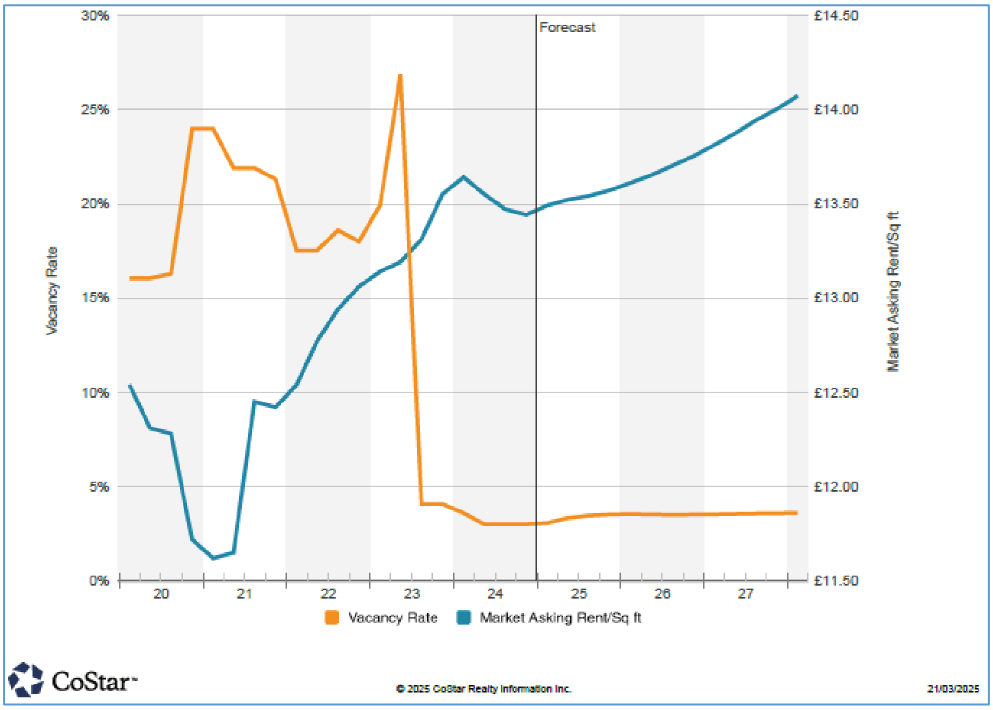
5.8 Various sources of market information have been analysed, the principal sources being the local agents, research published by national agents, and through the Estates Gazette's Property Link website (a commercial equivalent to Rightmove.co.uk). In addition, information from CoStar (a property industry intelligence subscription service) has been used. Much of this commercial space is 'second-hand' and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new property in a convenient well accessed location with car parking and that is well suited to the modern business environment.

5.9 **Appendix 7** includes market data from CoStar.

Offices

5.10 CoStar data shows an increase in rents and in vacancies in the office sector over the last five years. The graph shows some distinct spikes in the vacancy rate, including at the time of the COVID-19 pandemic. This is due to the relatively low supply where a few large buildings being available can produce a large percentage change.

Figure 5.1 Offices. Vacancy Rates v Rent (£/sqft)



Source: CoStar (March 2025)

5.11 CoStar is currently reporting rents (for all types of office) of about £145 per sqm per year (£13.50 per sqft per year). On the whole, these buildings are not modern offices that are best suited to current work practices. CoStar is recording asking rents of over £300 per sqm per year, but there are few records of rents being achieved at this level.

5.12 More widely, office units at Pembroke Court, Chatham are being advertised at just over £25 per sqft per year and offices at Walter Burke Way and at Beaufort Court are being advertised at £21 per sqft. There several older units being advertised at less than this.

5.13 Newer offices are generally around £215 per sqm per year (£20 per sqft per year).

5.14 The data with regard to yields is very limited. Several of the national agents report data in this regard:

a. Knight Frank, in *Prime Yield Guide – March 2025*[58] reports:

- South East Towns (10 years) 7.25%
- Secondary, South East Towns 7.25%
- South East Business Parks (10 years) 8%

b. Savills, in *Market in Minutes – February 2025*[59] reports:

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[58] Investment Yield Guide - March 2025 | Knight Frank Research

[59] Savills UK | Market in Minutes: UK Commercial – January 2025

- Provincial Offices 7.00%

c. Cushman & Wakefield in *The DNA of Real Estate, Fourth Quarter -2024*[60] reports:

- Prime UK office yields of 6.41%.

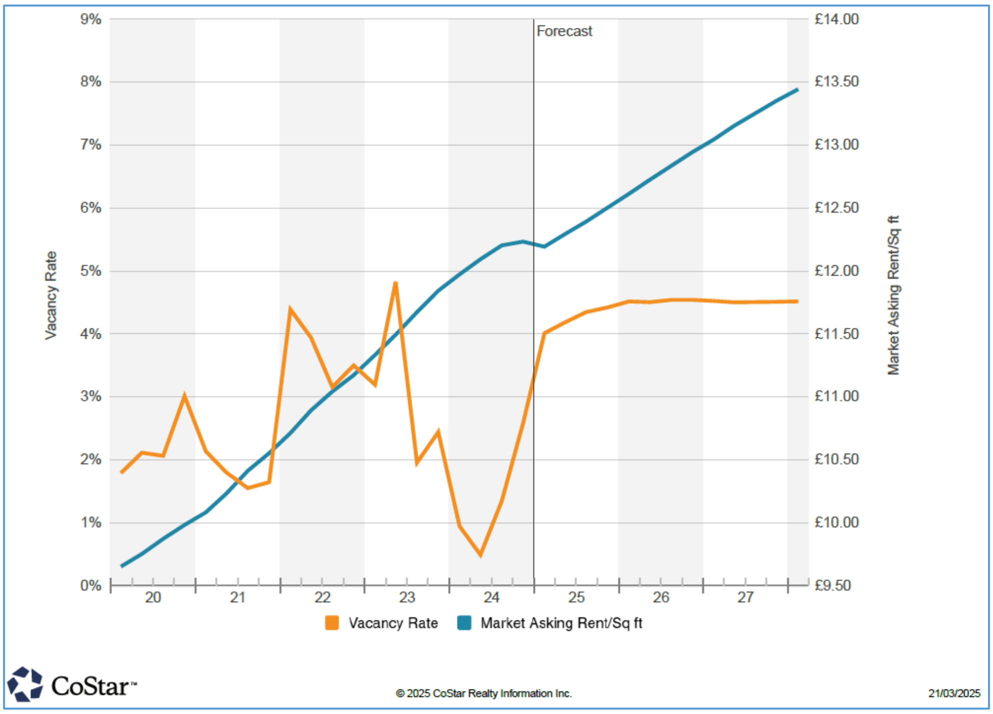
Cushman & Wakefield in UK Marketbeat Offices Q4 2024 reports prime yields of 6.75%.

5.15 Bearing in mind that Medway is not a prime office location, a yield of 7% is assumed for larger offices and 8% for smaller offices. Rents of £215 per sqm per year are assumed. On this basis new larger office development would have a value of £3,000 per sqm (having allowed for a rent free / void period of 6 months) and smaller units about £2,290 per sqm.

Industrial and Distribution

5.16 CoStar data shows very low vacancy rates and an increase in rents over the last five years in the industrial sector:

Figure 5.2 Industrial. Vacancy Rates v Rent (£/sqft)



Source: CoStar (March 2025)

5.17 CoStar is currently reporting average rents (for all types of industrial space) of about £123 per sqm per year (£11.47 per sqft per year). As with offices, on the whole these buildings are not modern facilities that are suited to modern industry, also several of the units include significant areas of office space. CoStar is recording asking rents of over £200 per sqm per year.

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[60] dna-real-estate_q4-2024.pdf

5.18 Industrial units are generally being advertised at around £170 per sqm per year for relatively modern buildings. There are several examples at around £215 per sqm per year, including on the Bredhurst Business Park. The smaller units at the Space Business Centre at Strood have asking rents of around £270 per sqm per year, although generally rents do not vary by size of unit.

5.19 Several of the national agents report data on yields in relation to this sector:

a. Knight Frank, in *Prime Yield Guide – March 2025* reports:

• Prime Distribution / Warehousing	5.00%
• Secondary Distribution (10 years, OMRs)	6.00%
• South East Estates	5.00%
• Good Modern Rest of UK Estates	5.00% - 5.25%
• Good Secondary Estates	6.50% - 7.00%

b. Savills, in *Market in Minutes – February 2025* reports:

• Ind/ Distribution (OMR)	5%
• Industrial Multi-lets	5%

c. Cushman & Wakefield in *The DNA of Real Estate Fourth Quarter - 2024* reports:

• UK logistics yields	5.25%.

5.20 There is little local evidence in relation to logistics uses:

a. Savills, in *Big Shed Briefing* (Savills, July 2024), reports rents of £9.50 per sqft to £37.50 per sqft in London and the South East. A prime investment yields, on a national basis, of about 5% is given. It is notable that rents have increased, and yields have fallen in the last few years.

b. CBRE, in *UK Logistics Market Summary Q4 2024* (CBRE, January 2024) reports the following for prime 'Big Box' rent in the South East submarket of £27.50 per sqft) (5% NIY).

5.21 Through the October 2019 consultation it was suggested that as one moves away from the main roads and onto the Hoo Peninsula, the rents (and values) values fall notably. This is reflected in this update.

5.22 In this regard, through the technical consultation, a site promoter[61] suggested the following:

B8 Storage and Distribution Rent: £10.50 - £11.00 ft2 for units 60,000 ft^2 +, Yield:5.75% for grade A covenant, Rent free period: 12 months for 10 years, Void period: 12 months.

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[61] C Colbeck of Savills for the Hoo Consortium.

B2 General Industrial Rent: £9.00 - £9.50 for units 60,000 ft^2 +, Yield: 6.5% for grade A covenant, Rent free period: 12 months for 10 years, Void Period 12 months.

5.23 These industrial figures align broadly with those suggested on the Hoo Peninsula, but are somewhat less than the assumptions for the wider Medway area. More modern buildings that are well located and with adequate parking, and good access to the transport network, are securing rents over £150 per sqm per year. The yield has been increased to 5.5% (from 5%) for logistics uses, and to 6.5% (from 6%) for larger industrial uses and 7% for smaller industrial uses.

5.24 On this basis, new industrial development would have a value of £2,450 per sqm (£1,500 per sqm on the Hoo Peninsula) and logistics uses a value of £3,450 per sqm.

Retail

5.25 None of the high streets in Medway are major shopping destinations in their own right, although they do make an important local contribution to the sector. The retail sector is overshadowed the Bluewater Shopping Centre, and, to a lesser extent, London. Beyond the high streets there are several notable features:

- The Dockside Outlet Shopping Centre is a major discount outlet, with a wider leisure offering.
- Hempstead Valley Shopping Centre is a large modern retail centre to the south of the Council area. It has a wide range of shops and significant dining offers.
- Gillingham Business Park has several trade counters (such as Screwfix) and larger format retail (such as Iceland).
- Horsted Retail Park as a range of retail warehouses including Currys, Homebase and Pets at Home, with further units being developed on an adjacent site.
- There are a number of large format uses on Strood Retail Park on the north side of the Rochester bridge.

5.26 Having said this, the towns are busy with a broad range of local shops and services.

5.27 Even before the COVID-19 pandemic, the retail market was in a period of change and uncertainty. The rise in the online retailer sector has put pressure on the high street and shopping centres. Numerous national chains have been put into administration or have entered a Company Voluntary Arrangements (CVA)[62]. Various restaurant and dining chains have announced closures or restructuring, and the banking sector has also closed branches on high streets nationwide.

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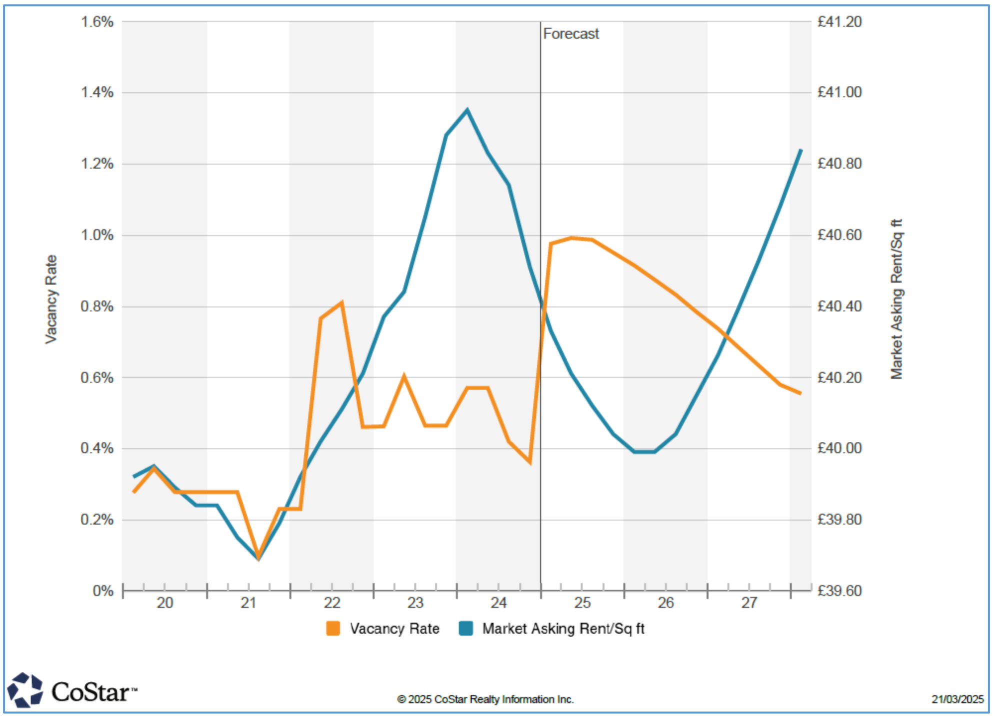
[62] A CVA is a legally binding agreement with a company's creditors. As part of the process companies (subject to the circumstances) may be able to renegotiate the terms of a lease.

5.28 The generally gloomy picture is reflected in the CoStar data that shows a notable fall in rents.

Figure 5.3 Retail. Vacancy Rates v Rent (£/sqft)



Source: CoStar (March 2025)

5.29 The retail market is segmented, with the core high street areas doing better than the remaining areas, being of largely secondary retailing areas. Retailing in secondary locations is challenging – although the data does reveal some surprisingly high rents, and there are some neighbourhood shopping areas that are thriving.

5.30 Overall average rents are around £160 per sqm per year, however rents for units in the central locations are currently over £300 per sqm per year although some are significantly higher than this. An average yield of about 8% is reported. A value (based on a £300 per sqm per year / 8% yield / 18 month incentive) of £3,350 per sqm is derived for town centre, shop-based retail.

5.31 The rents for shops vary greatly, particularly as one moves away from the best locations into the secondary situations where rents are normally in the range of £130 per sqm per year to £200 per sqm per year, although yields are rather higher at around 10% to derive a value of £1,400 per sqm.

5.32 Consideration has been given to supermarkets and retail warehouses. It is anticipated that future development in this sector is most likely to be the smaller buildings. In this case a rent of £375 per sqm per year and a 6.5% yield to give a value of £5,400 per sqm is assumed.

5.33 In the case of retail warehouses, there has been a change within the market over the last 5 or so years with a move towards more smaller stores on the out-of-town retail parks. Whilst little or no development is planned, it may be that some of the existing out-of-town / retail warehouse space may be reconfigured. A rent of £300 per sqm per year and a yield of 6.5% deriving a value of £4,000 per sqm is derived.

Appraisal Assumptions

5.34 The following assumptions (updated following the technical consultation) have been used:

Table 5.2 Commercial Values £ per sqm – 2025

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£215	7.00%	0.5	£2,969	£3,000
Offices - Park	£215	7.00%	0.5	£2,969	£3,000
Office Small	£215	8.00%	0.5	£2,586	£2,590
Industrial - Large	£170	6.50%	1.0	£2,456	£2,450
Industrial - Hoo	£120	7.00%	2.0	£1,497	£1,500
Industrial - Small	£170	7.00%	1.0	£2,270	£2,270
Logistics	£200	5.50%	1.0	£3,447	£3,450
Retail (Centre)	£300	8.00%	1.5	£3,341	£3,350
Retail (Elsewhere)	£160	10.00%	1.5	£1,387	£1,400
Supermarket	£375	6.50%	1.0	£5,417	£5,400
Retail Warehouse	£300	6.50%	2.0	£4,069	£4,000

Source: HDH (May 2025)

6. Land Values

6.1 Chapters 2 and 3 set out the methodology used in this study to assess viability. An important element of the assessment is the value of the land. Under the method set out in the updated PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). The EUV is used as the starting point for the assessment.

6.2 In this chapter, the values of different types of land are considered. The value of land relates closely to the use to which it can be put and will range considerably from site to site. As this is a high-level study, the three main uses, being agricultural, residential and industrial land, have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.

6.3 The PPG says (at 10-016-20180724) that the '*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments…*'. It is therefore necessary to consider the EUV as a starting point.

Existing Use Values

6.4 The EUV is the value of the land in its current use before planning consent is granted, for example, as agricultural land. AUV refers to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.

6.5 The updated PPG includes a definition of land value as follows:

> ***How should land value be defined for the purpose of viability assessment?***
>
> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).*
>
> *In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.*
>
> *PPG: 10-013-20190509*
>
> ***What is meant by existing use value in viability assessment?***
>
> *Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published*

> *sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*
>
> *Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*
>
> *PPG: 10-015-20190509*

6.6 It is important to fully appreciate that land value should reflect emerging policy requirements and planning obligations. When considering comparable sites, the value will need to be adjusted to reflect this requirement.

6.7 The value of the land for a particular typology (or in due course a particular scheme) needs to be compared with the EUV, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the EUV (or AUV), then the development is not viable. For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.

6.8 The 'model' approach is outlined below:

i. For sites in agricultural use, then agricultural land represents the EUV. It is assumed that greenfield sites of 0.5ha or more fall into this category.

ii. For paddock and garden land on the edge of or in a smaller settlement a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5ha.

iii. Where the development is on brownfield land, an industrial value is assumed. In the town centres, a higher value is considered.

Residential Land

6.9 In August 2020, DCLG published *Land value estimates for policy appraisal 2019*[63] to the Medway figure is £3,370,000/ha. It is important to note this figure assumes nil affordable housing[64]. As stressed in the paper, this is a hypothetical situation and '*the figures on this*

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[63] Land value estimates for policy appraisal 2019 - GOV.UK (www.gov.uk)

[64] The VOA assumed as follows:

- Any liability for the Community Infrastructure Levy (CIL), even where it was planning policy as at 1 April 2019, has been excluded.
- It has been assumed that full planning consent is already in place; that no grants are available and that no major allowances need to be made for other s106/s278 costs.
- The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.
- In a small number of cases schemes do not produce a positive land value in the Model. A 'floor value' of £370,000 (outside London) has been adopted to represent a figure at less than which it is unlikely (although possible in some cases) that 1 hectare of land would be released for residential development.
- This has been taken on a national basis and clearly there will be instances where the figure in a particular locality will differ based on supply and demand, values in the area, potential alternative uses etc. and other factors in that area.

basis, therefore, may be significantly higher than could be reasonably obtained in the actual market'.

6.10 There are no larger development sites being publicly marketed in the area, however there are a few small development sites being marketed, so, to gain a better understanding of the market, sites beyond Medway, in North Kent have been considered:

- Each site is 1 hectare in area, of regular shape, with services provided up to the boundary, without contamination or abnormal development costs, not in an underground mining area, with road frontage, without risk of flooding, with planning permission granted and that no grant funding is available.
- The site will have a net developable area equal to 80% of the gross area (excluding London).
- For those local authorities outside London, the hypothetical scheme is for a development of 35, two storey, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.
- For those local authorities in London, the hypothetical scheme varies by local authority area and reflects the type/scale of development expected in that locality. The attached schedules provide details of gross/net floor areas together with number of units and habitable rooms.

These densities are taken as reasonable in the context of this exercise and with a view to a consistent national assumption. However, individual schemes in many localities are likely to differ from this and different densities will impact on values achievable.

Table 6.1 Building Sites for Sale – March 2025

			Ha	Units	sking Price	£ per ha	£ per unit	
Burnt House Lane	Ashford	TN27		8	£3,000,000		£375,000	Consented for 8 detached
Parson's Mead	Charing	TN27 0JA	1.48	48	£2,000,000	£1,351,351	£41,667	Allocated for 48
25-33 Corporation Street	Rochester	ME1 1ND	0.14		£1,800,000	£12,857,143		Consent for hotel
Crowhurst Lane	West Kingsdown	TN15 6JE	0.405	4	£1,400,000	£3,456,790	£350,000	Consent for 4 large detached.
Chaffes Lane	Upchurch	ME9 7AY	0.36	7	£995,000	£2,763,889	£142,143	Outline for 5 detached 2 semi detached units.
South East Side Of Bartletts Clos	Sheerness	ME12 3EG	0.55	16	£900,000	£1,636,364	£56,250	Consent for 16.
Grain Road	Rochester	ME3 9RS	0.82	7	£900,000	£1,097,561	£128,571	Outline Consent for 7. Demolition fo farm buildings.
Green Street Green Road	Dartford	DA2 8DP		2	£825,000			Consent for 2 detached.
Mills Terrace	Chatham	ME4	0.121		£795,000	£6,570,248		Existing detached house. No planning.
Loose Road	Maidstone		0.202	3	£795,000	£3,935,644	£265,000	Bungalow for extension & plot for 2 detached.
Addington	West Malling	ME19 5PL		3	£750,000		£250,000	Bungalow with planning for 3 detached.
Land at Thorndike Close	Aylesford		0.16	7				Outline for 7
Meresborough Lane	Rainham	ME8	0.1883	2	£450,000	£2,389,804	£225,000	Consent for 2 detached.
Brimstone Hill	Gravesend	DA13 0BN		2	£395,000		£197,500	Farmyard for conversion.
North Lane	Faversham	ME13	0.0954	7	£375,000	£3,930,818	£53,571	7 units, offices and clubhouse.
Sutton Valence	Maidstone	ME17	0.304	3	£350,000	£1,151,316	£116,667	Not consented.
Elmley	Sheerness	ME12 3RN	0.135		£300,000	£2,222,222		Not consented.
View Road	Strood		0.2	1	£190,000	£950,000	£190,000	Single plot

Source: Market Survey (March 2025)

6.11 It is important to note that the above prices are asking prices – so reflect the landowner's aspiration. In setting the BLV the important point is the minimum amount a landowner will accept.

6.12 Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix 8.** The data is summarised in the following tables, the amount of affordable housing in the scheme is shown, being the key indicator of policy compliance (as required by the PPG).

Table 6.2 Sales of Development Land – 2019

Site	ha	All Units	Aff %	£/ha	£/unit
Land adj Rochester Train Station	0.2	64	0.00%	£4,750,000	£14,844
Allhallows Golf Course	6.36	81	0.00%	£542,453	£42,593
Land west of Town Road, Cliffe	4.4	92	25.00%	£954,545	£45,652
Elm Avenue/Broadwood Road	3.39	63	25.40%	£1,081,353	£58,187
Land at 21-23 New Road, Chatham	0.07	32	25.00%	£52,368,357	£114,556
Chatham Golf Driving Range	3.3	131	9.92%	£1,022,727	£25,763
Land at Gibraltar Farm, Ham Lane, Hempstead	23.93	450	25.11%	No PPD	
Land at Walnut Tree Farm, High Halstow	2.78	66	25.76%	£1,438,849	£60,606
Land at Temple Waterfront, Roman Way, Strood	0.93	39	87.18%	£4,284,063	£102,158
Stoke Road Business Centre, Hoo	14.96	200	25.00%	£1,036,096	£77,500
Land at White House Farm, Hoo		65	24.62%	Incomplete	
Berengrave Nursery	5.83	121	24.79%	£2,624,357	£126,446
Rochester Riverside	24.5	1400	25.00%	Incomplete	
Land south of Ratcliffe Highway, Hoo	6.71	232	25.00%	£463,189	£13,397
Land north of Commissioners Road, Strood	3.9	130	25.38%	£192,308	£5,769
Land at Brickfields, Darland Farm, Hempstead	4.2	44	0.00%	£1,335,000	£127,432
Land at Otterham Quay Lane, Rainham	10.75	300	25.00%	Incomplete	
Land south of Stoke Road, Hoo	8.26	127	25.20%	£1,117,433	£72,677
Bakersfield, Land at Station Road, Rainham	2.8	90	24.44%	No PPD	
Land east of Mierscourt, Rainham	5.4	134	25.37%	£1,441,241	£58,080

Source: MC and Land Registry (September 2019)

6.13 These values are on a whole site (gross area) basis and range considerably.

Table 6.3 Analysis of Development Land Prices Paid Data – 2019

	All		25% Affordable		25% Affordable, excluding outliers	
	£/ha	£/unit	£/ha	£/unit	£/ha	£/unit
Min	£192,308	£5,769	£192,308	£5,769	£192,308	£5,769
Average	£4,976,798	£63,044	£6,271,773	£63,287	£1,168,437	£64,575
Median	£1,117,433	£58,187	£1,099,393	£59,397	£1,099,393	£59,397
Max	£52,368,357	£127,432	£52,368,357	£126,446	£2,624,357	£127,432

Source: MC and Land Registry (September 2019)

6.14 The average was about £5,000,000/ha (£63,000/unit) and the median is £1,115,000/ha (£58,000/unit). The average for schemes that have provided affordable housing (and excluding outliers) is £1,170,000/ha (£65,000/unit) and the median is £1,100,000/ha (£60,000/unit).

6.15 This research has been refreshed.

Table 6.4 Sales of Development Land – 2025

Site	ha	All Units	Affo %	£/ha	£/unit
Land at Chatham Docks Pier Road Gillingham (Chatham Waters)	14.660	950	25%	£1,033,424	£15,947
Lennox Wood Petham Green Twydall	0.430	20	95%	£3,488,372	£75,000
Former Kitchener Barracks Dock Road Chatham	4.400	264	17%	£636,364	£10,606
Land off Town Road Cliffe Woods	10.900	184	25%	£2,311,927	£136,957
Bardell Terrace Rochester	1.000	374	9%	£2,124,705	£5,681
Hallwood House Kestrel Road Lordswood	0.275	46	100%	£5,363,636	£32,065
St Clements House Corporation Street Rochester	0.270	44	100%	£12,129,630	£74,432
Land at East Hill Chatham	49.500	800	25%	£54,545	£3,375
West of Parsonage Lane Frindsbury	17.100	181	25%	£371,053	£35,055
North of London Road and East of Seymour Road Rainham	1.960	46	26%	£1,709,184	£72,826
3 New Road Chatham	0.187	50	26%	£3,101,604	£11,600
89 Ingram Road Gillingham	0.200	22	100%	£20,625,910	£187,508
Yeoman House Princes Street Rochester	0.300	54	100%	£3,666,667	£20,370
Southern Water Site Capstone Road Chatham	2.030	110	100%	£8,479,317	£156,482
Colonial Mutual House Quayside Chatham Maritime	3.300	200	3%	£1,002,122	£16,535
Land at The Maltings Rainham	1.420	29	24%	£1,105,634	£54,138
Car Park Whiffens Avenue Chatham	0.560	115	51%	£914,286	£4,452
The Beacon Court Tavern 1-3 Copenhagen Road GILLINGHAM	0.072	9	100%	£30,555,556	£244,444
Four Elms Land north of Peninsula Way Chattenden	6.630	131	?	£1,457,014	£73,740
Hillcrest Ratcliffe Highway Hoo	0.470	21	0%	£1,319,149	£29,524
4, 16, 20 and 22 High Street, Rainham	0.470	55	0%		
Land south of View Road, Cliffe Woods	1.240	25	24%	£1,149,194	£57,000
Land south of View Road, Cliffe Woods	5.200	68	25%	£530,769	£40,588
Former St John Fisher RC school, Ordnance Street, Chatham	2.400	139	4%	£1,604,167	£27,698
26 Longley Road, Rainham	0.070	9	100%	£28,957,143	£225,222

Source: MC and Land Registry (May 2025)

Table 6.5 Analysis of Development Land Prices Paid Data – 2025

	All		25% Affordable	
	£/ha	£/unit	£/ha	£/unit
Min	£4	£0	£54,545	£3,375
Average	£5,141,976	£61,971	£1,263,037	£47,498
Median	£1,530,590	£33,560	£1,105,634	£40,588
Max	£30,555,556	£244,444	£3,101,604	£136,957

Source: MC and Land Registry (May 2025)

6.16 In considering the above it is important to note that the PPG 10-014-20190509 says:

> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*

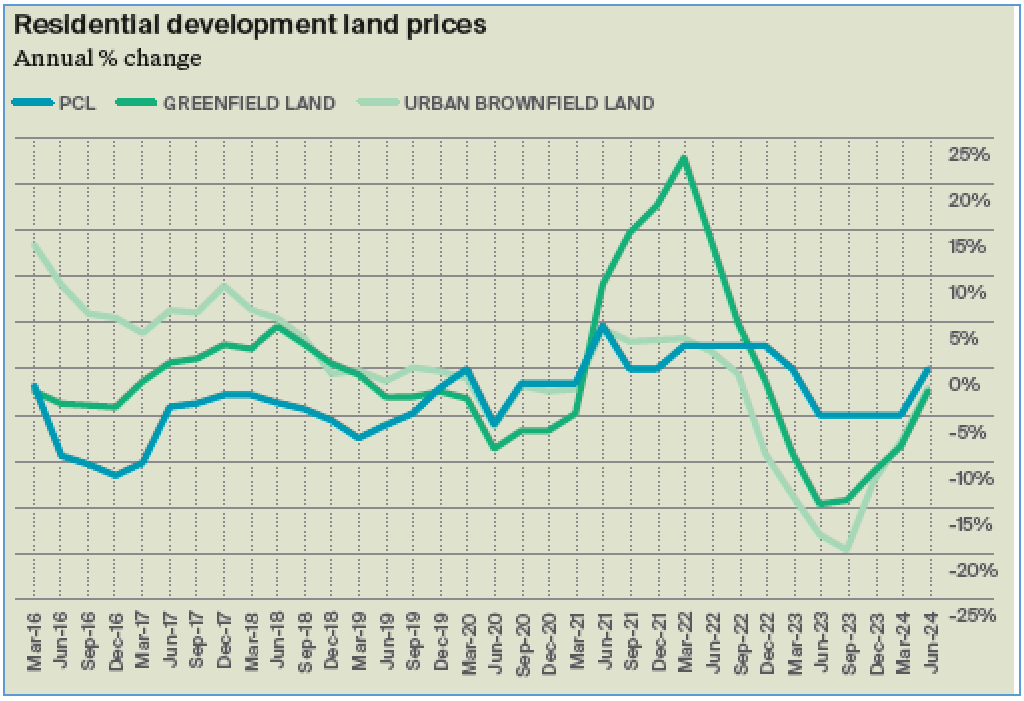
6.17 The price paid is the maximum the landowner could achieve. The landowner is unlikely to suggest a buyer may be paying an unrealistic amount. The BLV is not the price paid (or the average of prices paid).

6.18 Almost all the above sites are smaller sites, with just one of the sites being over 1 ha. In relation to larger sites, and in particular larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open space requirements which result in lower values. In the case of non-residential uses we have taken a similar approach to that taken with residential land except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, a BLV of the value of industrial land has been assumed.

6.19 It is timely to review how the value of development land has changed over the last few years. There are several sources of relevant information.

6.20 *Development Land Index* (Knight Frank Q2 2024 – being the most recently published) suggests that land prices may have fallen over the last few years.

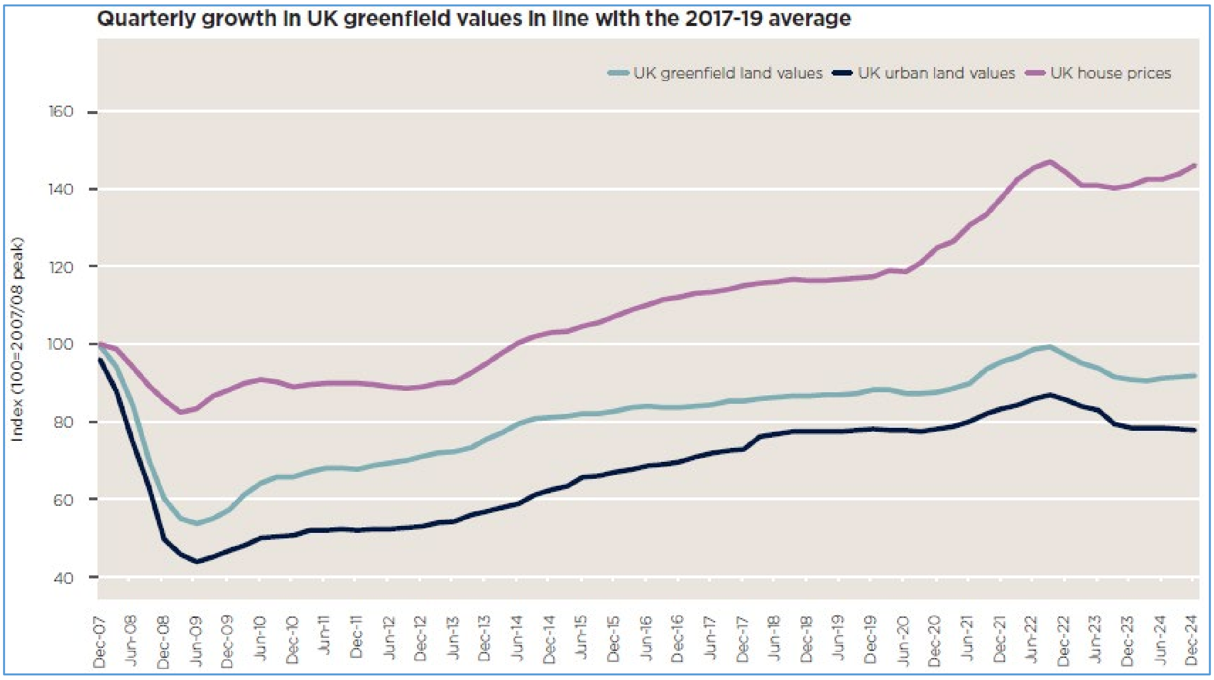
Knight Frank Development Land Index



Source: *Development Land Index (*Knight Frank Q2 2024)

6.21 A similar picture is given by Savills in its *Market in Minutes, Residential Development Land* (Savills Q4 2024).

Savills Indexed Residential Development Land Index (Index to 100 at 2007/2008 peak)



Source: *Market in Minutes, Residential Development Land* (Savills Q4 2024)

6.22 The above data suggests that the value of development land is broadly unchanged since the 2021 LPVA.

Industrial Land

6.23 *Land value estimates for policy appraisal* provides a value figure for commercial land but not specifically for any towns in Medway (these are derived through the LEP areas, so the distribution does not knit with Local Authority areas):

Table 6.6 Industrial Land Values (£/ha)

Industrial Land	£1,500,000 (£607,000/acre)
Commercial Land: Office Edge of City Centre	
Redbridge	£2,470,000 (£1,000,000/acre)
Bexley	£2,470,000 (£1,000,000/acre)
Commercial Land: Office Out-of-Town – Business Park	
Redbridge	£4,500,000 (£1,820,000/acre)
Bexley	£4,250,000 (£1,720,000/acre)

Source: Land value estimates for policy appraisal (MHCLG, August 2020)

6.24 CoStar (a property market data service) includes details of industrial land. These are summarised in **Appendix 9** (covering the area from Gravesend to Sittingbourne). The averages are summarised as follows:

Table 6.7 CoStar Industrial Land Values (£/ha)

	Average of Ha	Average of £ per ha
Commercial	0.481	£3,447,782
Contractor Storage Yard	0.182	£7,431,950
Industrial	2.856	£3,337,193
Residential	1.491	£4,688,609
Not stated	0.513	£5,262,862
All	1.409	£4,359,223

Source: CoStar (March 2025)

6.25 Through the technical consultation the promoter[65] of the Chatham Docks Strategic Site suggested that the employment element of the site could be modelled on a serviced land basis. This has a number of advantages, not least being that the site has not yet been master planned, so the mix of different uses is not known. This is important as high grade office or lab space has a very different value to large scale industrial uses. In this regard they suggested a value in the £800,000 to £900,000 per acre (£2,000,000 to 2,225,000 per ha).

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[65] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

The assumption for Previously Developed Land (PDL) set out later in this chapter is £1,600,000 / £3,500,000 so within the expected range.

Agricultural and Paddocks

6.26 *Land value estimates for policy appraisal* (MHCLG, August 2020) provides a value figure for agricultural land in the area of £25,000/ha. This has been explored further and wider information on land prices has been researched:

a. Savills' *The Farmland Market*[66] (January 2025) reports a value of £9,900 per acre (£24,460 per ha) for prime arable land (the land on the Hoo Peninsular is likely to fall into the category) and an overall average value of about £8,500 per acre (£21,000 per ha).

b. Strutt and Parker's *English Estates & Farmland Market Review Autumn 2024*[67] suggests a value of £11,000 per acre (£27,181 per ha) for arable land and £9,300 per acre (£22,980 per ha) for pasture.

c. Knight Frank's *Farmland Index Q4 2024*[68] suggests average values of £9,351 per acre (£23,106 per ha).

d. Carter Jonas' *Farmland Market Update Q4 2024*[69] reports, for the South East, average values £10,750 per acre (£26,560 per ha) for arable land, £9,000 per acre (£22.240 per ha) for pasture land, and £22,500 per acre (£55,560 per ha) for lifestyle land.

e. The recently published RICS ~ RAU Farmland Market Directory of Land Sales Summary Jul to Dec 2024, reports the following average values:

	Small < 20ha	Medium 20 ha to 81 ha	Large > 81ha
South East	£44,766	£89,824	£38,080
England	£40,170	£26,046	£38,080
GB	£39,726	£33,313	£34,563

HDH has been unable to find examples of agricultural land transacting at the £90,000 per ha suggested, where the existing use and the proposed use is agricultural. This figure is significantly out of step with the other sources of data quoted and the asking prices quoted below. This is given limited weight.

6.27 For agricultural land, a value of £25,000 per ha (increased from £22,500 per ha) is assumed to apply here.

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[66] cs2412-1347-rural-spotlight---gb-farmland.pdf

[67] https://rural.struttandparker.com/wp-content/uploads/2024/10/2024-10-02_UK_EFAD-Q3-Farmland-Market_1.4.pdf

[68] english-farmland-index-q3-2024-11581.pdf

[69] Farmland Market Update Q4 2024 | Carter Jonas

6.28 There are several areas of farmland, woodland and conservation sites for sale in the vicinity:

Table 6.8 Farm Land For Sale

		Area ha	Asking Price £	£ per ha	
Gravelly Ways	Yalding	40.94	£850,000	£20,762	Mainly arable. Advertised for BNG.
Chattenden Woods	Lodge Hill Lane	47.12	£795,000	£16,872	Woodland (part of SSSI)
Church Road	Sittingbourne	66.17	£655,000	£9,899	Nature Reserve, SSSI wetland. Flooded clay pits and disused oyster ponds.
Hunton Hill	Maidstone	11.61	£500,000	£43,066	A ring fenced agricultural land with viticulture potential.
Culand Quarries	Burham	54.7	£385,000	£7,038	Two adjoining disused chalk quarries in SSSI Medway Valley
QUARRY SITE	Ashford Road	2.27	£250,000	£110,132	Woodland and sand quarry.
Wouldham Marshes	Wouldham	20.53	£125,000	£6,089	Wetlands fronting the River Medway

Source: Market Survey (March 2025)

6.29 Initially an agricultural land value of £25,000/ha is assumed. In this regard, through the technical consultation, a site promoter[70] suggested the following:

a. Woodland - £9,884 per ha

b. Pasture Land - £17,297 per ha

c. Arable Land - £22,239/£24,710 per ha

d. Fruit Growing Land - £29,952 per ha

6.30 The greenfield development sites are predominantly in arable and pasture uses. No change is made.

6.31 Sites on the edge of a town or village may be used for an agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. A higher value of £50,000/ha for sites on the edge of the built-up area.

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[70] C Colbeck of Savills for the Hoo Consortium.

Existing Use Value Assumptions

6.32 In this assessment, the Existing Use Value (EUV) assumptions are used.

Table 6.9 Existing Use Value Land Prices £/ha

PDL	
Generally	£1,600,000
Town Centre	£3,500,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (March 2025)

Benchmark Land Values

6.33 The setting of the Benchmark Land Values (BLV) is one of the more challenging parts of a plan-wide viability assessment. The updated PPG makes specific reference to BLV, so it is necessary to address this. As set out in Chapter 2 above, the updated PPG says:

> *Benchmark land value should:*
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).*
>
> *PPG 10-014-20190509*

6.34 It is accepted that the normal abnormal costs associated with development in an area (normal abnormals) should be reflected in the viability assessment and for this reason an adjustment has been made on brownfield sites. As set out in Chapter 7 below in the context of abnormal costs, this was discussed through the technical consultation and whilst it is important that the costs of remediation etc are reflected in the benchmark land value, it is also important to appreciate to that there may become a point when the price becomes too low to incentive a landowner to release their land for development.

6.35 With regard to the landowner's premium the PPG says:

> *How should the premium to the landowner be defined for viability assessment?*
>
> *The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.*
>
> *Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).*
>
> *PPG 10-016-20190509*

6.36 In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions are used:

Brownfield Sites:	EUV Plus 20%.	
Greenfield Sites:	Generally	EUV Plus £350,000/ha.
	Strategic Sites	EUV x 10

6.37 In this regard, through the technical consultation, a site promoter[71] suggested the following:

> *We agree with the methodology and application of both PPG 10-014-20190509 and PPG 10-016- 20190509. It is our view that, at a minimum, the premium/multiplier of EUV (£25,000/hectare) needs to be 14x. The resulting Benchmark Land Value of £375,000 as has been previously agreed in the 2020 negotiations.*

6.38 The promoter of the Chattenden Barracks and Lodge Camp [72] sites said:

> *In principle, CBRE and Homes England do not disagree with the Brownfield Sites and Greenfield Sites BLVs adopted, which are consistent with other BLVs applied in plan-wide viability assessments across the region and beyond.*

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[71] C Colbeck of Savills for the Hoo Consortium.

[72] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

> *However, the BLV for Strategic Sites appears unduly low and falls at the lowest end of range set out in published Government research7 of minimum land values for greenfield strategic land. This states the following on page 8:*
>
> > *"required levels of premium are routinely protected by way of minimum land price provisions usually contained within option or collaboration agreements and long-term conditional contracts Levels vary, but typically, we expect to see figures of circa £100,000 to £150,000 per gross acre".*

6.39 They went on to say '*Given the former MOD use of both the Chattenden Barracks and Lodge Hill Camp sites, further consideration will be required to be given to their EUV in preparing a BLV*.' but did not suggest an alternative approach.

6.40 The assumptions used by neighbouring councils have been reviewed

Table 6.10 Neighbouring LPAs – Viability Assumptions. BLV

		Benchmark Land Value
Gravesham BC, Bifinger GVA	Jan-16	(Pre 2018). Brownfield EUV (£1,185,000/ha) +20%. Greenfield £865,000/ha. Small greenfield Plots £2,471,000, Town Centres £3,450,000
Tonbridge & Malling BC, HDH	Jul-18	EUV plus 20%, plus £450,000 on greenfield sites
Maidstone BC, Aspinall Verdi	Sep-21	Brownfield EUV +10%, Greenfield EUV x12.5
Swale BC, HDH	May-24	PDL EUV plus 20%, Greenfield EUV plus £350,000, Strategic Sites EUV x10
Dartford BC, Dixon Searle	Feb-21	Greenfield £250k-£500k, Brownfield £1m-£5m..

Source: LPA websites

6.41 In this iteration of this Viability Assessment, the following Benchmark Land Value assumptions have been updated:

Brownfield Sites:	EUV Plus 20%.	
Greenfield Sites:	Generally	EUV Plus £350,000/ha.
	Strategic Sites	EUV x 12.5

7. Development Costs

7.1 This chapter considers the costs and other assumptions required to produce financial appraisals for the development typologies. These assumptions are carried forward and updated from the 2021 LPVA.

Development Costs

Construction costs: baseline costs

7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS)[73] data – using the figures re-based for Kent. The cost figure for 'Estate Housing – Generally' is £1,628 per sqm at the time of this report (May 2025)[74]. This is an increase of 17%, from £1,389/m^2 at the time of the 2021 LPVA (October 2021) (see **Appendix 10**) and unchanged since the April 2025 technical consultation. The use of the BCIS data is suggested in the PPG (paragraph 10-012-20180724) however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.

7.3 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of Flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of 200 units and more where economies of scale can be achieved, and the median cost is used for smaller schemes. This approach was agreed through the technical consultation[75]. Alternatively, the promoter of the Chattenden Barracks and Lodge Camp[76] sites suggested that rather than using the BCIS default period of 15 years, a shorter period of 5 years was used.

7.4 The promoter[77] of the Chatham Docks Strategic Site said 'the base build costs are too low' bearing in mind the nature of the anticipated scheme. This is noted, and it may be necessary to revisit the delivery of this site when the master planning is further developed. As per the PPG, the cost assumptions are based on the BCIS costs.

7.5 As set out in Chapter 2 above, the Government has announced and consulted on various changes to construction standards (Future Homes Standard, Accessible and Adaptable Standards, etc). The costs of these are not fully reflected in the BCIS costs so are considered in Chapter 8 below.

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[73] BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

[74] These have been updated since the April 2025 consultation which was based on the March figures rebased for Medway.

[75] C Colbeck of Savills for the Hoo Consortium.

[76] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

[77] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

Other normal development costs

7.6 In addition to the BCIS £/m^2 build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush study and the approach taken is in line with the PPG and the Harman Guidance.

7.7 Nevertheless, it is possible to generalise. Drawing on experience and the comments of stakeholders, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site.

7.8 A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for the smaller sites and flatted schemes, to 15% for the larger greenfield schemes. It is timely to note that a 12.6% assumption was used in the Hoo Peninsular HIF bid. It is important to note that this is the base assumption and that allowances for off-site works and the like that are required are in addition to these costs.

7.9 Through the technical consultation[78], the Hoo Consortium said:

> *The assessment accounts for 12.6% allocation for "site costs" (this is additional the base BCIS rate). This is too low, and as was assumed in the Local Plan Viability Assessment 2019, 15% should instead be adopted. We consider this to be a standard greenfield assumption and do not consider the percentage reduces in line with the size of the site as is being proposed. It is also of note that 15% was the level adopted in the Initial Feasibility Report that was compiled as an annex to Medway Council's Housing Infrastructure Fund (HIF) bid to Homes England.*

7.10 They went on to say that a number of further costs should be included in addition such as, ground works, main points of access, main estate road (non-frontage), drainage, utility connections including reinforcement, landscaping, footpaths and cycle ways, open space and play standards. No additional figure or amount was suggested. The requirements for open space are incorporated into the wider site modelling as per the policy requirements set out in Chapter 8 and modelling in Chapter 9 below. Highways work (s278 / s106) are included in the strategic infrastructure and mitigation assumptions taken from the Council's IDP.

7.11 The 15% assumption is inclusive of wider site costs and services.

7.12 In this regard a housebuilder[79] said:

> *The assessment correctly identifies that an allowance needs to be made for site costs in addition to construction costs and therefore provides an allowance of 12.6% of build costs.*

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[78] C Colbeck of Savills for the Hoo Consortium.

[79] Seyi Obaya-Daley for Redrow Homes.

> *However, based on our own experience of developing sites across Medway and the South-East, a greater allowance closer to 15% should typically be applied.*

7.13 Alternatively, the promoter of the Chattenden Barracks and Lodge Camp[80] sites suggested that if the median BCIS costs was used the appropriate assumption was 15%, but if the lower quartile assumption was used then this allowance should be increased to 20%.

7.14 Viability assessments of neighbouring and nearby councils have been reviewed in this regard:

Table 7.1 Neighbouring LPAs – Viability Assumptions. Site Costs

		Site Costs
Gravesham BC, Bifinger GVA	Jan-16	Flats 5%, Houses 15%
Tonbridge & Malling BC, HDH	Jul-18	10% to 20%
Maidstone BC, Aspinall Verdi	Sep-21	Greenfield 15%, 10% Brownfield. £17,000 per dwelling site prep.
Swale BC, HDH	May-24	5% to 15%
Dartford BC, Dixon Searle	Feb-21	Flats 10%, Houses 15%

Source: LPA websites

7.15 15% is now used for all the larger greenfield sites.

Abnormal development costs and brownfield sites

7.16 With regard to abnormal costs, paragraph 10-012-20180724 of the PPG says:

> *abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value*

7.17 This needs to be read with paragraph 10-014-20180724 of the PPG that says that:

> *Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...*

7.18 The consequence of this, when considering viability in the planning system, is that abnormal costs should be added to the cost side of the viability assessment but also reflected in (i.e. deducted from) the BLV. This has the result of balancing the abnormal costs on both elements of the appraisal. This was discussed through the technical consultation and whilst it is important that the costs of remediation etc are reflected in the benchmark land value, it is also important to appreciate to that there may become a point when the price becomes too low to incentive a landowner to release their land for development.

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[80] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

7.19 This approach is consistent with the treatment of abnormal costs that was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling, that it may not be appropriate for abnormal costs to be built into appraisals in a high-level assessment of this type. Councils should not plan for the worst-case option – rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

> *… demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.*

7.20 In some cases, where the site involves redevelopment of previously developed land, there is the potential for abnormal costs to be incurred. Abnormal development costs will be site specific and might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.

7.21 In this regard, through the 2025 technical consultation, the promoter of the Chattenden Barracks and Lodge Camp[81] site highlighted that the Chattenden Barracks / Lodge Camp are brownfield sites and the brownfield adjustment should be applied. This is agreed, however the site is not modelled in this report.

7.22 Viability assessments of neighbouring and nearby councils have been reviewed in this regard:

Table 7.2 Neighbouring LPAs – Viability Assumptions – Abnormal Costs

		Abnormal Costs
Gravesham BC, Bifinger GVA	Jan-16	None stated
Tonbridge & Malling BC, HDH	Jul-18	Brownfield plus 5%
Maidstone BC, Aspinall Verdi	Sep-21	Brownfield plus £270,000 per ha
Swale BC, HDH	May-24	Brownfield plus 5%
Dartford BC, Dixon Searle	Feb-21	Within contingency (3%-10%)

Source: LPA websites

7.23 In summary, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or

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[81] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

abnormal costs. It is not the purpose of an assessment of this type to standardise land prices across an area.

7.24 In line with the approach taken in the 2021 LPVA, a 10% allowance is made for abnormal costs for the waterfront sites. This may include remediation, making up levels to mitigate flooding or a range of other interventions that are required to deliver a site. The promoter[82] of the Chatham Docks Strategic Site noted this approach but stressed that at this stage of the master planning it was not possible to comment in more detail.

Fees

7.25 Typically, for residential and non-residential development, an allowance for professional fees for 8% of build costs would be made. Additionally, separate allowances are made for planning fees, acquisition, sales and finance costs. In this case a large number of reports and assessments are needed (see Chapter 8 below). These include:

- Habitats Regulations Appropriate Assessment S3
- Green Infrastructure Plan S5
- Design and Access Statement. S5
- Preliminary Risk Assessment (PRA) DM2
- Air Quality Assessment DM3
- Emissions Mitigation Assessment DM3
- Landscape and Visual Impact Assessment DM4
- Building for a Healthy Life Assessment DM6
- Sequential Assessment T15
- Impact Assessment T17
- Transport Assessment, Transport Statement and/or a Travel Plan DM18
- Health Impact Assessments T27
- Circular Economy Statement DM23

7.26 To reflect the cost of these assessments, the base assumption for fees has been increased from 8% to 10% across all typologies.

7.27 Through the technical consultation[83], a promoter of a Strategic Site suggested the use of 10% to 12.5%. The assumption used is within the suggested range and the promoter of the Chattenden Barracks and Lodge Camp[84] sites agreed with the 10% assumption.

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[82] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

[83] C Colbeck of Savills for the Hoo Consortium.

[84] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

7.28 The promoter[85] of the Chatham Docks Strategic Site noted that the cost assumption had been increased to 10%, but that may be too high, particularly on the sites with very high development costs.

7.29 Viability assessments of neighbouring and nearby councils have been reviewed in this regard:

Table 7.3 Neighbouring LPAs – Viability Assumptions – Fees

		Professional Fees
Gravesham BC, Bifinger GVA	Jan-16	10.00%
Tonbridge & Malling BC, HDH	Jul-18	Residential 10%, Non-residential 8%
Maidstone BC, Aspinall Verdi	Sep-21	10.00%
Swale BC, HDH	May-24	8.00%
Dartford BC, Dixon Searle	Feb-21	10.00%

Source: LPA websites

Contingencies

7.30 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land. So, the 5% figure was used on the brownfield sites, and the 2.5% figure was used on the remainder. The contingency is applied to the total build cost, but not the abnormal costs.

7.31 In this regard a housebuilder[86] said:

> *With regards to contingency, a more realistic allowance of 5% should be applied to account* for the complexities of developing out sites. Similarly, 17.5% of GDV for developers' profit is considered too low when considered against the complexities of bringing sites forward (with regards to costs and values), the challenging affordable housing market discussed in response to Chapter 4 and the long, drawn-out programmes involved.

7.32 Through the technical consultation, several promoters of a Strategic Site[87] [88] suggested the use of 5%, due to the complexities of the site.

7.33 Viability assessments of neighbouring and nearby councils have been reviewed in this regard:

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[85] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

[86] Seyi Obaya-Daley for Redrow Homes.

[87] C Colbeck of Savills for the Hoo Consortium.

[88] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

Table 7.4 Neighbouring LPAs – Viability Assumptions. Contingency

		Contingency
Gravesham BC, Bifinger GVA	Jan-16	5%
Tonbridge & Malling BC, HDH	Jul-18	5% brownfield, 2.5% greenfield
Maidstone BC, Aspinall Verdi	Sep-21	5%
Swale BC, HDH	May-24	5% brownfield, 2.5% greenfield, 5% strategic sites
Dartford BC, Dixon Searle	Feb-21	3% to 10%

Source: LPA websites

7.34 The contingency has been increased to 5% on the Strategic Sites due to their complexity.

S106 Contributions and the costs of infrastructure

7.35 For many years, Medway Council has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure through the s106 / s287 regime. In this context, the *Medway Guide to Developer Contributions and Obligations* (May 2018 Version 7: Charges updated April 2024) is relevant and discussed below towards the end of Chapter 8. The average amount agreed on recently approved schemes is a little under £10,000/unit, although it is important to note that this excludes sites where there was no affordable housing and, in some cases, includes commuted sums. It is therefore likely that this overstates the actual costs in this regard.

7.36 In relation to the Strategic Sites, the Council has estimated the strategic infrastructure and mitigation costs as follows, as set out in Chapter 8 below.

Financial and Other Appraisal Assumptions

VAT

7.37 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full[89].

Interest rates

7.38 A 7% p.a. interest rate is assumed for total debit balances, no allowance is made for equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own

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[89] VAT is a complex area. Sales of new residential buildings are usually zero-rated supplies for VAT purposes (subject to various conditions). VAT incurred as part of the development can normally be recovered. Where an appropriate 'election' is made, VAT can also be recovered in relation to commercial development – although VAT must then be charged on the income from the development.

resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.

7.39 Through the technical consultation[90], a promoter of a Strategic Site suggested the use of base plus 3%, being 7.25%. The promoter of the Chattenden Barracks and Lodge Camp[91] sites suggested the use of 7.5%. Developers that have a strong balance sheet, and good track record, can undoubtedly borrow less expensively than this, but this reflects banks' view of risk for housing developers in the present situation. In the residential appraisals, a simple cashflow is used to calculate interest. The annual reports of larger housebuilders have been reviewed:

a. Barratt Developments PLC Annual Report and Accounts 2024 reports that the '*weighted average interest rates (excluding fees) paid in the year were*' 2.8% for both the company and the group in both 2023 and 2024.

b. Taylor Wimpey PLC Annual Report and Accounts 2024 does not report an average rate, however does report '€100.0 million 5.08% Senior Loan Notes 2030'.

c. Persimmon 168 PLC Annual Report 2024 reports a Revolving Credit Facility at SONIA[92] +1.25%-2.3%.

d. Vistry Group PLC Annual Report and Accounts 2024 sets out the following:

- Revolving Credit Facility at SONIA +1.6%-2.5%.
- Development Facility at ECRR +1.2%- 2.2%
- Money Market Facility at SONIA plus margin
- Overdraft facility at BoE Base +1.5%

e. Bellway PLC Annual Report and Accounts 2024 do not quote an average rate of interest. The report says '*During 2021, the Group entered a contractual arrangement to issue fixed rate sterling USPP notes for a total amount of £130.0 million, as part of its ordinary course of business financing arrangements. This USPP debt has a weighted average fixed coupon of 2.7%, is fully drawn down at year end …*'. It goes on to say that the '*average interest rate earned on the cash and cash equivalents balance as at 31 July 2024, excluding joint ventures, was 4.61% (2023 – 4.16%)*'.

f. Berkeley Group 2024 Annual Report reports:

> *The Group's borrowing capacity of £1,200 million was unchanged during the year and comprises:*
>
> - *£400 million unsecured 10-year Green Bonds which mature in August 2031 at a fixed coupon of 2.5% per annum; and*
> - *£800 million bank facility, including a £260 million Green Term loan and a £540 million undrawn revolving credit facility ("RCF").*

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[90] C Colbeck of Savills for the Hoo Consortium.

[91] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

[92] Sterling Overnight Index Average

7.40 Viability assessments of neighbouring and nearby councils have been reviewed in this regard:

Table 7.5 Neighbouring LPAs – Viability Assumptions. Finance Costs

		Interest
Gravesham BC, Bifinger GVA	Jan-16	7%
Tonbridge & Malling BC, HDH	Jul-18	6% +1% arrangement
Maidstone BC, Aspinall Verdi	Sep-21	7.50%
Swale BC, HDH	May-24	7.50%
Dartford BC, Dixon Searle	Feb-21	6.50%

Source: LPA websites

7.41 No change has been made in this regard.

Developers' return

7.42 An allowance needs to be made for developers' return and to reflect the risk of development. Paragraph 10-018-20190509 of the updated PPG says:

> *How should a return to developers be defined for the purpose of viability assessment?*
>
> *Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.*
>
> *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*

7.43 The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

7.44 Broadly there are four different approaches that could be taken:

a. To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.

b. To set a rate for the different types of unit produced – say 20% for market housing and 6% for affordable housing, as suggested by the HCA.

c. To set the rate relative to costs – and thus reflect the risks of development.

d. To set the rate relative to the gross development value.

7.45 In deciding which option to adopt, it is important to note that the intention is not to re-create any particular developer's business model. Different developers will always adopt different models and have different approaches to risk.

7.46 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require a developer to demonstrate a sufficient margin, to protect the lender in the case of changes in prices or development costs. They will also consider a wide range of other factors, including the amount of equity the developer is contributing (both on a loan-to-value and loan-to-cost basis), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.

7.47 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site by site or split), it is appropriate to make some broad assumptions and as set out above the updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in consideration of delivery of affordable housing'*.

7.48 In this iteration of this assessment a 17.5% assumption is used across the tenures. The same rate is applied to both market and affordable housing due to the uncertainty on the affordable market at the time of this report. A 10% return is assumed for Build to Rent, and 15% for the non-residential development types.

7.49 Through the technical consultation[93], a promoter of a Strategic Site said:

> *We consider 17.50% across all tenures is too low. We are of the opinion that profit should reflect the nature of a project and should therefore be increased where there is a more volatile market (i.e. uncertainty around sales values and / or sales rates, including affordable housing) or where the developer has to commit a large amount of funds up-front without an immediate pay back.*
>
> *On the basis of this, as a minimum we would ask that the strategic sites are modelled of a profit on GDV of 20% to reflect the long-term nature of strategic development.*

7.50 The promoter of the Chattenden Barracks and Lodge Camp[94] sites set out a number of examples of the approach taken elsewhere and said:

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[93] C Colbeck of Savills for the Hoo Consortium.

[94] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

> *However, it is noted that PPGV takes a different approach and recommends variable margins by tenure. In CBRE and Homes England's experience, the following rates are more appropriate for this purpose to (as far as possible) account for commercial risk:*
>
> - *Developer's profit on market housing: 20% of GDV*
> - *Developer's profit on First Homes/ Discount Market Sale: 17.5% of GDV*
> - *Developer's profit on AR / SR / SO: 6% of GDV*

7.51 The promoter[95] of the Chatham Docks Strategic Site said:

> *For sales schemes (not rental), the combined profit is not unreasonable if set as a blended profit including 30% affordable housing.*
>
> *However, if the affordable housing is reduced below this level, then the profit should revert to 20% of market GDV and 6-8% of affordable GDV as set out in full detail in our 2019 representations.*

7.52 Viability assessments of neighbouring and nearby councils have been reviewed in this regard:

Table 7.6 Neighbouring LPAs – Viability Assumptions. Developer's Return / Profit

		Developer's Return
Gravesham BC, Bifinger GVA	Jan-16	Market 20% Affordable 6%
Tonbridge & Malling BC, HDH	Jul-18	Market 20% Affordable 6% Non-residential 15%
Maidstone BC, Aspinall Verdi	Sep-21	Market 20% Affordable 6% Non-residential 20% BTR 13%
Swale BC, HDH	May-24	Market 20% Affordable 6% Non-residential 15%
Dartford BC, Dixon Searle	Feb-21	Market 17.5% Affordable 6%

Source: LPA websites

7.53 No change has been made in this regard, however sensitivity testing has been carried out.

Voids

7.54 On a scheme comprising mainly individual houses, one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.

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[95] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

7.55 For the purpose of the present study, a three-month void period is assumed for residential developments.

Phasing and timetable

7.56 The phasing and delivery rates are consistent with the Council's wider evidence base. A pre-construction period of six months is assumed for all of the sites. Each dwelling is assumed to be built over a nine-month period. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. The rate of delivery will be an important factor when considering the allocation of sites so as to manage the delivery of housing and infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.

7.57 On the whole, it is assumed a maximum, per outlet, delivery rate of 50 units per year. On a site with 30% affordable housing this equates to 35 market units per year. On the smaller sites, we have assumed much slower rates to reflect the nature of the developer that is likely to be bringing smaller sites forward. The higher density flatted schemes are assumed to come forward more quickly. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and the Harman Guidance.

7.58 The Strategic Sites are in multiple ownerships, some of which are relatively small and are below the size that would normally be considered as Strategic Sites. The trajectory used in the modelling brings the available data together, so as to be consistent with the wider plan-making assumptions. Of particular note is the trajectory for the Station Quarter of the Hoo scheme, where 188 units are developed over the first 5 years, and then there is a gap of three years before development resumes in year 8.

Table 7.7 – Strategic Sites – Trajectories

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Post Plan
Capstone Valley	184	239	290	338	401	460	355	218	218	218	218	218	218	208	175	330
Chatham Docks	0	0	0	100	275	275	75	350	75	350	75	350	0	275	0	800
Chattenden & Hoo St Werburgh	60	270	300	357	461	411	497	499	406	376	376	376	337	294	294	1,500
Gillingham Waterfront	100	100	187	187	187	131	131	131	131	87	87	87	87	87	56	0
Lower Rainham	15	30	102	80	160	240	230	0	0	0	0	0	0	0	0	0
Strood West	0	100	120	115	115	115	115	115	115	115	75	75	75	30	0	0

Source: MC (June 2025)

7.59 Through the technical consultation[96], a promoter of a Strategic Site said they would expect a build out rate of 3 private units per month per outlet. The assumption used aligns with this (assuming 30% affordable housing).

7.60 In this regard a housebuilder[97] said that in their '*experience, a greater lead in time of approx. 9-months is more realistic as well as a delivery rate of closer to 50 units per year in normal market conditions*'. This aligns with the approach taken.

7.61 For the older people's housing schemes, a slower rate of sales has been assumed, with an allowance being made for block management over the sales period (£4,500/unit), in line with a comment made through the consultation.

Site Acquisition and Disposal Costs

Acquisition costs

7.62 It is assumed an allowance 1% for acquisition agents' and 0.5% legal fees. Stamp Duty is calculated at the prevailing rates.

7.63 The promoter of the Chattenden Barracks and Lodge Camp[98] sites concurred with this approach.

Disposal costs

7.64 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.

7.65 the promoter of the Chattenden Barracks and Lodge Camp[99] sites concurred with this approach.

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[96] C Colbeck of Savills for the Hoo Consortium.

[97] Seyi Obaya-Daley for Redrow Homes.

[98] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

[99] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

8. Local Plan Policy Requirements

8.1 The purpose of this study is to further consider inform the development of the emerging Local Plan and to assess the cumulative impact of the policies on development viability. At the time of the 2019 and 2021 iterations of this report, the development of the policies was at an early stage and the options were still being explored. The purpose of the 2019 report was to consider the impact of policy requirements on development viability. The analysis was one of a range of factors that the Council considered when drawing up the *Pre-Submission Draft Local Plan* (October 2021) as tested in the 2021 LPVA.

8.2 The Council has now provided a working draft of the *Medway Local Plan 2041*. This is a well-developed document, but still subject to change. The new Local Plan carries forward most of the policy requirements that were included in the July 2024 Regulation 18 iteration of the Local Plan (subject to appropriate updating). The promoter of the Chattenden Barracks and Lodge Camp[100] sites suggested that this was further updated. The most recent policy wordings are used in this LPVA.

8.3 The emerging policy areas are set out below. Many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability. Only those policies that add to the costs of development over and above the normal costs of development are considered. The policies are divided into the various chapters that make up the Local Plan.

Natural Environment

Policy S1: Planning for Climate Change

8.4 This is a high level Strategic Policy that sets out a broad range of principles rather than specific requirements. The details are dealt with through the topic specific policies through the Plan, and which are considered below.

Policy S2: Conservation and Enhancement of the Natural Environment

8.5 This policy directs development away from more sensitive areas, rather than impacting on viability.

<u>Biodiversity Net Gain</u>

8.6 The policy confirms that the Council is aligning its requirements in relation to Biodiversity Net Gain with national policy. This is a change since the 2021 LPVA was undertaken when it was assumed 20% BNG would be sought.

8.7 The Environment Act 2021 requires 10% Biodiversity Net Gain. The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than

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[100] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

they were pre-development. They must assess the type of habitat and its condition before submitting plans and then demonstrate how they are improving biodiversity – such as through the creation of green corridors, planting more trees, or forming local nature spaces.

8.8 Green improvements on-site would be preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.

8.9 As set out in Chapter 2 above, in May 2025 the Government commenced a consultation on the implementation of BNG. This would introduce a 'new medium development threshold for sites between 10 and 49 homes, up to 1.0 ha in size'. Alternatively, consideration is being given to exempting all minor developments. The consultation runs to 24th July 2025. Bearing in mind that this is a consultation, the outcome of which is not yet known, it is assumed the BNG requirements remain as per the current (as in June 2025) NPPF and PPG.

8.10 The costs of providing BNG on-site are modest and are achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent the costs are unchanged, but more thought and care needs to be given to the landscaping.

8.11 The Government's impact assessment[101] suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

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[101] Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf

Table 8.1 Cost of Biodiversity Net Gain – South East (2017 based costs)

	Scenario A 100% on-site	**Scenario C** 100% off-site
Cost per ha of residential development	£3,456/ha	£63,841/ha
Cost per ha of non-residential development	£3,150/ha	£47,885/ha
Cost per greenfield housing unit	£162/unit	£3,305/unit
Cost per brownfield housing unit	£56/unit	£660/unit
Residential greenfield delivery costs as proportion of build costs	0.1%	2.4%
Residential brownfield delivery costs as proportion of build costs	<0.1%	0.5%
% of industrial land values	0.3%	3.0%
% of commercial land values (office edge of city centre)	0.2%	2.3%
% of commercial land values (office out of town - business park)	0.2%	2.6%

Source: Tables 14 to 23 : Biodiversity net gain and local nature recovery strategies – Impact Assessment

8.12 It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites (this approach is different to that taken in the pre-consultation report). The percentage uplift costs from the above table are used as the costs per ha/unit are a little historic.

8.13 There are few other published studies in this regard, however Kent County Council published *Viability Assessment of Biodiversity Net Gain in Kent* (SQW, June 2022)[102]. This used a different methodology to that in the Government's impact assessment set out above, however suggests the following costs, in addition to achieving 10% BNG:

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[102] Viability-Assessment-of-Biodiversity-Net-Gain-in-Kent-June-2022.pdf (kentnature.org.uk)

Table 8.2 KCC comparison of BNG costs £ per dwelling

Typology	15% onsite per dwelling	20% onsite per dwelling	15% offsite per dwelling	20% offsite per dwelling
5,000 unit greenfield - houses	+£55.79	+£92.29	+£631.85	+£778.69
500 unit greenfield - houses	+£85.56 Additional land	+£216.31 Additional land	+£1,062.85	+£1,167.95
100 unit greenfield - houses	+£943.00 Additional land	+£1,071.57 Additional land	+£394.70	+£458.54
25 unit greenfield - houses	+£5,549.96 Additional land	+£5,913.31 Additional land	+£874.76	+£1,077.59
500 unit brownfield - houses	+£12.00	+£27.00	+£100.37	+£124.22
100 unit brownfield – houses flats	+£4.50	+£9.00	+£10.17	+£13.59
25 unit brownfield - flats	+£0.00	+£42.00	+£506.30	+£508.58

Source: Table 1: *Viability Assessment of Biodiversity Net Gain in Kent* (SQW, June 2022)

8.14 The above suggests that, on the whole, on-site provision of additional BNG, over and above the national requirement of 10%, is modest. The report also considered non-residential development:

> *We tested three commercial scenarios as part of our modelling. Using the baseline inputs we found industrial development to be viable in some cases and marginally unviable in others. For smaller industrial typology depending on the build cost development becomes viable when rents are between £11 - £13 psf (at the baseline yield) or if yields are between 5.25 – 6.5% (at the baseline rent). For the larger industrial typology depending on the build cost development becomes viable when rents are between £7.50 - £9.50 psf (at the baseline yield) or if yields are between 4.75 – 6.00% (at the baseline rent).*
>
> *Office development is unviable in our baseline scenario. Sensitivity testing shows that there would have to be substantial decreases to build costs and increases to capital values (most importantly yield compression) to render development viable.*

8.15 10% provision has formed the base assumption, assuming the cost of providing 20% BNG would be taken to be 150% of the cost of 10% BNG. It is understood that the requirement for 10% BNG does not adversely impact on a development site's capacity and has been taken into account when estimating site capacity. The Council has assessed the capacity of the sites based on some high-level assumptions. A cautious 60% net developable area has been assumed.

8.16 Statutory biodiversity credits are a last resort and not the default way of meeting the BNG requirements, and they are priced to be unattractive. The BNG rules are relatively straight forward, when it comes to statutory biodiversity credits, the principle is that if a developer were to buy statutory biodiversity credits[103], a 'spatial risk multiplier' (SRM) will apply, which doubles the amount of statutory credits required. The SRM applies to statutory credits to ensure they do not compete with the development of the off-site market and remain a last resort. A developer must buy 2 statutory credits for every 1 biodiversity unit needed to compensated for. On the whole, the allocations in the draft Plan are either in arable use or are improved grassland, or brownfield sites which so have relatively low existing BNG[104]. None of the allocations are areas of woodland, lengths of river, or any of the other high distinctiveness habits that would be lost (although some will include brooks, woodland and hedges that are to be conserved).

8.17 The wider market for the provision of off-site credits is developing. By way of a local example, Kent Wildlife Trust is working with its subsidiary Adonis Blue Environmental Consultants[105] in two regards. Firstly, they are working as a matchmaker, pairing landowners (including KWT) with developers to facilitate off-site provision of BNG. Secondly, it is completing its registration as a 'Responsible Body[106]' and thus to able to provide off-site credits. Adonis Blue's experience is that the cost of BNG Credits in Kent are in the £25,000 to £45,000 per unit cost range, with grassland based solutions being at the bottom on the range and orchards or woodlands being nearer the top of the range. Typically, credits are between £30,000 and £35,000 each.

8.18 Through the 2025 technical consultation, a housebuilder[107] said that '*on our experience of bringing forward development on greenfield sites, there are numerous scenarios where on-site delivery of these requirements is not possible due to high baselines. The assessment should therefore take a more nuanced approach to take account of such scenarios*'. Whilst this is noted, the Council has assumed a net developable area of 60% across all the greenfield sites and believes that this is sufficient to provide BNG on-site, except in exceptional circumstances.

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[103] Statutory biodiversity credit prices - GOV.UK (www.gov.uk)

[104] Through the 2025 technical consultation, a housebuilder (Seyi Obaya-Daley for Redrow Homes) questioned this saying:

> *It is also mentioned that the allocations are either in arable use, are improved grassland, or brownfield sites and therefore have a relatively low baseline however it is unclear what survey work has been carried out to determine this. It is not uncommon for such sites to have higher baselines due to hedgerows, field margins or the way they are managed so any such assumption would need to be supported by the appropriate survey work.*

The Council has reviewed land uses across the allocations. No 'High Distinctiveness Habitats' are included, most falling within 'Tier A1' Statutory biodiversity credit prices - GOV.UK. The allocations do include, as would be expected, some hedges, small ponds, loan trees etc. The council has not undertaken the baseline surveys to formally establish the BNG baseline.

[105] Adonis Blue Environmental Consultants is a trading style of KWT Consultancy Services which is a wholly owned subsidiary and part of the Kent Wildlife Trust Group. The Consultancy was previously an in-house service and is now a subsidiary business, but under the governance of the parent Trust. Adonis Blue Environmental Consultants is mission consistent with Kent Wildlife Trust and shares the Trust's Wilder Kent vision.

[106] Conservation covenants: criteria for being a responsible body - GOV.UK (www.gov.uk)

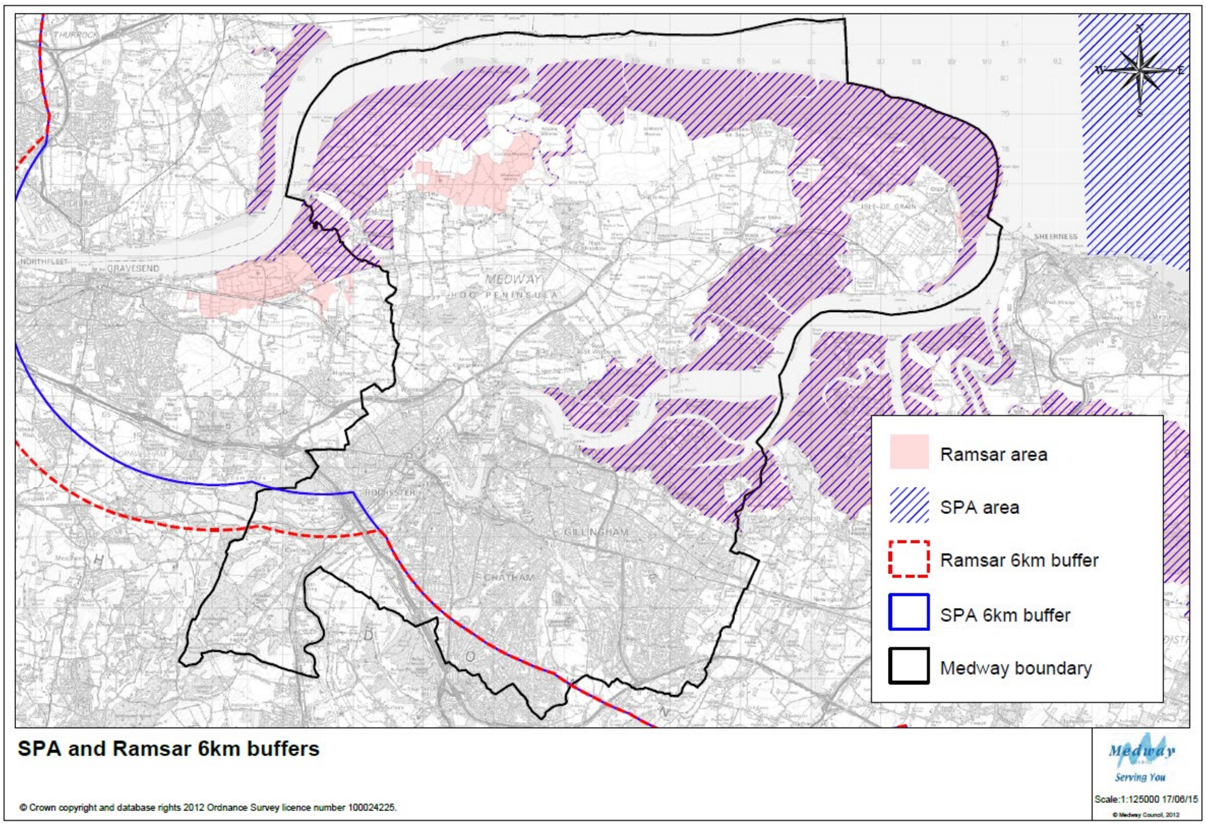
[107] Seyi Obaya-Daley for Redrow Homes.

Policy S3: North Kent Estuary and Marshes designated sites

8.19 The North Kent Estuary and Marshes designated sites include the Medway Estuary and Marshes Special Protection Area (SPA) and Ramsar; Thames Estuary and Marshes SPA and Ramsar; and the Swale SPA and Ramsar. It is a requirement that the impact of development on these sites is mitigated.

8.20 Under the *Strategic Access Management and Mitigation Medway Council Interim Policy Statement November 2015* a payment of £223.58 per new dwelling within the 6km buffer is sought. The payment has been increased, over time and is currently £328.27 per dwelling[108]. This applies to the area shown below.

Figure 8.1 Medway Council SPA and Ramsar Buffer Area



Source: Strategic Access Management and Mitigation Medway Council Interim Policy Statement November 2015

8.21 The area covers almost all of the Council area. This cost is applied to the modelling as a cost. At the time of this report (June 2025) the environmental mitigation costs are subject to review. It will be necessary to keep this under review. In any event, this report will include sensitivity testing in terms of overall developer contributions.

8.22 The policy includes requirements for a Habitats Regulations Appropriate Assessment. The cost of this is reflected in the allowance for fees set out in Chapter 7 above.

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[108] Mitigating bird disturbance | Current planning policies | Medway Council

Policy S4: Landscape protection and enhancement

8.23 This is a general design policy that sets out that development '*should seek to conserve and enhance Medway's rural and urban landscape character and local distinctiveness, and reflect the diversity and importance of Medway's landscapes…*'. Reference is made to the Kent Downs Landscape Design Handbook. Whilst this policy sets out a number of design principles, these do not add to the cost of development, over and above those set out elsewhere in this report.

Policy S5: Securing Strong Green and Blue Infrastructure

8.24 This is a general design policy that does not add to the cost of development, over and above those set out elsewhere in this report.

8.25 The policy does include requirements for a Green Infrastructure Plan as part of a Design and Access Statement. It also sets out that:

> *The Council will expect development proposals to demonstrate that they are designed to be resilient to, and can adapt to, the future impacts of climate change, in strengthening ecological networks.*

8.26 The cost of this reporting is reflected in the allowance for fees set out in Chapter 7 above.

Policy S6: Kent Downs Area of Outstanding Natural Beauty National Landscape

8.27 This is a general design policy that does not add to the cost of development, over and above those set out elsewhere in this report.

Policy DM1: Flood and Water Management

8.28 This policy concerns flood risk and water management. In large part the policy directs development away from the areas of greatest risk.

8.29 For this study Sustainable Urban Drainage Systems (SUDS) are a policy requirement as and when needed. SUDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this study, it is anticipated that new major development (10 units or more) will be required to incorporate SUDS. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions) and will be delivered through soft landscaping within the wider site costs.

Policy DM2: Contaminated Land

8.30 This policy requires that contaminated land should be remediated prior to development. This is a normal requirement – but one that gives rise to abnormal costs. As set out in Chapter 7 above, allowance is made in this regard.

8.31 The policy does include requirements for a Preliminary Risk Assessment (PRA). The cost of this is reflected in the allowance for fees set out in Chapter 7 above.

Policy DM3: Air Quality

8.32 This policy requires that major development should take account of the Medway Council Air Quality Planning Guidance that sets out a screening checklist. The cost of this is modest and would be covered within the assumptions for professional fees.

8.33 The policy does include requirements for an Air Quality Assessment and/or an Emissions Mitigation Assessment. The cost of this is reflected in the allowance for fees set out in Chapter 7 above.

Policy DM4: Noise and Light Pollution

8.34 This policy seeks to minimise the impact of light and noise. It includes a requirement for a Landscape and Visual Impact Assessment for proposed developments within the Kent Downs National Landscape and the North Kent Marshes. The cost of this is reflected in the allowance for fees set out in Chapter 7 above.

Policy S7: Green Belt

8.35 This policy restricts 'inappropriate development in the Green Belt'. As set out in Chapter 2 above, this is an area where national policy has been undated in the December 2024 NPPF and supporting PPG. The provision of affordable housing has been tested up to 50%, as per the *Golden Rules for Green Belt Development*[109].

Built Environment

Policy T1: Promoting High Quality Design

8.36 This is a general design policy that does not add to the cost of development, over and above those set out elsewhere in this report.

<u>Nationally Described Space Standard (NDSS)</u>

8.37 The policy requires 'compliance with National Space Standards. This is a new requirement, however NDSS were assumed to apply in the 2021 LPVA. The *Nationally Described Space Standard – technical requirements* says:

> *This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.*

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[109] PPG paragraph 10-029-20241212

8.38 The following unit sizes are set out[110]:

Table 8.3 National Space Standards. Minimum gross internal floor areas and storage (m^2)

number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

8.39 In this study the units are assumed to be in line with the NDSS or larger (as they were in the 2021 Viability Study).

Policy DM5: Housing Design

8.40 This policy repeats the requirements to meet NDSS – see above. The policy goes on to require:

> *As a minimum meet the Medway Housing Design Standards for external spaces including shared outdoor amenity space, shared access and circulation, cycle storage, refuse and recycling, management, visual privacy and private outdoor space, environmental comfort.*

8.41 The *Medway Housing Design Standards (interim) November 2011* sets out a number of requirements. Some of these have been superseded by changes at a national level. Space

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[110] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

standards have been replaced by NDSS (see above), the Lifetime Homes Standard has been replaced by the update to Part M of Building Regulations.

8.42 Other requirements, for example those for Open Space have been updated through policies in the emerging Local Plan and are covered elsewhere in this report.

Policy DM6: Sustainable Design and Construction

8.43 This has a number of requirements.

Building for a Healthy Life

8.44 Proposals adhere to *Building for a Healthy Life* (BHL). Building for a Healthy Life is the latest edition of, and the new name for, Building for Life 12. BHL updates the design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 remain at the heart of BHL. BHL was written in partnership with Homes England, NHS England and NHS Improvement.

Figure 8.2 Building for a Healthy Life – The 12 Considerations

INTEGRATED NEIGHBOURHOODS	DISTINCTIVE PLACES	STREETS FOR ALL
Natural connections	Making the most of what's there	Healthy streets
Walking, cycling and public transport	A memorable character	Cycle and car parking
Facilities and services Homes for everyone	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

Source: Building for a Healthy Life

8.45 BHL links with some of the requirements of the NPPF and the National Design Guide, rather than seeking additional standards. BHL is an approach to design, rather than specific standards. No additional cost is allocated to following this approach, beyond the allowance for fees set out in Chapter 7 above.

Water usage

8.46 The policy requires that new homes are designed to the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). This aligns with the base assumption used in the 2021 LPVA. The costs are modest, likely to be less than £10/dwelling[111]. This is assumed to apply.

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[111] Paragraph 285 Housing Standards Review, Final Implementation Impact Assessment, March 2015. Department for Communities and Local Government.

8.47 Informed by *Water Ready – A report to inform HM Government's roadmap for water efficient new homes* (Future Homes Hub, April 2024)[112], the following options are tested:

a.	110 LPPPD	£10 per dwelling (Enhanced Building Regulations)
b.	100 LPPPD	£350 per dwelling
c.	90 LPPPD	£2,000 per dwelling

Energy Efficiency.

8.48 The draft policy does not seek standards over and above Building Regulations, rather the following are sought:

- *details of how the proposal is seeking to address the climate emergency with an aim to achieve or aspire to net zero carbon with due regard to Medway's current Climate Action Plan and Medway Council Corporate Strategies. The whole life cycle of a building should be considered. Where possible proposals for conversion or reuse of buildings will be favoured.*
- *That the inclusion within any planning application, details how the proposals will address matters of sustainability through the design, construction and operation phases via design considerations and submission of a construction management plan.*
- *Creation of a safe environment including but not limited to during the operational phase of the development but also ensures full remediation of brownfield sites to appropriate standards for re-use.*
- *Where appropriate and technically and financially viable, any submission must demonstrate how it will meet a very good BREEAM standard for water and energy for non-residential development proposals*

8.49 Zero Carbon is a policy area where national policy has moved on since the 2021 LPVA was undertaken. Additional information has been published. A consultation took place in spring 2024 on how greater national standards may be implemented. Revisions to *Conservation of Fuel and Power, Approved Document L* of the Building Regulations have been made, as a 'stepping stone' on the pathway to Zero Carbon homes that sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings that apply to new homes that submit plans after June 2022 or have not begun construction before June 2023. It is assumed to apply to all new homes in this assessment.

8.50 The costs will depend on the specific changes made and are considered in Chapter 3 of the 2019 Government Consultation[113]. This suggests that the costs, having been indexed, would add about 3%[114] to the base cost of construction, however these have now been in place for a while, but are not yet fully reflected in the BCIS costs (the BCIS costs are based on past

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[112] Water Ready_A report to inform HM Government-s roadmap for water efficient new homes.pdf (cdn-website.com)

[113] The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019).

[114] BCIS March 2025 469.4. BCIS Oct 2018 354.2 = 32.5%. £3,134+32.5%=£4,153. £4,075÷90 sqm = £46/sqm. £46/sqm / BCIS Estate Housing £1,638 = 2.8%

schemes). In this assessment the base cost of construction has been lifted by 2% to reflect these higher costs of construction[115].

8.51 The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard in 2025. The Government published, in December 2023, a further consultation on the details of the implementation of the Future Homes Standard. At the same time the then Housing Minister, Lee Rowley, made a Written Parliamentary Statement[116] set out the Government's position in this regard as follows:

> *… Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:*
>
> - *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
> - *The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*
>
> *Where plan policies go beyond current or planned building regulations, those polices should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible ….*

8.52 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.

8.53 The Government has not formally announced its intentions with regard to the Future Homes Standard, but the relevant minister (Edward Miliband) suggested in June 2025 that the Future Homes Standard Option 1 will be mandated. No formal announcement has been made, however it would be prudent to assume that the DHS Option 1 will be mandated in the short to medium term.

8.54 Paragraph 6.10 of *The Future Homes Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting new and existing dwellings. Consultation-Stage Impact Assessment* sets out the following costs:

> *6.6 A summary of the impacts considered under this Impact assessment (IA) is provided below in Table 3, relative to the counterfactual – the counterfactual is the 2021 notional building specification, which has a gas boiler, lower efficiency solar panels and wastewater heat recovery, or a heat pump (see Routes to Compliance (para 5.23 - 5.25) section). This is with the exception of mid-high rise, which is an ASHP and gas boiler hybrid communal heat network. Broadly, Option 1 is a home with a heat pump and more efficient solar panels. Option 2 meets our public commitments through the use of heat pumps only. All figures are Net Present Values (NPV) over 10 years of policy and a subsequent 60-year life of the buildings. Negative NPVs are given in parenthesis and represent costs. The figures represent the aggregate impact across the building mix…*

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[115] In this regard, through the 2025 technical consultation the promoter of the Chattenden Barracks and Lodge Hill Camp sites set out that the BCIS data did not reflect the changes to Part L. This is agreed, as was set out in the consultation.

[116] Written statements - Written questions, answers and statements - UK Parliament

> *6.10. … In 2022 prices, on a per-home basis (3-bed semi-detached), Option 1 leads to a ~£6,200 (4%) increase in upfront capital costs, whereas Option 2 only leads to a ~£1,000 (1%) increase….*
>
> *Additional Capital Costs*
>
> *6.16. The increase in capital costs from the proposed 2025 standards, compared with the continuation of existing 2021 standards (gas boiler and solar pv home), are shown in Table 5. Further breakdown of the costs of the different elements is provided in Appendix C.*
>
> *Table 5: Additional Capital Costs* relative to 2021 Gas Boiler and Solar PV Counterfactual (£)*

	Option 1	Option 2
Detached house	£6,390	£-200**
Semi-detached house	£6,170	£950
Mid-Terraced house	£5,960	£740
Low Rise Flats (<11m)	£4,460	£2,760
Mid Rise Flats (>11m) (same for both option)	£190	£190
Weighted Average (based on assumed build mix)	£4,360	£640
*Gross Undiscounted Costs in 2022 prices, excluding gas asset value cost in counterfactual. If included this would lead to the costs presented in table 5 falling. ** a minus equals a cost saving.		

> *6.17. Over the longer-term, Currie & Brown estimate that the costs associated with both heat pumps and solar PV will fall, as supply chains mature and become more integrated, and learning rates take effect. By the end of the policy appraisal period (10 years), it is assumed that the cost of a heat pump will be around 70% of the initial cost, whilst for Solar PV they will be around 60% of the initial cost.*

8.55 Separately, the *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023) was published before the Government consultation, so is testing a wider sets of options than are being considered at a national level. The following costs were estimated:

Table 8.4 Additional Costs for Options Towards Zero Carbon

		Arcadis Cost uplift compared with Ref 2021	Arcadis Cost uplift compared with Ref 2025	Energy bills variance from Ref 2021 (£700/yr)*
CS1	to be consistent with the expectation that the FHS home should reduce carbon emissions by a minimum of 75% from 2013	2%	-3%	Circa 190/yr more
CS2	to align closely with the current Part L 2021 but electrify the heating	7%	2%	Circa £260/yr less
CS2a	As for CS2 but with batteries on PV and infra-red heating	10%	5%	Circa £50/yr less (Significant under-estimate)**
CS3	to be mainstream recognised low energy techniques and technologies for a very low energy specification, whilst allowing design flexibility	15%	9%	Circa £360/yr less
CS4	to minimise space and water heating, drawing on UK and European low energy building best practice	19%	13%	Circa £450/yr less
CS5	to improve the fabric efficiency to the level that a comfortable temperature is maintained without a heating system	17%	11%	Circa £410/yr less

Source: Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report (February 2023)

8.56 These costs are somewhat greater than those in the more recent Government consultation, however they predate the Government announcement and are not directly comparable.

8.57 Medway Council has not undertaken specific work to establish the costs of moving beyond Building Regulations. The current changing policy situation is summarised as follows.

Table 8.5 Overview of the two options currently in the Future Homes Standard consultation

	Existing Part L 2021	FHS Option 1	FHS Option 2	Zero Carbon
Fabric	Baseline: Improved insulation & glazing than Part L 2013.	Further improvement from Part L 2021 (improvement to airtightness). No change to insulation or glazing.	No improvement from Part L 2021.	Significant improvements from Part L 2021. Mild improvement on FHS Option 1.
Heating	Gas boiler	Heat pump	Heat pump	Heat pump
PV	40% of ground floor area	40% of ground floor area. Greater efficiency than in Part L 2021.	None – removed.	To match 100% of energy demand – typically ~50-70% of ground floor area
Ventilation	Natural	Mechanical	Natural	Mechanical with heat recovery
Wastewater heat recovery?	Yes	Yes	No	No
Cost uplift from Part L 2021	N/A – baseline	4%	1%	4 – 7% depending on home type

Source: HDH (May 2024)

8.58 The additional costs, over and above the current BCIS costs are summarised as follows:

a. The 2021 changes to Part L of Building Regulations (31% CO_2 saving) to add 2% to the BCIS base costs.

b. The Future Home Standard Option 2 is expected to add 3% (i.e. 2%+1%) to the current BCIS base costs.

c. The Future Home Standard Option 1 is expected to add 6% (i.e. 2%+4%) to the current BCIS base costs. This is taken to be the base assumption.

d. The cost of Zero Carbon would add 8% to the costs of construction.

8.59 As well as the above, a further scenario is tested with an additional cost of 10%. The costs of providing an electric vehicle charging point are included on b, c, and d, but not in a.

8.60 As set out above, as this report was being completed in June , the Energy Secretary, Edward Miliband, confirmed that solar panels would be mandated on all new homes through the implementation of the Future Homes Standard. This aligns with the base assumption under (c) above.

8.61 Through the technical consultation[117], a promoter of a Strategic Site set out:

> *Savills has reviewed the assumptions in relation to the 2021 Changes to Part L of Building Regulations, Future Homes Standards (Option1/ Option 2) and the cost of Zero Carbon. As is apparent there is a degree of uncertainty here which is seen in the need to test a further scenario with 'an additional cost of 10%. Savills research states:*
>
> *"Various sources have attempted to estimate the costs. The Future Homes Hub estimate that to meet the 2025 standards it would cost an additional £5,600 per home above those built to the 2021 standard, based on better insulation, triple glazing and an air source heat pump. It would be an estimated £11,600 more with infrared heating and PV to achieve a similar reduction in carbon emissions. Others have estimated costs to reach the standard are £5,000–10,000 per home. This equates to a 4–8% increase in build costs for a typical house"*

8.62 This aligns with the approach taken.

8.63 Alternatively, the promoter of the Chattenden Barracks and Lodge Camp[118] site said:

> *Based on engagement with both volume and regional housebuilders, and reputable cost consultants, CBRE understands that the current estimated costs to meet both Part L/F Building Regulations (2022) and 2025 FHS start from £12,500 - £15,000/unit, indicating a rate of £8,000 - £12,000/unit for FHS alone.*
>
> *CBRE proposes that HDH should update their allowance to test a minimum rate of £12,500/unit to meet the full cost of FHS as an extra-over RICS BCIS derived base construction costs, on the assumption that a cost towards the lower end of the spectrum may be achievable via technological advancement and the securing of economies of scale by volume housebuilders. However, CBRE is mindful that SME and regional scale developers are less likely to be able to secure such economies.*

8.64 The average newbuild house for sale at the time of this LPVA is 127.5sqm. £12,500 per unit would be the equivalent of 6% of the BCIS cost[119]. No supporting information was provided. They noted that allowance should be made for EV charging points. This is addressed above.

8.65 The performance of non-residential development has normally been assessed using the BREEAM system[120], however, in parallel to the consultation on the Future Homes Standard, a similar process is being undertaken in relation the Future Buildings Standard. Within the supporting documentation the following additional costs are set out.

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[117] C Colbeck of Savills for the Hoo Consortium.

[118] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

[119] 127.5 sqm x £1628 per sqm = £2017,570. £12,500÷£207,570 = 6%

[120] Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

Table 8.6 Estimates of additional capital costs

Building type	Increase in capital costs			
	Option 1		Option 2	
	(£/m^2 GIFA, 2022 prices)		(£/m^2 GIFA, 2022 prices)	
Deep-plan, air-conditioned office	74	2.1%	67	1.9%
Shallow-plan, naturally ventilated office	96	3.9%	84	3.4%
Hospital	63	1.4%	58	1.3%
Hotel	111	3.7%	99	3.3%
Secondary school	93	3.1%	72	2.4%
Retail Warehouse	113	6.3%	53	3.0%
Distribution Warehouse	109	6.0%	49	2.7%
Average (based on build mix)	**99**	**4.1%**	**61**	**2.5%**

Sources: Table 7, The Future Buildings Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting New Non-Domestic Buildings. Consultation-Stage Impact Assessment Currie & Brown provided cost estimates; Adroit Economics provided new build estimates.

8.66 The additional cost of building to BREEAM Very Good standard is negligible as outlined in research[121] by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme, with offices being a little under 2%. If it is assumed that new non-residential development will be to BREEAM Excellent, and this increases the construction costs by 2% or so.

8.67 The additional costs, over and above the current BCIS costs, are summarised as follows:

a. The Future Building Standard Option 2 is expected to add 3.5% to the cost of offices and 3% to the cost of industrial and distribution uses.

b. The Future Building Standard Option 1 is expected to add 4% to the cost of offices and 6% to the cost of industrial and distribution uses.

c. The cost of 'Zero Carbon' would add 6% to the cost of offices and 8% to the cost of industrial and distribution uses.

8.68 In the absence of alternative costs, shops are treated as for offices, and large format retail are treated as for the other large format uses.

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[121] *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

8.69 It is timely to note that building to higher standards that result in lower running costs does result in higher values [122] [123], although no premium is assumed in this study (for either residential or non-residential development).

Policy DM7: Shopfront Design and Security

8.70 This policy seeks that proposals along the high streets of centres must be in accordance with the Council's design policies. It does not make specific requirements over and above normal development costs.

Policy DM8: Advertisements

8.71 This policy seeks that any advertisements are appropriately designed. It does not make specific requirements over and above normal development costs.

Policy S8: Historic Environment

8.72 This is a general safeguarding and enabling policy does not impact directly on the viability of the Local Plan.

Policy DM9: Heritage Assets

8.73 This is a general safeguarding and enabling policy does not impact directly on the viability of the Local Plan.

Policy S9: Star Hill to Sun Pier

8.74 This policy relates to the Star Hill to Sun Pier Conservation Area and sets out that planning applications will be supported where compliant with the Supplementary Planning document adopted in 2024. This does not impact directly on the viability of the Local Plan.

Policy DM10: Conservation Areas, Policy DM11: Scheduled Monuments and Archaeological Sites

8.75 These policies do not impact directly on the viability of the Local Plan.

Housing

Policy T2: Housing Mix

8.76 There are several aspects to this policy.

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[122] See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

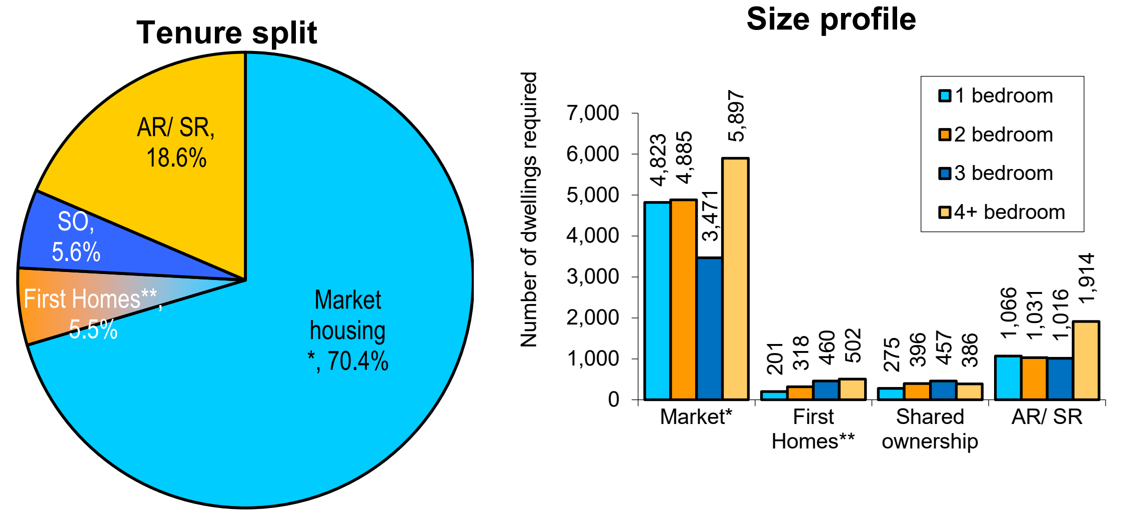
[123] Savills UK | The cost and premium for new eco-homes

Tenure and Size Mix

8.77 The policy seeks that the *'… latest Local Housing Need Assessment will be used to help inform which house sizes and mix should be delivered …'*. This is caveated, in that the '*mix must be appropriate to the size, location and characteristics of the site as well as to the established character and density of the neighbourhood*'.

8.78 The February 2025 *Local Housing Needs Assessment* (2025 LHMA) sets out the following breakdown of housing:

Figure 8.3 Requirement for all new housing in Medway over the plan period



New housing required 2024 to 2041		*1 bed*	*2 bed*	*3 bed*	*4 bed*
Market housing*	**19,075**	4,823	4,885	3,471	5,897
First Homes**	**1,481**	201	318	460	502
Shared Ownership (SO)	**1,515**	275	396	457	386
Affordable Rent (AR)/ Social Rent (SR)	**5,028**	1,066	1,031	1,016	1,914
Total	**27,098**	6,365	6,630	5,404	8,700

Source: Figure 8.3, Local Housing Needs Assessment (February 2025). *Market housing includes both owner-occupied and private rented **First Homes figures represent potential demand. These figures represent the distribution of housing that should be delivered.

8.79 As a proportion of new housing this is broken down as follows:

Table 8.7 Medway Housing Mix

	1 bed	**2 bed**	**3 bed**	**4 bed**
Market housing*	25%	26%	18%	31%
First Homes**	14%	21%	31%	34%
Shared Ownership (SO)	18%	26%	30%	25%
Affordable Rent (AR)/ Social Rent (SR)	21%	21%	20%	38%
Total	23%	24%	20%	32%

Source: From Figure 8, Local Housing Needs Assessment (February 2025).

8.80 Local Housing Needs Assessment suggests 40% of those in need of affordable housing require Social Rent[124], and about 35% of the housing mix should be Affordable Home Ownership[125]. The base affordable housing mix is taken as 40% Social Rent, 25% Affordable Rent and the remaining 35% as Shared Ownership.

8.81 The modelling is informed by this mix, although regard is also had to the nature of the site, with more smaller units being included in the urban /flatted schemes and more family housing in the lower density greenfield sites. The modelling is detailed for each typology and potential strategic sites are set out **Appendix 12** with the base development appraisals.

8.82 Through the technical consultation[126], a promoter of a Strategic Site suggested a housing mix of, 2 bed – 20% to 30%, 3 bed – 40% to 50%, 4 bed – 25% to 35%, 5 bed – 5% to 10%. A housebuilder[127] made a similar point, pointing out that smaller flats were more likely to come forward in the urban situation and family housing in the more rural and semi-rural locations.

8.83 Similarly, the promoter of the Chattenden Barracks and Lodge Camp[128] sites said:

> *In CBRE's view, the LPVA (2025) Housing Mix is not market facing, particularly in relation to the amount of 1- bed dwellings required. CBRE notes that in Site 26, HDH has adopted a different mix with fewer 1-bed open market units and the addition of 5-bed units. It will be important for the policy to incorporate sufficient flexibility for individual development sites - particularly larger strategic sites delivered over the Plan period - to deliver a dwelling mix that reflects up-to-date local market evidence of need and demand to ensure that the supply brought forward will effectively meet market requirements.*

8.84 In this iteration of the assessment, the proportion of 1 bed houses for sale (market or through AHO) has been reduced as it is recognised that the demand (distinct from need) of 1 bed units to buy is limited.

8.85 The promoter[129] of the Chatham Docks Strategic Site said:

> *The affordable housing mix should be differentiated from the market housing mix to reflect the likely provision of slightly smaller unit types as affordable housing.*
>
> *The mix and unit size assumptions for CDSS need to be updated to reflect the likely scheme proposals in discussion with Peel.*

8.86 The purpose of this assessment is to test emerging policies, so it is not appropriate to adjust the affordable housing mix away from that which will be sought by the Council. In due course it may be necessary to consider this in more detail.

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[124] Table 6.3, Local Housing Needs Assessment (February 2025)

[125] Figure 8.3, Local Housing Needs Assessment (February 2025) – taking First Homes and Shared Ownership together as AHO.

[126] C Colbeck of Savills for the Hoo Consortium.

[127] Seyi Obaya-Daley for Redrow Homes.

[128] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

[129] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

The Needs of Older People

8.87 See *Policy T4 Supported Housing, Nursing Homes and Older Persons Accommodation* below.

Custom and Self-build plots

8.88 See *Policy T9: Self-build and Custom Housebuilding* below.

Policy T3: Affordable Housing

8.89 The policy sets out the following requirements:

> *In high value areas, including the Hoo Peninsula and suburban greenfield sites, 30% of all residential units proposed.*
>
> *In lower value areas, such as brownfield inner urban sites, 10% of all residential units proposed.*

8.90 The policy does not specify a tenure mix, however the supporting text suggests '*39% to be social rented, 21% to be affordable rented, with the remaining 40% as affordable home ownership, split as 25% First Homes and 15% 'other' affordable home ownership*'.

8.91 As set out in Chapter 2 above, the national requirements for 25% of new homes to be First Homes was dropped in December 2024. In addition, the updated NPPF and PPG put a greater emphasis of Social Rented housing than previous policy and guidance. The 2025 LHMA concludes, in relation to the tenure split:

> *The overall requirement for 18.6% of housing to be Affordable Rented/ Social Rented and 11.0% affordable home ownership (of which 5.6% could be Shared Ownership and 5.4% First Homes) reflects the mix of housing that would best address the needs of the local population. It does not take into account the funding that will be available to help provide subsidised housing. The First Homes requirement will only be realised if First Homes are made available at the prices identified in chapter 3 (at a greater discount than 30% for three and four bedroom homes). If this is not possible then shared ownership is a more suitable tenure.*
>
> *Within the Affordable Rented/ Social Rented sector it is clear that Social Rented housing is notably cheaper than Affordable Rent. The affordability analysis of households in affordable need presented in Table 5.10 indicates that between 65% and 70% of all affordable housing at the end of the plan-period in 2041 should be Social Rented with the remainder Affordable Rented. Social Rented accommodation is appropriate for the majority of households in this sector.*
>
> *The profile set out is a guide to the overall mix of accommodation required in Medway although it is acknowledged that the Council may wish to divert away from this profile in particular instances. Stakeholder feedback noted that it would be beneficial for the Council to enable Registered Providers to amend the affordable housing mix (within reason). It should also be noted that the potential demand for First Homes is less robustly evidenced than for the other tenures and should therefore be treated with caution. RSLs indicated via the stakeholder consultation that they would like the flexibility not to have to provide First Homes.*

8.92 In discussion with the Council, an initial tenure mix of an equal split across the Social Rent, Affordable Rent and Shared Ownership tenures is assumed. Sensitivity testing to tenure mix is then carried out.

Policy T4: Supported Housing, Nursing Homes and Older Persons Accommodation

8.93 This is an enabling policy that does not impact on viability. It does not seek to introduce particular standards to development in this regard. It is timely to consider changes to national standards.

Accessible and Adaptable Standards

8.94 As set out in Chapter 2 above, this is an area of changing national policy, in July 2022, the Government announced 'the current M4(2) (Category 2: Accessible and Adaptable dwellings) requirement in Building Regulations will be mandated. Prior to introducing these standards, the Government will consult on the technical changes to the Building Regulations. No timescale has been announced.

8.95 The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4[130]) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015)[131], reflect accessibility as follows:

- Category 1 – Dwellings which provide reasonable accessibility.
- Category 2 – Dwellings which provide enhanced accessibility and adaptability (Part M4(2)).
- Category 3 – Dwellings which are accessible and adaptable for occupants who use a wheelchair (Part M4(3)).

8.96 The cost of a wheelchair accessible dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £25,136 per dwelling[132]. The cost of a wheelchair adaptable dwelling, based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be £10,111 per dwelling[133.] The cost of Category 2 is taken to be £521[134] (this compares with the £1,097 cost for the Lifetime Homes Standard). These costs have been indexed[135] to £37,300/dwelling, £15,000/dwelling and £775/dwelling respectively.

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[130] https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

[131] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

[132] Paragraph 152 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

[133] Paragraph 153 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

[134] Paragraph 157 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

[135] BCIS Index March 2014 316.3, March 2025 469.4 = 48.4%.

8.97 It is assumed that all new homes are to be designed to be Accessible and Adaptable M4(2). The promoter of the Chattenden Barracks and Lodge Camp[136] site agreed with the approach taken.

Policy T5: Student Accommodation, Policy T6: Mobile Home Parks, Policy T7: Houseboats, Policy T8: Houses of Multiple Occupation

8.98 These policies are enabling and development management policies that do not impact on viability. They do not seek to introduce particular standards to development.

Policy T9: Self-build and Custom Housebuilding

8.99 When the 2021 LPVA was undertaken this policy was at an early stage. It has now been further developed.

8.100 The policy seeks that at least 4% of homes on sites of 100 and larger are expected to be for self and custom build plots. It is assumed that this policy would be implemented on a 'whole plot' basis, so sites over 100 units would be required to provide 5 plots, sites over 120 units would be required to provide 6 plots and so on.

8.101 This requirement is tested.

Policy T10: Gypsy, Travellers & Travelling Showpeople

8.102 This is an enabling and development management policy that does not impact on viability. It does not seek to introduce particular standards to development.

Policy T11: Small Sites and SME Housebuilders

8.103 This is an enabling and development management policy that does not impact on viability. It does not seek to introduce particular standards to development.

Economic Development

8.104 This chapter includes the following policies.

Policy S10: Economic Strategy
Policy S11: Existing Employment Provision
Policy S12: New Employment Sites
Policy S13: Innovation Park Medway
Policy T12: Learning and Skills Development
Policy T13: Tourism, Culture and Visitor Accommodation
Policy S14: Supporting Medway's culture and creative industries
Policy T14: Rural Economy

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[136] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

8.105 These are broad enabling and development management policies that do not impact on viability. They do not seek to introduce particular standards to development.

Retail and Town Centres

8.106 This chapter includes the following policies.

Policy S15: Town Centres Strategy
Policy S16: Hierarchy of Centres
Policy T15: Sequential Assessment
Policy T16: Ancillary Development
Policy T17: Impact Assessment
Policy S17: Chatham Town Centre
Policy S18: Rochester District Centre
Policy S19: Gillingham District Centre
Policy S20: Strood District Centre
Policy S21: Rainham District Centre
Policy S22: Hoo Peninsula
Policy S23: Hempstead Valley District Centre
Policy DM12: Local and Rural Centres
Policy T18: Shopping Parades and Neighbourhood centres
Policy T19: Meanwhile Uses
Policy DM13: Medway Valley Leisure Park
Policy DM14: Dockside

8.107 These are broad enabling and development management policies that do not impact on viability. They do not seek to introduce particular standards to development.

8.108 Policy T15 requires a Sequential Assessment to be undertaken, and T17 requires an Impact Assessment to be undertaken. The cost of these is reflected in the allowance for fees set out in Chapter 7 above.

Transport

8.109 This chapter includes the following policies:

Policy DM15: Monitoring and Managing Development
Policy T20: Riverside Path
Policy DM16: Chatham Waters Line
Policy DM17: Grain Branch
Policy T21: Riverside Infrastructure
Policy T22: Marinas and Moorings
Policy T23: Aviation
Policy T24: Urban Logistics
Policy T25: User Hierarchy and Street Design
Policy T26: Accessibility Standards
Policy DM18: Transport Assessments, Transport Statements and Travel Plans

Policy DM19: Vehicle Parking
Policy DM20: Cycle Parking and Storage

8.110 These are a range of general and site specific policies. On the whole, these do not add to the cost of development.

8.111 Policy DM18 requires a Transport Assessment, Transport Statement or Travel Plan. The cost of these is reflected in the allowance for fees set out in Chapter 7 above.

8.112 Policy DM15 seeks:

> *As a minimum, development proposals for site allocations of 50 or more homes, or 5,000 sqm floorspace, will demonstrate how vehicle trip generation would be materially lower than the vehicle trip credit set in the STA. This target is intended to positively challenge developers to pursue a creative approach, however full policy compliance should ensure that this is achievable.*
>
> *Developer contributions towards the package of transport mitigations will be due in line with the Infrastructure Delivery Plan (IDP) or the outcome of a Medway-wide Monitor and Manage Mitigation Strategy.*
>
> *Development proposals in urban centres, including site allocations, are exempt due to their accessible location, providing they comply with all other transport-related policies in this Local Plan.*
>
> *Development proposals for 'windfall'/unforeseen sites will also be expected to make proportionate developer contributions towards the package of transport mitigations.*

8.113 These requirements are considered under *Policy S24: Infrastructure Delivery* below'.

Health, Communities and Infrastructure

Policy T27: Reducing Health Inequalities and Supporting Health and Wellbeing

8.114 This is a broad policy that concerns high-level design issues, rather than impacting directly on development viability.

8.115 Requirements to mitigate the impact of development are considered under *Policy S24: Infrastructure Delivery* below.

8.116 Applications for major development are required to be supported by a Health Impact Assessment (HIA). HIAs are a process that considers the wider effects of projects and developments and how they, in turn, may affect people's health and wellbeing. Some of these may be positive, while others could be detrimental and require mitigation. The idea is to ensure that a proposed project or development can be adjusted to maximise benefits to local health and minimise any harm by addressing existing health inequalities as well as avoiding the creation of new ones. An HIA is a tool for integrating the promotion of health and wellbeing into a wide range of policies, projects and services.

8.117 In themselves HIAs do not add to the cost of development, however it is important that consideration is given the process from the start of the design process to ensure that subsequent changes (that can be costly) are not required. The cost of preparing an HIA is reflected in the allowance for fees set out in Chapter 7 above.

Policy T28: Existing Open Space and Playing Pitches and Policy DM21: New open space and playing pitches

8.118 The policy sets out:

> *Residential-led developments will be required to provide new open space, outdoor sports and play spaces according to the Fields in Trust Standards (2024), … However, residential-led developments will be required to provide 0.25 ha of allotments per 1,000 people, i.e. in addition to 0.6 ha of amenity green space.*

8.119 Fields in Trust Standards (2024) includes amenity greenspace, but only on larger sites of 500 or more units.

Table 8.8 Open Space Requirements

	Ha per 1,000 Residents				
		Site Size			
		10 to 20	21 to 100	100 to 500	>500
Allotments	0.25	0.25	0.25	0.25	0.25
Amenity green space	0.60	0.60	0.60	0.60	0.60
Fields in Trust Standards (2024)					
Parks and gardens	0.80				0.80
Natural and semi-natural	1.80				1.80
Outdoor sport pitches, courts and greens, tracks and trails	1.60				1.60
Equipped designated play areas	0.25		0.25	0.25	0.25
Informal play provision	0.30	0.30	0.30	0.30	0.30
Ha per 1,000 Residents	**5.60**	**1.15**	**1.40**	**1.40**	**5.60**
Dwellings @ 2.4 PPD	416.00	416.00	416.00	416.00	416.00
Sqm Per Dwelling	**134.62**	**27.64**	**33.65**	**33.65**	**134.62**

Source: Fields in Trust Standards (2024) and MC

8.120 The above is conditioned as follows:

> *In the case of sheltered housing and special needs housing for the elderly, children's play will not be required. However, formal/informal open space provision will be sought on-site in lieu of the formal play requirement.*

8.121 It is important to note that these requirements are only applicable where there is a local shortfall in provision. These requirements are reflected in the modelling. It is anticipated that greenfield sites will provide open space on-site, but brownfield sites may make a financial contribution towards off-site provision.

Policy T29: Community and Cultural Facilities

8.122 This policy sets out that:

> *All developments for over 10 homes will be required to contribute to upgrading community facilities in line with the Council's policy on infrastructure contributions from developers.*

8.123 Requirements to mitigate the impact of development are considered under *Policy S24: Infrastructure Delivery* below'.

Policy S24: Infrastructure Delivery

8.124 As set out in Chapter 7 above, in this study it is important that the costs of mitigation are reflected in the analysis. These are broad policies that sees that development will be expected to deliver new or improved infrastructure, to mitigate the impact of development. The policies make reference to *Medway Guide to Developer Contributions and Obligations*.

8.125 There are a range of policies that require the impact of development to be fully mitigated and that the infrastructure that is required to support new development is provided. The Council has not adopted CIL so uses the s106 regime in this regard. In this context, the *Medway Guide to Developer Contributions and Obligations* (May 2018 Version 7: Charges updated April 2024) is relevant.

8.126 The Guide to Developer Contributions applies on larger sites:

Table 8.9 Developer Contribution Thresholds

Land Use	Threshold
Housing	10 units or more or combined GIA of 1000 sq.m
Office	100 sq.m or more
Industrial	250 sq.m or more
Warehouse	500 sq.m or more
Retail	100 sq.m or more
Educational	25 students or more
Hotel	25 rooms or more
Other	50 users or more

Source: Paragraph 3.12, *Medway Guide to Developer Contributions and Obligations* (May 2018 Version 7: Charges updated April 2024)

8.127 The following contributions are set out:

Table 8.10 Developer Contributions

Contribution for	**Amount per dwelling based on average 2.43 persons per dwelling**
Bird disturbance mitigation (SAMMS)	£337.49
<u>Cultural services</u>	
Community services	£251.84
Heritage and museums	£391.28
Libraries *	£226.98
Education**	
Nursery	£1,895.24
Primary	£4,651.96
Secondary	£3,685.91
Sixth form	£970.26
Health	£869.11
Open/play space, outdoor formal sport	£3,506.75
Sports facilities	£334.63
Waste and recycling	£237.87
Youth provision	£107.64
Sub-Total	**£17,466.93**
Public realm	£245.00
PROW	£75.00
TOTAL	**£17,786.93**

* contribution for existing library provision – new provision £419.14 per dwelling

** contribution for extension of existing schools, not for provision of new schools. Cost for new schools:-

£2,425.91 nursery per dwelling
£5,954.52 primary per dwelling
£4,717.95 secondary per dwelling
£1,241.93 six form per dwelling

Figures to be indexed to retail price index on 1 April annually

Source: *Medway Guide to Developer Contributions and Obligations*. Charges updated April 2025

8.128 As set out earlier in this chapter, the SAMMS payment has been updated to £337.49 per dwelling[137].

8.129 These contributions are not requested on all schemes – rather just when needed. The average amount agreed on recently approved schemes (as set out in Appendix 10 below) is a little under £10,000/unit, although it is important to note that this excludes sites where there was no affordable and, in some cases, includes commuted sums. It is therefore likely that this overstates the actual costs in this regard as the average includes more than just strategic infrastructure costs.

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[137] Mitigating bird disturbance | Current planning policies | Medway Council

8.130 In relation to the Strategic Sites, the Council has estimated the strategic infrastructure and mitigation costs as follows. At the time of the pre-consultation draft version of this LPVA, Medway Council were undertaking further transport modelling which was completed late in May 2025, and are now incorporated into the costs.

Table 8.11 Residential Strategic Sites – s106 Assumptions

	Capacity (Units)	Area (ha)	s106 Requirement excluding highways costs	s106 Requirement for off-site highways	Total s106	£ per unit
Capstone Valley	4,288	206.74	£90,545,408	£65,811	£90,611,219	£21,131
Chatham Docks	3,000	30.17	£53,937,000	£17,240,347	£71,177,347	£23,726
Chattenden & Hoo St Werburgh	6,813	396.08	£143,863,308	£96,518,454	£240,381,762	£35,283
Gillingham Waterfront	1,776	11.38	£31,930,704	£3,608,549	£35,539,253	£20,011
Lower Rainham	857	55.19	£18,096,412	£3,943,498	£22,039,910	£25,718
Strood West	1,280	59.44	£27,028,480	£1,811,014	£28,839,494	£22,531

Source: MC (June 2025)

8.131 Since the April 2025 technical consultation, the costs have been apportioned to the sites and clusters of sites by the Council (aligning with the approach suggested the technical consultation[138], by a promoter of a Strategic Site, and a housebuilder[139]).

8.132 Through the technical consultation, the promoter[140] of the Chatham Docks Strategic Site noted that the consented elements of the Chatham Docks site were making contributions of between £2,000 per unit and £2,300 per unit and requested that a broad range of sensitivity testing is carried out. This has been included.

8.133 In the 2021 LPVA the monies that had been secured through the HIF bids on the Hoo site were deducted from the costs as appropriate. The HIF funding is no longer available, so no allowance is made for external funding.

8.134 In this study it is important that the costs of mitigation are reflected in the analysis. In the 2021 LPVA it was assumed all the modelled residential sites will contribute £5,000/unit. The £5,000/unit assumption is carried forward and a range of higher costs have also been tested.

Policy DM22: Digital Communications

8.135 To a large extent this policy has been superseded by Part R of Building Regulations (Updated 2022) that requires new homes to be ‘gigabit ready’. In any event, the provision of fibre

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[138] C Colbeck of Savills for the Hoo Consortium.

[139] Seyi Obaya-Daley for Redrow Homes.

[140] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

broadband is now considered to be a normal development cost, except in the most rural locations. No additional cost is attributed this policy.

Minerals Supply

8.136 The policies in this section cover mineral rather than general development. They do not impact on development viability.

Waste Management

8.137 The policies in this section concern the minimisation of waste and the handling and disposal of waste generated.

8.138 Policy DM23: Waste Prevention includes a requirement that '*development proposals must be supported by a Circular Economy Statement which includes details of the management of waste at all stages of development (demolition, construction and subsequent occupation)*'. The cost of preparing a Circular Economy Statement is reflected in the allowance for fees set out in Chapter 7 above.

Energy

Policy S25: Energy Supply

8.139 This is a general policy does not impact directly on the viability of the Local Plan.

Policy T41: Heat Networks

8.140 This policy sets out as follows:

> *Development proposals of 10 dwellings or more (including conversions) or 1,000 sqm or more will follow the heat network provision hierarchy, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable:*
>
> a) *Connect to an existing heat network.*
> b) *Construct a heat network served by a low carbon heat source.*
> c) *Collaborate with neighbouring development sites and/or existing heat sources to develop a shared heat network.*
> d) *Where heat networks are unviable, but there is potential for future heat networks, demonstrate how the design would allow for a connection to a future heat network. In this instance, alternative forms of domestic heating that comply with the relevant Building Regulations will be permitted.*
>
> *Development proposals will have regard to further feasibility studies and the role of 'anchor loads', such as the Civic Centre and Strood Waterfront sites in Strood and other sites on the Hoo Peninsula.*

8.141 The use of District Heating can be a useful step to achieve Zero Carbon. Whilst there are no significant heat sources within Medway at the time of writing, these can be useful sources of energy, particularly from the incineration of waste. New District Heating schemes are therefore going to require the construction of a central heat plant as well as the distribution network infrastructure.

8.142 There are few published costs of District Heating schemes in modern estate housing. There are savings to be made from not installing gas and boilers in each unit, but these are more than offset by the costs of laying the heat pipes through the site, heat metering etc. Informal discussions with suppliers suggest that the additional costs may be in the range of £3,000 to £7,000 per unit, which is supported by the limited published data[141], depending on the size and shape of the project.

8.143 The use of District Heating is encouraged but not mandated in the new Local Plan. The costs are not included in the base appraisals.

Other Costs

Building Safety Levy

8.144 The Building Safety Levy was announced in February 2021 as a mechanism to ensure the taxpayer and leaseholders do not pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In early 2024 a consultation was launched in the design and implementation of such a levy.

8.145 In March 2025, the Government announced that the Levy will be introduced in Autumn 2026. In Medway the Levy, if introduced as per the consultation, would be £16.12 per sqm for brownfield land and £32.24 per sqm for greenfield land[142] and would apply to major development.

8.146 The consultation response says, as follows, and it is assumed that this will be carried into the final regulations:

> *Certain residential buildings which provide important community facilities and certain types of communal accommodation will be exempt from the levy charge, so as not to deter their development. These include affordable housing, non-social homes built by not-for-profit registered providers, NHS hospitals, care homes, supported housing, children's homes, domestic abuse shelters, accommodation for armed services personnel, criminal justice accommodation, and developments of fewer than 10 units (as a protection for small and medium-sized sites and enterprises).*

8.147 The BSL is included in the base appraisals at the above rates in the assessment. This was not included in the pre-consultation iteration of this report.

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[141] *Assessment of the Costs, Performance, and Characteristics of UK Heat Networks* (DoE&CC, 2015) provides some guidance for infrastructure to distribute heat, but not generation.

[142] Building Safety Levy: Technical consultation response - GOV.UK

9. Modelling

9.1 In the previous chapters, the general assumptions to be inputted into the development appraisals are set out. In this chapter, the modelling is set out. It is stressed that this is a high-level study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of Medway's policies on development viability.

9.2 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.

Residential Development

9.3 In the 2021 LPVA the modelling drew on the Council's working SHLAA dataset[143], being the list of sites from which the allocations will be drawn. The database included over 450 sites. Those sites that were under construction, complete or had been rejected as they are unavailable have also been removed. These formed the basis of the modelling which remains broadly up-to-date.

9.4 The Council has assessed the capacity of the sites based on some high-level assumptions. A 60%[144] net developable area is assumed and densities ranging from 35 units per net ha to 275 units per net ha have been applied depending on the nature of the site. A net developable area of 100% is assumed on the very small sites.

9.5 To inform the modelling, the characteristics of the planned development is considered in terms of location, size and suggested use, representative of sites in the Medway area. In arriving at appropriate assumptions for residential development on each site, the built forms used in the appraisals are appropriate to current development practices. In addition, the policy requirements, as set out in Chapter 8 above, in terms of mix and open space, are reflected in the modelling.

9.6 A set of typologies are modelled which have been developed to respond to the variety of development situations and densities typical in the area, and this is used to inform development assumptions for sites. This approach enables HDH to follow the assumptions used in the Council's wider evidence base and form a view about floorspace density to be accommodated on the site, based on the amount of development, measured in net floorspace per hectare. This is a key variable because the amount of floorspace which can be

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[143] This was provided to HDH as an Excel file dated 23rd September 2019. It is the Council's working document. This approach was criticised through the October 2019 consultation. This is the appropriate data source on which to base the modelling. To use an earlier published version of the SHLAA would be inappropriate as it does not include the full list of sites that are being considered for inclusion in the Plan. In due course, if sites that are not included in the current version of the SHLAA are allocated, it may be necessary to revisit the modelling to ensure that the typologies are representative of the planned development.

[144] Some sites will have areas that are undevelopable (for example they flood, have ecologically important areas or historic buildings). These are not taken into account by the Council as, for the purpose of this viability assessment, they are excluded as they are not developable.

accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).

9.7 The greenfield sites are modelled at the SHLAA density plus the open space requirement as set out in Chapter 8 above. The brownfield sites are assumed based on the SHLAA density, with an assumption that the open space may be, at least in part, provided off-site.

9.8 Through the October 2019 consultation, it was suggested that the typologies should be benchmarked against historic development in the area. This approach has not been taken as it is preferable to base the modelling on the planned future development so that the cumulative impact of the Council’s future (rather than historic) policies can be assessed against the deliverability of the future allocations that are to be included in the new Local Plan.

9.9 A typical current estate housing built form would provide development at between 3,000 sqm per ha to 3,550 sqm per ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be 30 per net ha to 35 per net ha. It provides for a majority of houses but with a small element of flats, in a mixture of two storey and two and a half to three storey form, with some rectangular emphasis to the layout.

9.10 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher. The cost of construction is, in part, a factor of the height of the buildings, with construction of six storeys or more costing notably more that buildings of five storeys or less. It is assumed that to achieve densities of 150 units/ha and greater, it is necessary use a form that includes six or more storeys.

9.11 The initial modelling of flatted development allowed for 12% circulation space in blocks of up to 5 stories and 17% in taller building, being an increase from the assumption used in the 2021 LPVA to reflect the requirements for second staircases, and informed by experience of regeneration schemes in north London. The promoter[145] of the Chatham Docks Strategic Site suggested that this was at the very bottom of the expected range. The taller buildings are now modelled on the basis of 80% net saleable area.

9.12 The main characteristics of the modelled sites are set out in the tables below. A proportion of the housing to come forward over the plan-period will be on smaller sites, therefore several smaller sites have been included.

9.13 Through the technical consultation the promoter of the Chattenden Barracks and Lodge Camp[146] site sought details of the wider site. Plans of the Strategic Sites are now included in **Appendix 11**. In discussion with the Council, it is understood that whilst the Council would welcome the delivery of the Chattenden Barracks and Lodge Camp sites, it is understood that these are not to be included in the draft Local Plan due to the technical issues around the sites’ suitability. The Chattenden Barracks and Lodge Camp sites not modelled in this report.

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[145] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

[146] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

Table 9.1 Site Modelling

Large Green 400	Units	400	Greenfield, LHMA mix with emphasis on larger units. 5.376ha POS on-site.
	Gross	19.048	
	Net	11.429	
1	Density	35.0	
Large Green 250	Units	250	Greenfield, LHMA mix with emphasis on larger units. 0.84ha POS on-site.
	Gross	11.905	
	Net	7.143	
2	Density	35.0	
Green 150	Units	150	Greenfield, LHMA mix with emphasis on larger units. 0.504ha POS on-site.
	Gross	7.143	
	Net	4.286	
3	Density	35.0	
Green 75	Units	75	Greenfield, LHMA mix with emphasis on larger units. 0.252ha POS on-site.
	Gross	3.571	
	Net	2.143	
4	Density	35.0	
Green 30	Units	30	Greenfield, LHMA mix with emphasis on larger units. 0.101ha POS on-site.
	Gross	1.429	
	Net	0.857	
5	Density	35.0	
Green 12	Units	12	Greenfield, LHMA mix with emphasis on larger units. 0.033ha POS on-site.
	Gross	0.571	
	Net	0.343	
6	Density	35.0	
Green 8	Units	8	Greenfield, Below affordable threshold, below POS threshold.
	Gross	0.381	
	Net	0.229	
7	Density	35.0	
Green 6	Units	6	Greenfield, Below affordable threshold, below POS threshold.
	Gross	0.286	
	Net	0.171	
8	Density	35.0	
Green 3	Units	3	Greenfield, Below affordable threshold, below POS threshold.
	Gross	0.143	
	Net	0.086	
9	Density	35.0	
HD Flats 400	Units	400	High density flatted scheme, tall building. LHMA mix with reduced 1 bed for sale. 75% net developable. Limited parking. POS (1.34ha) off-site.
	Gross	1.939	
	Net	1.455	
10	Density	275.0	
HD Flats 150	Units	150	High density flatted scheme, tall building. LHMA mix with reduced 1 bed for sale. 75% net developable. Limited parking. POS (0.504ha) off-site.
	Gross	0.800	
	Net	0.600	
11	Density	250.0	
Flats 400	Units	400	Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (1.34ha) off-site.
	Gross	3.333	
	Net	2.667	
12	Density	150.0	

Flats 150	Units	150	Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.504ha) off-site.
	Gross	1.250	
	Net	1.000	
13	Density	150.0	
Flats 60	Units	60	Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.202ha) off-site.
	Gross	0.625	
	Net	0.500	
14	Density	120.0	
Flats 12	Units	12	Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.04ha) off-site.
	Gross	0.200	
	Net	0.160	
15	Density	75.0	
Mixed 250	Units	250	Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.84ha POS on-site.
	Gross	7.407	
	Net	5.556	
16	Density	45.0	
Mixed 150	Units	150	Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.504ha POS on-site.
	Gross	4.444	
	Net	3.333	
17	Density	45.0	
Mixed 60	Units	60	Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.202ha POS on-site.
	Gross	1.778	
	Net	1.333	
18	Density	45.0	
Mixed 20	Units	20	Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale. 0.067ha POS on-site.
	Gross	0.593	
	Net	0.444	
19	Density	45.0	
Mixed 12	Units	12	Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.04ha POS on-site.
	Gross	0.356	
	Net	0.267	
20	Density	45.0	
Mixed 6	Units	6	Brownfield mix of housing and flats. Below affordable threshold, below POS threshold.
	Gross	0.160	
	Net	0.120	
21	Density	50.0	
Large Housing 500	Units	500	Brownfield, LHMA mix with emphasis on larger units. 6.72ha POS on-site.
	Gross	23.810	
	Net	14.286	
22	Density	35.0	
Large Housing 250	Units	250	Brownfield, LHMA mix with emphasis on larger units. 0.84ha POS on-site.
	Gross	11.905	
	Net	7.143	
23	Density	35.0	
Housing 100	Units	100	Brownfield, LHMA mix with emphasis on larger units. 0.84ha POS on-site.
	Gross	3.810	
	Net	2.857	
24	Density	35.0	
Housing 60	Units	60	

	Gross	2.286	Brownfield, LHMA mix with emphasis on larger units. 0.202ha POS on-site.
	Net	1.714	
25	Density	35.0	
Housing 24	Units	24	Brownfield, LHMA mix with emphasis on larger units. 0.202ha POS on-site.
	Gross	0.914	
	Net	0.686	
26	Density	35.0	
Housing 12	Units	12	Brownfield, LHMA mix with emphasis on larger units. 0.04ha POS on-site.
	Gross	0.457	
	Net	0.343	
27	Density	35.0	
Housing 8	Units	8	Brownfield, below affordable and POS thresholds.
	Gross	0.286	
	Net	0.229	
28	Density	35.0	
Housing 6	Units	6	Brownfield, below affordable and POS thresholds.
	Gross	0.229	
	Net	0.171	
29	Density	35.0	
Capstone Valley	Units	4,288	Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.
	Gross	206.740	
	Net	122.514	
30	Density	35.0	
Chatham Docks	Units	3,000	Chatham Docks is Part of the Gillingham North allocation, to the east, being part of wider waterfront regeneration. The residential element amounts to 23ha.
	Gross	22.901	
	Net	22.901	
31	Density	131.0	
Chattenden & Hoo St Werburgh	Units	6,813	Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.
	Gross	396.080	
	Net	194.657	
32	Density	35.0	
Gillingham Waterfront	Units	1,776	The Gillingham Waterfront allocation includes Chatham Docks – however this is modelled separately. Brownfield site, modelled as per information from MC. All 6 storey plus.
	Gross	11.380	
	Net	11.380	
33	Density	156.1	
Lower Rainham	Units	857	Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.
	Gross	55.190	
	Net	24.486	
34	Density	35.0	
Strood West	Units	1,280	Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.
	Gross	59.440	
	Net	36.571	
35	Density	35.0	

Source: June 2025

Table 9.2 Typologies – Residential – Updated June 2025

				Current Use	Units	Area Ha				Density Units/ha		Density
						Total	Gross	Net	%	Gross	Net	m2/ha
1	Large Green 400	Green	Higher Value	Agricultural	400	19.048	19.048	11.429	60.0%	21.00	35.00	3,519
2	Large Green 250	Green	Higher Value	Agricultural	250	11.905	11.905	7.143	60.0%	21.00	35.00	3,507
3	Green 150	Green	Higher Value	Agricultural	150	7.143	7.143	4.286	60.0%	21.00	35.00	3,542
4	Green 75	Green	Higher Value	Agricultural	75	3.571	3.571	2.143	60.0%	21.00	35.00	3,549
5	Green 30	Green	Higher Value	Agricultural	30	1.429	1.429	0.857	60.0%	21.00	35.00	3,442
6	Green 12	Green	Higher Value	Agricultural	12	0.571	0.571	0.343	60.0%	21.00	35.00	3,520
7	Green 8	Green	Higher Value	Agricultural	8	0.381	0.381	0.229	60.0%	21.00	35.00	4,878
8	Green 6	Green	Higher Value	Agricultural	6	0.286	0.286	0.171	60.0%	21.00	35.00	4,258
9	Green 3	Green	Higher Value	Agricultural	3	0.143	0.143	0.086	60.0%	21.00	35.00	4,200
10	HD Flats 400	Brown	Higher Value	PDL	400	1.939	1.939	1.455	75.0%	206.25	275.00	21,892
11	HD Flats 150	Brown	Higher Value	PDL	150	0.800	0.800	0.600	75.0%	187.50	250.00	19,854
12	Flats 400	Brown	Higher Value	PDL	400	3.333	3.333	2.667	80.0%	120.00	150.00	11,195
13	Flats 150	Brown	Higher Value	PDL	150	1.250	1.250	1.000	80.0%	120.00	150.00	11,168
14	Flats 60	Brown	Higher Value	PDL	60	0.625	0.625	0.500	80.0%	96.00	120.00	8,912
15	Flats 12	Brown	Higher Value	PDL	12	0.200	0.200	0.160	80.0%	60.00	75.00	5,477
16	Mixed 250	Brown	Higher Value	PDL	250	7.407	7.407	5.556	75.0%	33.75	45.00	4,150
17	Mixed 150	Brown	Higher Value	PDL	150	4.444	4.444	3.333	75.0%	33.75	45.00	4,151
18	Mixed 60	Brown	Higher Value	PDL	60	1.778	1.778	1.333	75.0%	33.75	45.00	4,186
19	Mixed 20	Brown	Higher Value	PDL	20	0.593	0.593	0.444	75.0%	33.75	45.00	4,031
20	Mixed 12	Brown	Higher Value	PDL	12	0.356	0.356	0.267	75.0%	33.75	45.00	3,992
21	Mixed 6	Brown	Higher Value	PDL	6	0.160	0.160	0.120	75.0%	37.50	50.00	4,260
22	Large Housing 5	Brown	Higher Value	PDL	500	23.810	23.810	14.286	60.0%	21.00	35.00	3,524
23	Large Housing 2	Brown	Higher Value	PDL	250	11.905	11.905	7.143	60.0%	21.00	35.00	3,535
24	Housing 100	Brown	Higher Value	PDL	100	3.810	3.810	2.857	75.0%	26.25	35.00	3,521
25	Housing 60	Brown	Higher Value	PDL	60	2.286	2.286	1.714	75.0%	26.25	35.00	3,539
26	Housing 24	Brown	Higher Value	PDL	24	0.914	0.914	0.686	75.0%	26.25	35.00	3,488
27	Housing 12	Brown	Higher Value	PDL	12	0.457	0.457	0.343	75.0%	26.25	35.00	3,442
28	Housing 8	Brown	Higher Value	PDL	8	0.286	0.286	0.229	80.0%	28.00	35.00	4,113
29	Housing 6	Brown	Higher Value	PDL	6	0.229	0.229	0.171	75.0%	26.25	35.00	4,083

Source: MC (May 2025)

Table 9.3 Strategic Sites – Residential – Updated June 2025

			Capacity to 2041	Capacity beyond 2041	Total Capacity	Total Area (ha)
Capstone Valley	Green	Agricultural	3,958	330	4,288	206.74
Chatham Docks	Brown	PDL	2,200	800	3,000	30.17*
Chattenden & Hoo St Werburgh	Green	Agricultural	5,313	1,500	6,813	396.08
Gillingham Waterfront (inc Chatham Docks)	Brown	PDL	1776		1,776	11.38
Lower Rainham	Green	Agricultural	857		857	55.19
Strood West	Green	Agricultural	1280		1,280	59.44

Source: MC (May 2025) *Note the residential element of Chatham Docks amounts to 23ha.

9.14 A promoter of a Strategic Site[147] set out that they *'consider a density of circa 14 – 15 units per net developable acre providing for build area of circa 15,000 ft2 per net acre to be appropriate for residential development on a greenfield site in this location*'. This works out as 34 to 37 units per ha / 3,445 sqm per ha. The modelling of the Hoo site broadly aligns with this.

9.15 The promoter[148] of the Chatham Docks Strategic Site questioned the site areas. These have been updated. Further they noted that they are promoting the site for up to 3,000 units rather than the 2,200 initially modelled. The Council advise that the site is expected to deliver 2,200 or so sites during the plan-period, but the total allocation, which extends beyond the Chatham Docks site, is to be for 3,000 units. It is appropriate to model the site based on the total capacity as that is the amount of development that will need to bear the cost of the strategic infrastructure and mitigation costs. The form of the development was also discussed. It was noted:

> *Peel's masterplan is currently being updated but will not be available until after the Reg 19 Local Plan as the draft policy requirements will inform the architect's brief, where relevant. Based on Peel's current due diligence and subject to the emerging Local Plan policy requirements, Peel is targeting a mix of 600 low/mid density units (up to 6 storeys) and a proportion of these will be 2/3 storey townhouses. The remaining units on the Chatham Docks Industrial Estate part of the site are proposed to be delivered as mid/high density blocks ranging from 6-20+ storeys. The 500 units identified for the remaining land at Chatham Waters will also be high density. The proposals are however in draft form and subject to further due diligence including viability analysis.*

9.16 On this basis, the market housing site is modelled as 10% townhouses, 20% low/mid density units (flats of up to 6 storeys) and the balance as being 6 storeys or more, with the appropriate BCIS cost being applied. In due course it will be necessary to revisit the modelling when the master planning is better developed.

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[147] C Colbeck of Savills for the Hoo Consortium.

[148] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

9.17 It was also questioned why the proposed employment space was not included in the modelling. The residential and non-residential elements are considered separately, however the results will be drawn together in due course.

9.18 Allowance is made for circulation space within flatted schemes. This has been increased since the 2021 LPVA to reflect the need for second staircases in taller buildings.

9.19 Through the October 2019 consultation, a consultee sought details of where some of the 'typologies are actually located'. This misunderstands the purpose of using typologies. Typologies are modelled to be broadly representative of development that is being planned in particular areas. They are not actual sites in actual locations.

9.20 Medway has delivered open space from new development for many years. At this stage, the requirements are still emerging, however the base analysis is based on a requirement for 5.6 ha of space per 1,000 residents, calculated assuming an average of 2.43 residents per dwelling. It is assumed that on brownfield sites (which are the higher density ones) that there will be a financial contribution in lieu of on-site provision.

9.21 These requirements are included in the modelling of major development typologies (ie 10 units and larger).

9.22 It is important to note that some of the above typologies could have significant amounts of existing floor space. This has a very significant impact on the amount of CIL to be paid (CIL only applies to net new development, unless the existing floorspace has not recently been in lawful use) or the level of affordable housing (through Vacant Building Credit). The rules in this regard are complex and depend on the extent of the existing use of the building. Very few developments will be eligible to pay no CIL and make no affordable housing contribution.

Older People's Housing

9.23 A private sheltered/retirement and an Extracare scheme have been modelled, each on a 0.5ha site as follows.

a. A private Sheltered/retirement scheme of 30 x 1 bed units of 50m^2 and 30 x 2 bed units of 75m^2 to give a net saleable area (GIA) of 3,750m^2. A further 20% non-saleable service and common areas are assumed to give a scheme GIA of 4,650m^2.

b. An Extracare scheme of 36 x 1 bed units of 65m^2 and 24 x 2 bed units of 80m^2 to give a net saleable area (GIA) of 4,260m^2. A further 30% non-saleable service and common areas are assumed to give a scheme GIA of 5,538m^2.

8.148 This modelling is broadly based on *Briefing Note on Viability Prepared for Retirement Housing Group* (Three Dragons, May 2013, Updated February 2016)[149]. This suggests a typical site size of 0.5ha and typical schemes of Sheltered housing having between 50 to 60 units (100-

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[149] https://retirementhousinggroup.com/rhg-publications/

120/ha) and typical schemes of Extracare housing having between 40 and 50 units (80-100/ha).

Table 9.4 RHG Suggested Development Assumptions

	Sheltered	Extra Care	Net Saleable
1 Bed	50	65	20%-30%
2 Bed	75	80	35%-40%

Source: Briefing Note on Viability Prepared for Retirement Housing Group (Three Dragons, May 2013, Updated February 2016)

Employment Uses

9.24 The following allocations are anticipated:

Table 9.5 Strategic Sites – Non-Residential

	SLAA ref	Capacity m2	Gross area (ha)
IPM – Rochester Strategic Site			
Rochester Airport Industrial Estate	1357	No vacant	18.61
Former Offices Mess, Maidstone Road, Chatham	804	60,000	1.07
Woolmans Wood Caravan Site	845	10,600	1.76
Bae Systems, Rochester	724	28,052	10.53
		98,652	**13.36**
Grain Strategic Site			
National Grid, Grain	699	130,323	538.94
Grain Power Station	646	170,000	101.02
		300,323	**639.96**
Kingsnorth Strategic Site			
Kingsnorth Power Station	647	330,000	190.69
Land west of Kingsnorth	1251	194,300	66.82
		524,300	**257.51**
Chatham employment sites			
Wickes, Chatham	869	40,770	0.90
Strood employment sites			
Strood town centre	S025/ 1297	10,750	3,023.00

Source: MC (February 2020)

9.25 For this study, a number of development types have been modelled. These are representative of the development most likely to come forward on the proposed, non-residential allocations.

a. **Offices**. These are more than 250m^2, will be of steel frame construction, be over several floors and will be located on larger business parks. Typical larger units in the area are around 2,000m^2 and this will be used as the basis of the modelling.

Assumptions are made about the site coverage and density of development on the sites, with 80% coverage on the office sites in the urban situation and 25% elsewhere and two storey construction in the business park situation (although the Council is considering higher options at the time of this report), and six storey construction in the urban situation.

b. **Large Industrial.** Modern industrial units of over 4,000m^2. There is little new space being constructed. This is used as the basis of the modelling. 40% coverage is assumed which is based on the single storey construction.

c. **Small Industrial.** Modern industrial units of 400m^2. 40% coverage is assumed which is based on the single storey construction.

d. **Distribution.** A large modern shed is modelled, assuming 4,000m^2 and 35% site coverage.

Retail

9.26 For this study, the following types of space are assessed. It is only therefore necessary to look at the main types of development likely to come forward in the future.

a. **Supermarkets** is based on a smaller supermarket, typical of the units that may be developed by operators such as Aldi and Lidl. A 1,200m^2 unit on a 0.4ha site (40% coverage) to allow for car parking is assumed.

b. **Retail Warehouse** is a single storey retail unit development with a gross (i.e. GIA) area of 4,000m^2. It is assumed to occupy a total site area of 0.8ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites.

The trend in recent years has been to smaller units with units of 500m^2 to 600m^2 common in new retail parks. An alternative as also been modelled with 8 such units as a single scheme.

c. **Shop** is a brick-built development, on two storeys, of 200m^2. No car parking or loading space is allowed for, and almost all the site is developed. The total site area (effectively the building footprint) is 0.025ha.

9.27 In developing these typologies, assumptions are made about the site coverage and density of development on the sites. Single storey construction is assumed, without mezzanine floors.

10. Residential Appraisals

10.1 At the start of this chapter, it is important to stress that the results of the appraisals do not, in themselves, determine policy. The results of this study are one of a number of factors that Medway Council will consider when settling policy, including the need for infrastructure and the track record in delivering affordable housing and collecting payments under s106.

10.2 The appraisals use the residual valuation approach, they assess the value of a site after considering the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. For the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

10.3 As set out above, for each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between sites. In the tables in this chapter, the results are colour coded using a traffic light system:

a.	**Green**	**Viable** – where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).
b.	**Amber**	**Marginal** – where the Residual Value per hectare exceeds the EUV but not the BLV. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.
c.	**Red**	**Not-viable** – where the Residual Value does not exceed the EUV.

10.4 A report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a typology is shown as viable does not necessarily mean that, that type of development will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development.

Base Appraisals

10.5 The initial appraisals are based on the emerging policy requirements, updated to take into account the developing areas of national policy. The base modelling is from the following starting point:

a.	Affordable Housing	30% generally and 10% on brownfield inner urban sites. The base affordable housing mix is taken as 40% Social Rent, 25% Affordable Rent and the remaining 35% as Shared Ownership (no First Homes).
b.	Design	100% Part M4(2), Water efficiency 110 LPPPD, 10% Biodiversity Net Gain, FHS Option 1.

c. Developer Contributions As per Chapter 8 above.

10.6 As set out in Chapter 4 above, the analysis is based on sub-areas identified in Chapter 4 above.

Higher Value	The urban area of Rochester and the greenfield areas south of the River Medway.
Lower Value	Within the Medway Towns of Chatham, Gillingham and Rainham (but not adjacent to the towns). The Hoo Peninsula (north of the River Medway).

10.7 The base appraisals are included in **Appendix 12**.

Table 10.1a Residual Values – Higher Value Area and Strategic Sites

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Green 400	Higher Value	Green	Agricultural	19.05	11.43	400	1,400,009	2,333,348	26,666,829
Site 2	Large Green 250	Higher Value	Green	Agricultural	11.90	7.14	250	1,513,384	2,522,306	18,016,473
Site 3	Green 150	Higher Value	Green	Agricultural	7.14	4.29	150	763,070	1,271,784	5,450,502
Site 4	Green 75	Higher Value	Green	Agricultural	3.57	2.14	75	794,644	1,324,406	2,838,014
Site 5	Green 30	Higher Value	Green	Agricultural	1.43	0.86	30	824,609	1,374,349	1,178,013
Site 6	Green 12	Higher Value	Green	Agricultural	0.57	0.34	12	1,114,505	1,857,509	636,860
Site 7	Green 8	Higher Value	Green	Agricultural	0.38	0.23	8	918,331	1,530,552	349,841
Site 8	Green 6	Higher Value	Green	Agricultural	0.29	0.17	6	989,339	1,648,899	282,668
Site 9	Green 3	Higher Value	Green	Agricultural	0.14	0.09	3	1,135,357	1,892,262	162,194
Site 13	Flats 150	Higher Value	Brown	PDL	1.25	1.00	150	1,300,360	1,625,450	1,625,450
Site 14	Flats 60	Higher Value	Brown	PDL	0.63	0.50	60	1,021,324	1,276,655	638,327
Site 15	Flats 12	Higher Value	Brown	PDL	0.20	0.16	12	140,893	176,116	28,179
Site 16	Mixed 250	Higher Value	Brown	PDL	7.41	5.56	250	2,422,018	3,229,357	17,940,873
Site 17	Mixed 150	Higher Value	Brown	PDL	4.44	3.33	150	1,317,720	1,756,960	5,856,533
Site 18	Mixed 60	Higher Value	Brown	PDL	1.78	1.33	60	1,360,472	1,813,962	2,418,616
Site 19	Mixed 20	Higher Value	Brown	PDL	0.59	0.44	20	1,507,073	2,009,430	893,080
Site 20	Mixed 12	Higher Value	Brown	PDL	0.36	0.27	12	1,794,214	2,392,286	637,943
Site 21	Mixed 6	Higher Value	Brown	PDL	0.16	0.12	6	1,835,222	2,446,962	293,635
Site 23	Large Housing 250	Higher Value	Brown	PDL	11.90	7.14	250	1,784,114	2,973,523	21,239,452
Site 24	Housing 100	Higher Value	Brown	PDL	3.81	2.86	100	1,271,421	1,695,228	4,843,508
Site 25	Housing 60	Higher Value	Brown	PDL	2.29	1.71	60	1,293,406	1,724,542	2,956,357
Site 26	Housing 24	Higher Value	Brown	PDL	0.91	0.69	24	1,322,729	1,763,638	1,209,352
Site 27	Housing 12	Higher Value	Brown	PDL	0.46	0.34	12	1,695,661	2,260,881	775,159
Site 28	Housing 8	Higher Value	Brown	PDL	0.29	0.23	8	1,430,951	1,788,688	408,843
Site 29	Housing 6	Higher Value	Brown	PDL	0.23	0.17	6	1,520,768	2,027,691	347,604
Site 30	Capstone Valley	Gillingham	Green	Agricultural	206.74	122.51	4,288	966,138	1,630,336	199,739,422
Site 31	Chatham Docks	Waterfront	Brown	PDL Docks	22.90	22.90	3,000	399,168	399,168	9,141,250
Site 32	Chattenden & Hoo St W	Hoo	Green	Agricultural	396.08	194.66	6,813	329,068	669,573	130,337,114
Site 33	Gillingham Waterfront	Gillingham	Brown	PDL Docks	11.38	11.38	1,776	-1,554,331	-1,554,331	-17,688,292
Site 34	Lower Rainham	Rainham	Green	Agricultural	55.19	24.49	857	699,910	1,577,575	38,628,043
Site 35	Strood West	Strood	Green	Agricultural	59.44	36.57	1,280	1,175,835	1,911,099	69,891,610

Source: HDH (June 2025)

Table 10.1b Residual Values – Lower Value Area

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Green 400	Lower Value	Green	Agricultural	19.05	11.43	400	1,139,111	1,898,519	21,697,358
Site 2	Large Green 250	Lower Value	Green	Agricultural	11.90	7.14	250	1,233,229	2,055,382	14,681,300
Site 3	Green 150	Lower Value	Green	Agricultural	7.14	4.29	150	240,482	400,803	1,717,727
Site 4	Green 75	Lower Value	Green	Agricultural	3.57	2.14	75	242,551	404,251	866,253
Site 5	Green 30	Lower Value	Green	Agricultural	1.43	0.86	30	271,297	452,161	387,567
Site 6	Green 12	Lower Value	Green	Agricultural	0.57	0.34	12	547,468	912,446	312,839
Site 7	Green 8	Lower Value	Green	Agricultural	0.38	0.23	8	238,995	398,326	91,046
Site 8	Green 6	Lower Value	Green	Agricultural	0.29	0.17	6	307,717	512,862	87,919
Site 9	Green 3	Lower Value	Green	Agricultural	0.14	0.09	3	309,133	515,222	44,162
Site 10	HD Flats 400	Lower Value	Brown	PDL	1.94	1.45	400	-9,780,657	-13,040,876	-18,968,547
Site 11	HD Flats 150	Lower Value	Brown	PDL	0.80	0.60	150	-13,207,812	-17,610,416	-10,566,249
Site 12	Flats 400	Lower Value	Brown	PDL	3.33	2.67	400	-1,954,841	-2,443,551	-6,516,136
Site 13	Flats 150	Lower Value	Brown	PDL	1.25	1.00	150	-4,831,994	-6,039,993	-6,039,993
Site 14	Flats 60	Lower Value	Brown	PDL	0.63	0.50	60	-3,957,169	-4,946,461	-2,473,231
Site 15	Flats 12	Lower Value	Brown	PDL	0.20	0.16	12	-3,006,671	-3,758,339	-601,334
Site 16	Mixed 250	Lower Value	Brown	PDL	7.41	5.56	250	493,825	658,434	3,657,966
Site 17	Mixed 150	Lower Value	Brown	PDL	4.44	3.33	150	-589,769	-786,358	-2,621,194
Site 18	Mixed 60	Lower Value	Brown	PDL	1.78	1.33	60	-677,542	-903,389	-1,204,519
Site 19	Mixed 20	Lower Value	Brown	PDL	0.59	0.44	20	-570,637	-760,849	-338,155
Site 20	Mixed 12	Lower Value	Brown	PDL	0.36	0.27	12	-292,427	-389,903	-103,974
Site 21	Mixed 6	Lower Value	Brown	PDL	0.16	0.12	6	-212,397	-283,197	-33,984
Site 22	Large Housing 500	Lower Value	Brown	PDL	23.81	14.29	500	368,555	614,258	8,775,117
Site 23	Large Housing 250	Lower Value	Brown	PDL	11.90	7.14	250	429,670	716,117	5,115,122
Site 24	Housing 100	Lower Value	Brown	PDL	3.81	2.86	100	-438,173	-584,230	-1,669,229
Site 25	Housing 60	Lower Value	Brown	PDL	2.29	1.71	60	-461,749	-615,665	-1,055,425
Site 26	Housing 24	Lower Value	Brown	PDL	0.91	0.69	24	-473,180	-630,907	-432,622
Site 27	Housing 12	Lower Value	Brown	PDL	0.46	0.34	12	-132,656	-176,875	-60,643
Site 28	Housing 8	Lower Value	Brown	PDL	0.29	0.23	8	-691,870	-864,837	-197,677
Site 29	Housing 6	Lower Value	Brown	PDL	0.23	0.17	6	-465,155	-620,206	-106,321

Source: HDH (June 2025)

10.8 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology, as well as by the price areas. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above. For context the Residual Value per net developable ha is also presented:

Table 10.2a Residual Value v BLV – Higher Value Area and Strategic Sites

		EUV	BLV	Residual Value per Gross ha	Residual Value per Net ha
Site 1	Large Green 400	25,000	375,000	1,400,009	2,333,348
Site 2	Large Green 250	25,000	375,000	1,513,384	2,522,306
Site 3	Green 150	25,000	375,000	763,070	1,271,784
Site 4	Green 75	25,000	375,000	794,644	1,324,406
Site 5	Green 30	25,000	375,000	824,609	1,374,349
Site 6	Green 12	25,000	375,000	1,114,505	1,857,509
Site 7	Green 8	50,000	400,000	918,331	1,530,552
Site 8	Green 6	50,000	400,000	989,339	1,648,899
Site 9	Green 3	50,000	400,000	1,135,357	1,892,262
Site 13	Flats 150	1,600,000	1,920,000	1,300,360	1,625,450
Site 14	Flats 60	1,600,000	1,920,000	1,021,324	1,276,655
Site 15	Flats 12	1,600,000	1,920,000	140,893	176,116
Site 16	Mixed 250	1,600,000	1,920,000	2,422,018	3,229,357
Site 17	Mixed 150	1,600,000	1,920,000	1,317,720	1,756,960
Site 18	Mixed 60	1,600,000	1,920,000	1,360,472	1,813,962
Site 19	Mixed 20	1,600,000	1,920,000	1,507,073	2,009,430
Site 20	Mixed 12	1,600,000	1,920,000	1,794,214	2,392,286
Site 21	Mixed 6	1,600,000	1,920,000	1,835,222	2,446,962
Site 23	Large Housing 250	1,600,000	1,920,000	1,784,114	2,973,523
Site 24	Housing 100	1,600,000	1,920,000	1,271,421	1,695,228
Site 25	Housing 60	1,600,000	1,920,000	1,293,406	1,724,542
Site 26	Housing 24	1,600,000	1,920,000	1,322,729	1,763,638
Site 27	Housing 12	1,600,000	1,920,000	1,695,661	2,260,881
Site 28	Housing 8	1,600,000	1,920,000	1,430,951	1,788,688
Site 29	Housing 6	1,600,000	1,920,000	1,520,768	2,027,691
Site 30	Capstone Valley	25,000	312,500	966,138	1,630,336
Site 31	Chatham Docks	1,600,000	1,920,000	399,168	399,168
Site 32	Chattenden & Hoo St Werburgh	25,000	312,500	329,068	669,573
Site 33	Gillingham Waterfront	1,600,000	1,920,000	-1,554,331	-1,554,331
Site 34	Lower Rainham	25,000	312,500	699,910	1,577,575

Source: HDH (June 2025)

Table 10.2b Residual Value v BLV – Lower Value Area

		EUV	BLV	Residual Value per Gross ha	Residual Value per Net ha
Site 1	Large Green 400	25,000	375,000	1,139,111	1,898,519
Site 2	Large Green 250	25,000	375,000	1,233,229	2,055,382
Site 3	Green 150	25,000	375,000	240,482	400,803
Site 4	Green 75	25,000	375,000	242,551	404,251
Site 5	Green 30	25,000	375,000	271,297	452,161
Site 6	Green 12	25,000	375,000	547,468	912,446
Site 7	Green 8	50,000	400,000	238,995	398,326
Site 8	Green 6	50,000	400,000	307,717	512,862
Site 9	Green 3	50,000	400,000	309,133	515,222
Site 10	HD Flats 400	1,600,000	1,920,000	-9,780,657	-13,040,876
Site 11	HD Flats 150	1,600,000	1,920,000	-13,207,812	-17,610,416
Site 12	Flats 400	1,600,000	1,920,000	-1,954,841	-2,443,551
Site 13	Flats 150	1,600,000	1,920,000	-4,831,994	-6,039,993
Site 14	Flats 60	1,600,000	1,920,000	-3,957,169	-4,946,461
Site 15	Flats 12	1,600,000	1,920,000	-3,006,671	-3,758,339
Site 16	Mixed 250	1,600,000	1,920,000	493,825	658,434
Site 17	Mixed 150	1,600,000	1,920,000	-589,769	-786,358
Site 18	Mixed 60	1,600,000	1,920,000	-677,542	-903,389
Site 19	Mixed 20	1,600,000	1,920,000	-570,637	-760,849
Site 20	Mixed 12	1,600,000	1,920,000	-292,427	-389,903
Site 21	Mixed 6	1,600,000	1,920,000	-212,397	-283,197
Site 22	Large Housing 500	1,600,000	1,920,000	368,555	614,258
Site 23	Large Housing 250	1,600,000	1,920,000	429,670	716,117
Site 24	Housing 100	1,600,000	1,920,000	-438,173	-584,230
Site 25	Housing 60	1,600,000	1,920,000	-461,749	-615,665
Site 26	Housing 24	1,600,000	1,920,000	-473,180	-630,907
Site 27	Housing 12	1,600,000	1,920,000	-132,656	-176,875
Site 28	Housing 8	1,600,000	1,920,000	-691,870	-864,837
Site 29	Housing 6	1,600,000	1,920,000	-465,155	-620,206

Source: HDH (June 2025)

10.9 The results vary between the higher value south of the Borough and the lower value Hoo Peninsula and Medway Towns of Chatham, Gillingham and Rainham.

10.10 It is important to note that the above appraisals also include developer contributions[150] that are substantially greater than those tested in the 2021 LPVA[151]. In addition, the costs of meeting the Future Homes Standard (Option 1) and the Building Safety Levy are now incorporated. Further, the affordable housing is now modelled in line with the need of 40% Social Rent, 25% Affordable Rent, 35% Shared Ownership, rather than the mix of 51%

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[150] Typologies £17,786.93 per unit, Capstone Valley £21,131 per unit, Chatham Docks £23,726 per unit, Chattenden & Hoo St Werburgh £35,283 per unit, Gillingham Waterfront £20,011 per unit, Lower Rainham £25,718 per unit, Strood West £22,531 per unit.

[151] Typologies £5,000 per unit, Chatham Docks £5,690 per unit, Strood £5,628 per unit, Chatham £5,690 per unit, Chattenden and other Strategic Sites £27,557 per ha

Affordable Rent / 49% Affordable Home Ownership (including First Homes) assumed in the 2021 LHMA. This tenure mix has a negative impact on viability as the value attributed to Social Rent is significantly less than Affordable Rent, and the value of Shared Ownership is less than First Homes. Whilst residential values have increased somewhat more than the base build (BCIS based) costs, the impact of these wider policy increases, all of which are beyond the Council's direct control, are significant.

10.11 The greenfield sites across most of the Council area, where development is likely to be forthcoming, being the south of the area, derive a Residual Value that is above the Benchmark Land Value. The Council can be confident that these types of site are deliverable with 30% affordable housing. The greenfield in the north of the Council area, being the more rural and remote parts of the Hoo Peninsula, where little development is likely to be forthcoming, derive a Residual Value that is a little less than the Benchmark Land Value.

10.12 The sites which are modelled as high density and with taller buildings produce a Residual Value that is negative. These are only likely to be acceptable (in planning terms) in the higher value waterfront areas. Currently there are few such schemes in the planning system. The Council should be cautious about relying on such development to deliver housing under the current market conditions.

10.13 In both areas the more general brownfield development is challenging, even when modelled with 10% affordable housing. This reflects the Council's experience on the ground, where the current affordable housing requirements are not always being met. The Council should be cautious about relying on such development to deliver housing under the current market conditions.

10.14 As set out above, the results vary across the sites. These variations are due to the nature of the site and the price areas and level of the site specific developer contributions.

10.15 There is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that that the Council continues to engage with the owners in line with the advice set out in the Harman Guidance (page 23):

> *Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.*

10.16 In this context paragraph 10-006 of the PPG is particularly highlighted:

> *... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....*
>
> *PPG 10-006-20180724*

10.17 To assist the Council, a range of other appraisals have been run.

Developer's Return

10.18 Through the consultation process a range of views were expressed at to the appropriate developers return. In this iteration of this assessment a 17.5% assumption is used across the tenures. A range of assumptions have been tested, the results of which is set out in **Appendix 13**.

10.19 In the initial (2021 pre-consultation) iteration of this assessment, developers' return was taken as 17.5% of the value market housing and 6% of the value of affordable housing. Following the consultation, this has been changed to 17.5% of the Gross Development Value. This change has the effect of reducing the Residual Value by about £120,000 per ha on the lower density schemes modelled with 30% affordable housing and by about £70,000 per ha on the lower density schemes modelled with 10% affordable housing, although this does vary depending on the nature of the specific sites.

10.20 It was suggested that an assumption of 20% of GDV should be used, being at the top of the 15% to 20% range suggested in the PPG. When the appraisals are run with this assumption, the Residual Value is less, however a similar proportion of the greenfield typologies are shown as viable in both scenarios.

Affordable Housing

10.21 A core purpose of this update is confirm, or otherwise, an appropriate affordable housing target, in the context of the wider policy requirements. In the following sections the total amount of affordable housing has been considered, as has the tenure mix.

Overall Requirement

10.22 The current affordable housing target is 25%, however the Council's aspiration is to increase this. The draft Local Plan is based on 30% generally and 10% on brownfield inner urban sites. As set out in **Appendix 14**, further appraisals have been run from 0% to 50% affordable housing and with a varied tenure mix.

10.23 In the initial analysis the tenure mix is 40% Social Rent, 25% Affordable Rent, 35% Shared Ownership, and the assumptions used are as above, in the base appraisals, with only the overall level of affordable housing being altered.

10.24 The pattern of results in broadly similar in both value areas, although the Residual Values are notably higher in the higher value area.

a. At 40% affordable housing, greenfield typologies are shown as viable in the higher value south. This would indicate there is scope to increase the affordable housing target on such sites. In the higher value areas, a 10% increase in affordable housing results in a fall of the Residual Value by about £300,000/ha. At 25% affordable housing, most of the greenfield typologies are shown as viable in the lower value Hoo Peninsula. At 30%, only the larger sites are shown as viable. In the lower value areas, a 10% increase in affordable housing results in a fall of the Residual Value by about £270,000/ha.

This would suggest that the affordable housing requirements may be too high in the north, however this needs to be considered in the round, with the wider policy requirements.

b. Most of the brownfield typologies in the higher value area, including flatted development, derive a Residual Value that is over the BLV, or if it is not over, then close to the BLV without affordable housing, but not with 5% affordable housing.

None of the brownfield typologies are shown as viable in the lower value area that includes the Medway Towns of Chatham, Gillingham and Rainham, and is the location of the bulk of the brownfield sites.

c. The greenfield Strategic Sites (Capstone Valley, Chattenden & Hoo St Werburgh, Lower Rainham and Strood West) derive a Residual Value that exceeds the BLV with 30% affordable housing.

d. As set out in Chapter 2 above, the 2024 NPPF includes provisions concerning releasing land from the Green Belt. Such releases are subject to the Golden Rules which require that the affordable housing contribution to be 15% above the existing affordable housing requirement, subject to a cap of 50%. The Medway Council area includes a small area of Green Belt (to the west of Strood and south of the M2 and west of the River Medway) so these rules will apply here. This is within the higher value area. Whilst not a specific matter for this study and the soundness of a Local Plan, only the larger (over 200 units) sites are likely to be able to bear 45% (30% + 15%) or more affordable housing.

10.25 The delivery of development may require the provision of strategic infrastructure and mitigation measures, as well as affordable housing. Both impact directly on development viability, both being costs to development. The relationship between the two is explored later in this chapter. Firstly, different tenure mixes are considered as the results are not only sensitive to the amounts of affordable housing, but also the type (tenure) of affordable housing provided.

Affordable Tenure Mix

10.26 The analysis in the base appraisals (above) assumes that the affordable housing is provided as 40% Social Rent, 25% Affordable Rent, 35% Shared Ownership, This is the housing mix based on the Local Housing market Assessment, rather than a mix that includes 10% of all housing as AHO and 25% of affordable housing as First Homes, as was sought by national policy prior to the NPPF and PPG being updated in December 2024.

10.27 The updated NPPF puts an increased emphasis on Social Rent with paragraph 64 saying '*planning policies should specify the type of affordable housing required (including the minimum proportion of Social Rent homes required)*'. This suggests that the affordable housing mix should include some Social Rent.

10.28 When considering the affordable housing tenure sought it is necessary to consider the types of affordable housing that are attractive to the Housing Associations that will acquire and manage them in the future. It is understood that the majority of affordable housing for rent delivered in the Medway area over the last few years has been as Affordable Rent as this tenure better fits into their wider business plans and strategies.

10.29 The results of the analysis are included in **Appendix 14** where the impact of different tenures is tested.

10.30 On the greenfield sites, where all the affordable housing for rent is provided as Social Rent the Residual Value is about £165,000 per ha less than under Affordable Rent. Very approximately, this difference is similar to a 5% reduction in the total affordable housing requirement under the base mix, although the proportion of viable typologies in the lower value area does not alter.

10.31 On the greenfield sites, where the proportion of AHO is increased from 35% to 50% the Residual Value is reduced by about £65,000 per ha.

10.32 The Council should be cautious around requiring developers to deliver Social Rent rather than Affordable Rent as this will adversely impact on viability and may result in a lower overall affordable housing target.

10.33 It is timely to note that through the technical consultation the promoter of the Chattenden Barracks and Lodge Camp[152] suggested that where viability is challenging, in the first instance, consideration is given to the timing and sequence of delivery. As well as the timing of delivery, consideration should also be given to the tenure of affordable housing, as this can impact on viability. This is agreed.

Varied Policy Standards

10.34 In Chapters 2 and 8, several areas of higher development standards are set out. These are tested in the following sections. The results of the relevant appraisals are included in **Appendix 15**.

Towards Zero Carbon

10.35 Whilst the Council has aspirations to implement a Zero Carbon / climate change policy it is not currently planning to introduce a policy that goes above national standards.

10.36 As this report was being completed in June 2025, the Energy Secretary, Edward Miliband, confirmed that solar panels would be mandated on all new homes through the implementation of the Future Homes Standard. This aligns with the base assumption used in the appraisals above.

10.37 Two further scenarios have been tested, being a Zero Carbon and an enhanced Zero Carbon scenario.

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[152] Iain Cameron of CBRE for Homes England (and the MOD) re Chattenden Barracks and Lodge Hill Camp

10.38 Approximately, across the greenfield typologies, seeking Zero Carbon standards would result in the Residual Value being reduced by about £85,000 per ha or so.

10.39 Whilst this analysis is interesting, to a large extent this analysis has been overtaken by national changes in policy as the Government has announced its preference to mandate the requirements of the Future Homes Standard Option 1.

Biodiversity Net Gain

10.40 As set out in Chapter 8 above, in March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. At the time of the 2021 LPVA the Council's preferred option was to seek a higher standard of 20% gain, being 10% above the national requirement (of 10%).

10.41 Whilst the Council is no longer pursuing 20% BNG, the cost of this has been assessed. Assuming BNG can be delivered on greenfield sites, the impact is modest, reducing the Residual Value by about £2,000 per ha. The impact is greater on brownfield sites, where the additional costs are likely to amount to about £25,000 per ha.

Accessible Standards

10.42 The base assumption is that the Part M4(2) Accessible and Adaptable standard will be mandated nationally and the cost of this is included in the appraisal. The Council's LHMA identified a need for Part M4(3) Wheelchair Adaptable standard housing. This was tested in the 2021 LPVA and the impact on viability noted. Three options, being 2%, 5% and 10%, have been tested.

10.43 The cost varies across the typologies. Across the greenfield sites a 2% M4(3) requirement results in a fall in the Residual Value of about £6,000 per ha, a 5% requirement, a fall in the Residual Value of about £15,000 per ha and a 10% requirement about £30,000 per ha. The impact in the higher density flatted schemes is very much higher.

Water Efficiency

10.44 The draft policy requires new homes are designed to the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). This aligns with the base assumption used in the 2021 LPVA and in this update.

10.45 Whilst the Council's preferred option is for 110 LPPPD, two further options 100 LPPPD and 90 LPPPD have been tested.

10.46 The impact of seeking a 100 LPPPD standard on greenfield sites is about £7,000 per ha. The impact of seeking the tighter 90 LPPPD is very much more at about £40,000 per ha.

Cumulative Costs of Policy Requirements

10.47 The above analysis considered the impact of higher policy standards individually, however the impact of developer contributions has not been considered. The effect of affordable housing and developer contributions is now tested in two scenarios. The lower policy options align with the draft Local Plan.

Table 10.3 Policy Scenarios for Policy Testing

	Lower Requirements	Higher Requirements
Biodiversity Net Gain	10%	10%
Carbon and Energy	Future Homes Option 1	Zero Carbon
Accessibility	100% M4(2) Accessible & Adaptable	95% M4(2) Accessible & Adaptable, 5% M4(3)a Wheelchair Adaptable
Water Standard	Enhanced Building Regulations 110 LPPPD	100 LPPPD
Affordable Housing	Social Rent 40% Aff Rent 25% AHO 35%	Social Rent 40% Aff Rent 25% AHO 35%

Source: June2025

10.48 In the following tables the typologies that are able to bear at least £18,000 per unit in developer contributions are shaded green, and those unable to bear £18,000 per unit are shaded red. £18,000 is the estimated cost of strategic infrastructure and mitigation measures plus the SAMMS payment. It is important to note that this is significantly higher than the historic amounts sought by the Council and does not take into account the restrictions in seeking s106 contributions set out in CIL Regulation 122 (that says developer contributions must be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development).

Table 10.4a Varied Affordable Housing and Maximum Levels of Developer Contributions. Higher Value Area. £/unit

Higher Value Area - The urban area of Rochester and the greenfield areas south of the River Medway							
	Greenfield Sites			Previously Developed land			
	Large Greenfield	Greenfield	Small Greenfield	High Density Flats	Flats	Mixed Development	Housing
Draft Local Plan Policies							
0%	£50,000	£50,000	£50,000		£15,000	£10,000	£15,000
5%	£50,000	£50,000	£50,000		£10,000	£10,000	£5,000
10%	£50,000	£50,000	£50,000		£0	£0	£0
15%	£50,000	£50,000	£50,000		Unviable	Unviable	£0
20%	£50,000	£50,000	£50,000		Unviable	Unviable	Unviable
25%	£50,000	£45,000	£50,000		Unviable	Unviable	Unviable
30%	£50,000	£40,000	£45,000		Unviable	Unviable	Unviable
Higher Policy Standards							
0%	£50,000	£50,000	£50,000		£10,000	£5,000	£10,000
5%	£50,000	£50,000	£50,000		£0	£5,000	£0
10%	£50,000	£50,000	£50,000		£0	Unviable	Unviable
15%	£50,000	£50,000	£50,000		Unviable	Unviable	Unviable
20%	£50,000	£50,000	£50,000		Unviable	Unviable	Unviable
25%	£50,000	£40,000	£50,000		Unviable	Unviable	Unviable
30%	£50,000	£35,000	£40,000		Unviable	Unviable	Unviable

Source: HDH (June 2025)

Table 10.4b Varied Affordable Housing and Maximum Levels of Developer Contributions. Lower Value Area. £/unit

Lower Value Area - Within the Medway Towns of Chatham, Gillingham and Rainham (but not adjacent to the towns). The Hoo Peninsula (north of the River Medway)							
	Greenfield Sites			Previously Developed land			
	Large Greenfield	Greenfield	Small Greenfield	High Density Flats	Flats	Mixed Development	Housing
Draft Local Plan Policies							
0%	£50,000	£50,000	£50,000	Unviable	Unviable	Unviable	Unviable
5%	£50,000	£45,000	£50,000	Unviable	Unviable	Unviable	Unviable
10%	£50,000	£40,000	£45,000	Unviable	Unviable	Unviable	Unviable
15%	£50,000	£30,000	£40,000	Unviable	Unviable	Unviable	Unviable
20%	£50,000	£20,000	£25,000	Unviable	Unviable	Unviable	Unviable
25%	£50,000	£15,000	£15,000	Unviable	Unviable	Unviable	Unviable
30%	£50,000	£10,000	£10,000	Unviable	Unviable	Unviable	Unviable
Higher Policy Standards							
0%	£50,000	£45,000	£50,000	Unviable	Unviable	Unviable	Unviable
5%	£50,000	£40,000	£50,000	Unviable	Unviable	Unviable	Unviable
10%	£50,000	£30,000	£40,000	Unviable	Unviable	Unviable	Unviable
15%	£50,000	£25,000	£20,000	Unviable	Unviable	Unviable	Unviable
20%	£50,000	£15,000	£25,000	Unviable	Unviable	Unviable	Unviable
25%	£50,000	£10,000	£15,000	Unviable	Unviable	Unviable	Unviable
30%	£50,000	£0	£5,000	Unviable	Unviable	Unviable	Unviable

Source: HDH (June 2025)

10.49 The following table summarises the results from the Strategic Sites. These are tested against the ability to bear the estimated in developer contributions that are shown at the bottom of the table.

10.50 As above, it is important to note that the amounts tested in relation to the Gillingham Waterfront and Chatham Docks sites are significantly greater than that sought in the past. The earlier stages of Chatham Waters (being part of Chatham Docks) have made contributions of less than £2,500 per unit[153], and that at the time of the 2021 LPVA, the estimated strategic infrastructure and mitigation costs was just under £6,000 per unit. The current estimated costs are between £20,000 per unit and £25,000 per unit.

10.51 The modelling of the Chatham Docks site only considers the residential development at this stage.

Table 10.4c Varied Affordable Housing and Maximum Levels of Developer Contributions. Strategic Sites. £/unit

	Capstone Valley	Chatham Docks	Chattenden & Hoo St Werburgh	Gillingham Waterfront	Lower Rainham	Strood West	
Draft Local Plan Policies							
0%	£50,000	£15,000	£50,000	£0	£50,000	£50,000	
5%	£50,000	£10,000	£50,000	Unviable	£50,000	£50,000	
10%	£50,000	£5,000	£50,000	Unviable	£50,000	£50,000	
15%	£50,000	Unviable	£50,000	Unviable	£50,000	£50,000	
20%	£50,000	Unviable	£50,000	Unviable	£50,000	£50,000	
25%	£50,000	Unviable	£45,000	Unviable	£50,000	£50,000	
30%	£50,000	Unviable	£35,000	Unviable	£50,000	£50,000	
Higher Policy Standards							
0%	£50,000	£10,000	£50,000	Unviable	£50,000	£50,000	
5%	£50,000	£5,000	£50,000	Unviable	£50,000	£50,000	
10%	£50,000	£0	£50,000	Unviable	£50,000	£50,000	
15%	£50,000	Unviable	£50,000	Unviable	£50,000	£50,000	
20%	£50,000	Unviable	£45,000	Unviable	£50,000	£50,000	
25%	£50,000	Unviable	£35,000	Unviable	£50,000	£50,000	
30%	£50,000	Unviable	£30,000	Unviable	£50,000	£50,000	
Infrstucture Cost	£21,131	£23,726	£35,283	£20,011	£25,718	£22,531	

Source: HDH (June 2025)

10.52 The earlier parts of this chapter has considered the impact of policies on the planned development. It is necessary to being this together.

Suggested Policy Requirements

10.53 The early results of this report were discussed with the Council, in making these suggestions the following have been taken into account:

a. The delivery of affordable housing is important, and within this the priority is for affordable housing for rent.

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[153] X1 (199 units): £459k = £2.3k/unit, The Kell (192 units): £429k = £2.2k/unit, L&G (237 units) - £484K = £2k/unit

There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent has an adverse impact on viability.

The NPPF implies that is it necessary to include some Social Rent in the tenure mix.

b. That it is likely that the new national policy requirements for further increases to Part M of Building Regulations (with all new homes to be built to Accessible and Adaptable – Part M4(2) standards) will be introduced. It would be prudent to assume that these are a requirement.

The cost of providing wheelchair adaptable housing is significant. The Council's evidence suggests a need for such housing so some should be provided.

c. A move towards Zero Carbon development is important, but not at the significant expense of the provision of affordable housing and the provision of infrastructure.

The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard and following the recent Government announcement are assumed to apply.

d. The viability testing includes mandating tighter standards with regard to water efficiency. The Council has advised that it is not a requirement to introduce a standard over and above the Optional 110 LPPPD standard. This has a very limited impact on viability.

e. The viability testing includes a range of greenfield sites, and these have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.

Brownfield sites make up an important element of the Council's land supply. It is a Council priority to see such sites coming forward as they play an important part in the wider regeneration of the Medway Towns. Brownfield site development is the least viable so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.

The larger greenfield sites (200 units and larger) perform better, in terms of viability, than the smaller sites. The larger sites have a significantly greater capacity to bear developer contributions and affordable housing.

f. There is a need for infrastructure funding and the Council's most recent estimates are substantial more than the assumptions used in the 2021 LPVA. The analysis suggests that most types of greenfield development have capacity to bear developer contributions. The infrastructure requirements of the potential strategic sites remain a 'work in progress', so it will be necessary for the Council to continue to refine these. It is recommended that the Council continues to work with the site promoters and infrastructure providers.

g. The potential strategic sites that have been tested do have capacity to bear affordable housing and developer contributions. Whilst the analysis suggests that the Gillingham Waterfront / Chatham Docks site does not have capacity to bear 10% affordable housing and £20,000 to £25,000 per unit in developer contributions, there is some capacity at lower levels.

10.54 The above results were discussed with the Council's officers. Whilst it is anticipated that the amounts sought for strategic infrastructure and mitigation, through the development management process, will be substantially less than as set out in Chapter 8 and used in the base appraisals (due to constraints in CIL Regulation 122), it is necessary to use these figures at this stage as they are based on the most recent available evidence. Further sets of appraisals have been run based on the following policy requirements:

a.	Affordable Housing	Greenfield Sites – Higher Value Area (including Strategic Sites - Capstone Valley, Chattenden & Hoo St Werburgh, Lower Rainham and Strood West) 30%. Greenfield Sites – Lower Value Area 25%. Previously Developed Land – 10% As 20% Social Rent, 45% Affordable Rent and the remaining 35% as Shared Ownership (no First Homes).
b.	Design	95% Part M4(2) - 5% Part M4(3), Water efficiency 110 LPPPD, 10% Biodiversity Net Gain, FHS Option 1.

10.55 The appraisal results are set out in **Appendix 16** and subject to sensitivity testing in terms of changes in costs and values. These appraisals include the base assumptions for developer contributions.

10.56 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

10.57 The modelling includes the six potential strategic sites. On the basis of the high level modelling in this LPVA, the greenfield sites are able to bear the estimated levels of developer contributions. The Council believes that, as there is uncertainty as to the level of developer contributions, it would not be prudent to set an affordable housing requirement above 30%, although there may be scope to do this. It is recommended that that the Council engages further with the promoters of the potential strategic sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be viable.

10.58 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites. The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

Impact of Change in Values and Costs

10.59 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 8.6% over the next 3 years. A range of scenarios is tested with varied increases in build costs.

10.60 As set out in Chapter 4, there is uncertainty in the property market. Several price change scenarios are also tested. In this analysis, it has been assumed all other matters in the base appraisals remain unchanged and the policy requirements are as per the Suggested Policy Requirements heading above. In the appraisals (see **Appendix 16**), only the costs of construction and the value of the market housing are altered.

10.61 The analysis demonstrates that a relatively small fall in values will adversely impact on viability. Conversely, a modest increase in value could have a significant impact in improving viability.

Review

10.62 The direction of the market, as set out in Chapter 4 above, is positive, although this remains uncertain. Bearing in mind Medway Council's desire to deliver new housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability under review. Should the economics of development change significantly, the Council should consider undertaking a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.

10.63 In this regard it is timely to highlight paragraph 10-009-20180724 of the PPG.

> *How should viability be reviewed during the lifetime of a project?*
>
> *Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.*
>
> *Paragraph: 009 Reference ID: 10-009-20190509*

10.64 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms.

Self-build and Custom Housebuilding

8.149 The policy seeks that at least 4% of homes on sites of 100 and larger are expected to be for self and custom build plots. It is assumed that this policy would be implemented on a 'whole plot' basis, so sites over 100 units would be required to provide 5 plots, sites over 120 units would be required to provide 6 plots and so on.

10.65 If a developer is to sell a plot as a serviced self-build plot, they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom-build plot (i.e. where the developer designs and builds to the buyer's design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer's return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot. The developer's return per market house is generally in the £55,000 to £100,000/plot range.

10.66 There are a few serviced development sites being publicly marketed in the area at the time of this update. Generally, as set out in Chapter 6 above, the single plots are being marketed well in excess of £100,000 per unit. Having made enquiries with local agents, the general consensus is that modest single plots are likely to fetch in excess £100,000 in the current market, although the price for larger plots, with land for gardens and appropriate for larger family homes are likely to achieve a price that is very much more.

10.67 The modelling in this viability update is based on at least 35 units per net ha with allowance for open space. On this basis, a self-build plot is likely to be about 0.03ha or so. A plot price of £100,000 would lead to a land value of over £3,000,000 per ha. This is substantially above the BLV and allows scope for the services to be laid on to the plot or plots. It is also well above the developer's return that would be forgone from developing the unit.

10.68 Based on the above analysis, it is unlikely that a requirement for self-build plots will adversely impact on viability.

Specialist Housing

10.69 Several types on non-mainstream housing have been tested. In this context it is important to note that the PPG anticipates that it is appropriate to consider the viability of such development at the development management stage.

> *Should viability be assessed in decision taking?*
>
> *Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.*

Paragraph: 007 Reference ID: 10-007-20190509

10.70 The relevant appraisal results are included in **Appendix 17**.

Build to Rent

10.71 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be Affordable Private Rent, with a value of 80% of market value.

10.72 The appraisals were then run with 30% affordable and to align with the suggested policy option set out above, but with a s106 contributions of £1,000 per unit. Appraisals have been run with varied affordable housing.

10.73 The results are set out in **Appendix 18** and show Build to Rent flatted or housing development is unlikely to be viable with affordable housing.

10.74 This analysis suggests that Built to Rent housing on greenfield sites is likely to be viable, however it is unlikely to be viable on previously developed land. Whilst such housing may make up a limited element of greenfield Strategic Sites, the Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, in the future, unless there is evidence that such development would be forthcoming.

Older People's Housing

10.75 The Sheltered and Extracare sectors have been tested separately.

10.76 As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per unit.

10.77 Based on this analysis, specialist older people's housing is unlikely to be able to bear affordable housing.

10.78 The Council does not expect to allocate sites specifically for specialist older people's housing however, it may anticipate seeking such housing as part of the Strategic Sites. It will be necessary for the Council to consider the impact this may have on overall site viability when considering the deliverability of such sites and it may need to be flexible with regard to such requirements.

11. Non-Residential Appraisals

11.1 Based on the assumptions set out previously, a set of development financial appraisals have been run for the non-residential development types.

11.2 As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used regarding the Benchmark Land Value (EUV 'plus').

11.3 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development, and what planning applications are being determined – and on what basis.

11.4 The main employment uses are considered. As set out in Chapter 9 above, the Council is allocating land for employment uses. Having said this, the land is not being allocated for a particular type of employment use that may come forward. For this study, a number of development types have been modelled. These are representative of the development most likely to come forward on the proposed, non-residential allocations. The Council is not allocating land for retail uses; however these uses are also considered for context.

11.5 In the appraisals the costs are based on the BCIS costs, adjusted Future Homes Buildings Standard (Plus 4%). No allowance is made for the costs of strategic infrastructure or mitigation (i.e. s106 costs). The detailed appraisal results are set out in **Appendix 18** and summarised below.

Employment Uses

11.6 The full appraisals are set in **Appendix 18** below.

Table 11.1 Employment

GREENFIELD								
		Offices - Central	**Offices - Small**	**Offices - Park**	**Industrial**	**Industrial - Hoo**	**Industrial - Small**	**Distribution**
CIL	£/m2		**0**	**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**		**-1,116,953**	**-1,947,223**	**2,043,717**	**-839,996**	**-138,806**	**7,699,732**
Existing Use Value	£/ha		50,000	50,000	25,000	25,000	50,000	25,000
Benchmark Land Valu	£/ha		400,000	400,000	375,000	375,000	400,000	375,000
Residual Value	£/ha		-11,169,526	-4,868,058	2,043,717	-839,996	-1,388,063	5,389,812

BROWNFIELD								
		Offices - Central	**Offices - Small**	**Offices - Park**	**Industrial**	**Industrial - Hoo**	**Industrial - Small**	**Distribution**
CIL	£/m2	**0**	**0**	**0**	**0**		**0**	**0**
RESIDUAL VALUE	**Site**	**-1,114,744**	**-1,274,228**	**-2,443,450**	**1,515,028**		**-211,838**	**7,222,697**
Existing Use Value	£/ha	1,600,000	1,600,000	1,600,000	1,600,000		1,600,000	1,600,000
Benchmark Land Valu	£/ha	1,920,000	1,920,000	1,920,000	1,920,000		1,920,000	1,920,000
Residual Value	£/ha	-46,819,232	-12,742,279	-6,108,624	1,515,028		-2,118,384	5,055,888

Source: HDH (June 2025)

11.7 To some extent the above results are reflective of the current market in the Medway area and more widely. With the exception of large scale industrial and distribution uses, the employment uses are shown as being unviable, however this is not just an issue within Medway. Having said this, employment space is being delivered in Medway.

11.8 Employment development is only being brought forward to a limited extent on a speculative basis by the development industry. Much of the development tends to be from existing businesses and / or for operational reasons, for example, existing businesses moving to more appropriate and better located town edge properties.

11.9 In 2018/2019 significant space was completed at the London Medway Commercial Park, Kingsnorth, including 36,500m^2 B8 floorspace at the new Amazon distribution warehouse. About 30% of the employment floor space was completed on previously developed land. This was mainly due to the large-scale development of warehousing at Kingsnorth, a greenfield site allocated in the 2003 Local Plan and now coming forward.

11.10 In addition, the Local Development Order in relation to Innovation Park Medway is a joint initiative between Medway Council and Tonbridge & Malling Borough Council to bring forward an employment site for innovative, knowledge intensive and manufacturing uses, is an important aspect of the market. This site is owned by Medway Council which is committed to facilitating the delivery of the site. A range of enabling works is being delivered by the public sector supported by successful funding bids and development is coming forward, however there remain further works to be undertaken to make the development 'acceptable in planning terms', including contributing to wider strategic improvements to Junction 2 of the M2. Whilst the Council continues to facilitate this development, it can be confident that it will continue to be delivered.

11.11 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the Medway area is ‘user led’ being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.

11.12 Through the technical consultation the promoter[154] of the Chatham Docks Strategic Site suggested that the employment element of the site could be modelled on a serviced land basis. This has a number of advantages, not least being that the site has not yet been master planned, so the mix of different uses is not known. This is important as high grade office or lab space has a very different value to large scale industrial uses. In this regard they suggested a value in the £800,000 to £900,000 per acre (£2,000,000 to £2,225,000 per ha). The assumption for Previously Developed Land (PDL), in the context of EUV set out later in Chapter 6, is £1,600,000 / £3,500,000, so within the expected range.

11.13 This element of the Chatham Docks site will make a positive contribution to the overall scheme.

11.14 It is clear that the delivery of the employment uses is challenging in the current market. The Council will need to be cautious in relation to setting policy requirements for employment uses that would unduly impact on viability.

Retail Uses

11.15 A range of retail uses are tested.

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[154] Hannah Gradwell of Cushman & Wakefield for Peel Waters with regard to Chatham Docks Strategic Site.

Table 11.2 Retail and Hotels

GREENFIELD					
		Prime Retail	**Secondary**	**Supermarket**	**Retail**
CIL	£/m2		**0**	**0**	**0**
RESIDUAL VALUE	**Site**		**-273,178**	**3,435,692**	**6,709,583**
Existing Use Value	£/ha		50,000	25,000	25,000
Benchmark Land Valu	£/ha		400,000	375,000	375,000
Residual Value	£/ha		-10,927,131	5,725,580	8,386,978
BROWNFIELD					
		Prime Retail	**Secondary**	**Supermarket**	**Retail**
CIL	£/m2	**0**	**0**	**221**	**103**
RESIDUAL VALUE	**Site**	**30,664**	**-309,129**	**2,533,021**	**5,748,454**
Existing Use Value	£/ha	3,500,000	1,600,000	1,600,000	1,600,000
Benchmark Land Valu	£/ha	4,200,000	1,920,000	1,920,000	1,920,000
Residual Value	£/ha	1,226,559	-12,365,177	4,221,279	7,185,568

Source: HDH (June 2025)

11.16 The larger format retail development is shown as viable with the Residual Value exceeding the Benchmark Land Value by a substantial margin. The Plan supports the development of retail uses in the town centres but there are limited remaining opportunities within the town centres beyond those being currently pursued. The Council wishes to see a broad range of retailing in the towns, and the Plan directs this towards the town centres.

12. Findings and Recommendations

12.1 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is a technical document that is prepared to address the specific requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.

12.2 Medway Council (the Council, MC) is preparing a new Local Plan. The Council undertook a formal Regulation 18 consultation that ended in September 2024. The new Local Plan will set out a proposed spatial strategy and development allocations to meet the needs of its growing population.

12.3 This report updates and replaces the Council's *Local Plan Viability Assessment* (HDH Planning, December 2021), that was commissioned in 2019, to inform the development of the Local Plan. HDH Planning & Development Ltd was appointed to advise in connection with several matters:

a. Review of affordable housing policy within the Council area (including tenure split).

b. Whole plan viability to consider all other standards and policy requirements.

c. To consider the scope for Community Infrastructure Levy (CIL).

12.4 This 2025 LPVA Update is drafted as a standalone document to replace the 2021 LPVA. The 2021 LPVA considered whether or not there was scope for CIL, however this is not considered here. The Council may revisit CIL in due course. This 2025 LPVA sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the most recent iteration of the Local Plan policies. This will allow Medway Council to further engage with stakeholders, to ensure that the new Plan is effective.

12.5 A technical consultation event was held in 2019. Representatives of the main developers, development site landowners, 'call for site' landowners, their agents, planning agents and consultants working in the area, and housing providers were invited. There was a delay in finalising the 2021 LPVA due to COVID-19, and while information concerning the Strategic Sites was gathered and refined. The responses that relate to the technical aspects of the 2021 LPVA, that were made through the Regulation 18 consultation, have been reviewed, although very few of these related to the viability evidence. A further technical consultation was carried out on this update in April 2025.

Compliance

12.6 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). HDH confirms that the relevant RICS Guidance has been followed.

Viability Testing under the NPPF and Updated PPG

12.7 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the updated NPPF. The overall requirement is that '*policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106*.'

12.8 The LPVA is based on typologies that are representative of the type of development expected to come forward under the new Local Plan. In addition, the potential strategic sites are tested individually.

12.9 The updated PPG sets out that viability should be tested using the Existing Use Value Plus (EUV+) approach:

> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).*

12.10 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

12.11 As this report was being completed, the Government published the new December 2024 iteration of the NPPF. This includes some major changes to the planning system but does not impact on the necessity for undertaking a plan-wide viability assessment, nor how it is done.

Viability Guidance

12.12 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)
=
RESIDUAL VALUE

12.13 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).

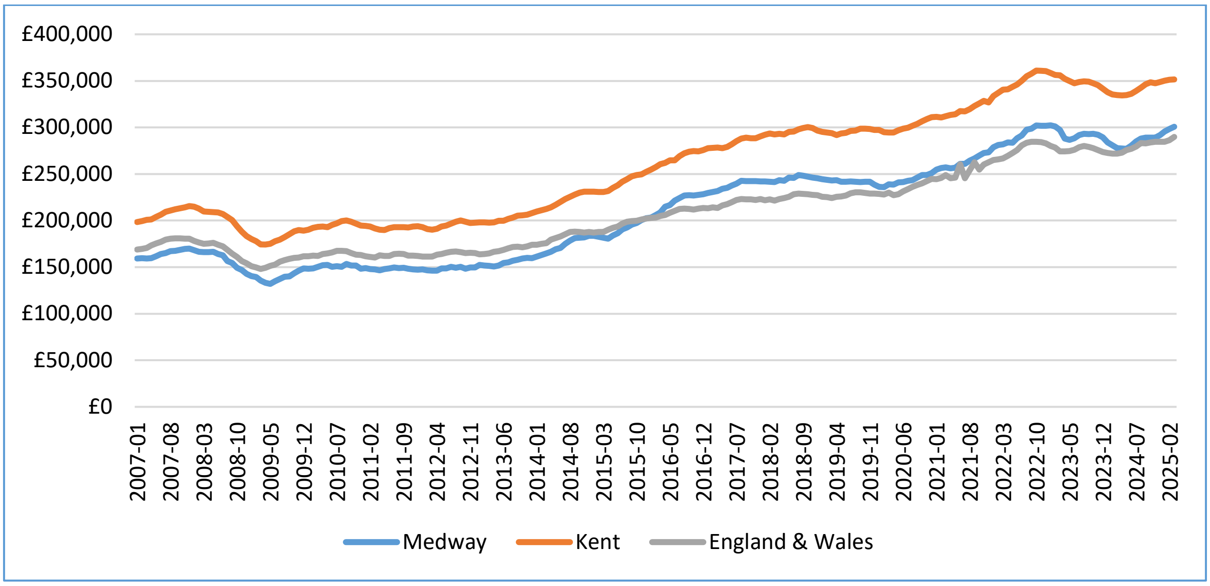
12.14 In line with the PPG, this study is based on the EUV Plus (EUV+) methodology, that is to compare the Residual Value, generated by financial development appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the market value of the land both with and without the benefit of planning permission for development.

12.15 The NPPF and the PPG are clear that the assessment of viability should be based on existing available evidence. The evidence that is available from the Council has been reviewed. This includes that which has been prepared earlier in the plan-making process, and that which the Council holds, in the form of development appraisals that have been submitted by developers in connection with specific developments to support negotiations around the provision of affordable housing or s106 contributions.

Residential Market

12.16 An assessment of the housing market has been undertaken. The housing market peaked late in 2007 and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'. Average house prices across England and Wales have recovered to their pre-recession peak, this is strongly influenced by London.

Figure 4.1 Average House Prices (£)



Source: Land Registry (May 2025). Contains public sector information licensed under the Open Government Licence v3.0.

12.17 Prices in Medway are now 77% above their December 2007 peak which is well above the increase in England and Wales (about 61%). House prices in Kent have increased by about 63%. This data shows that house prices have increased by 11.5% since October 2021 (being the date of the data in the previous iteration of this report) in Medway.

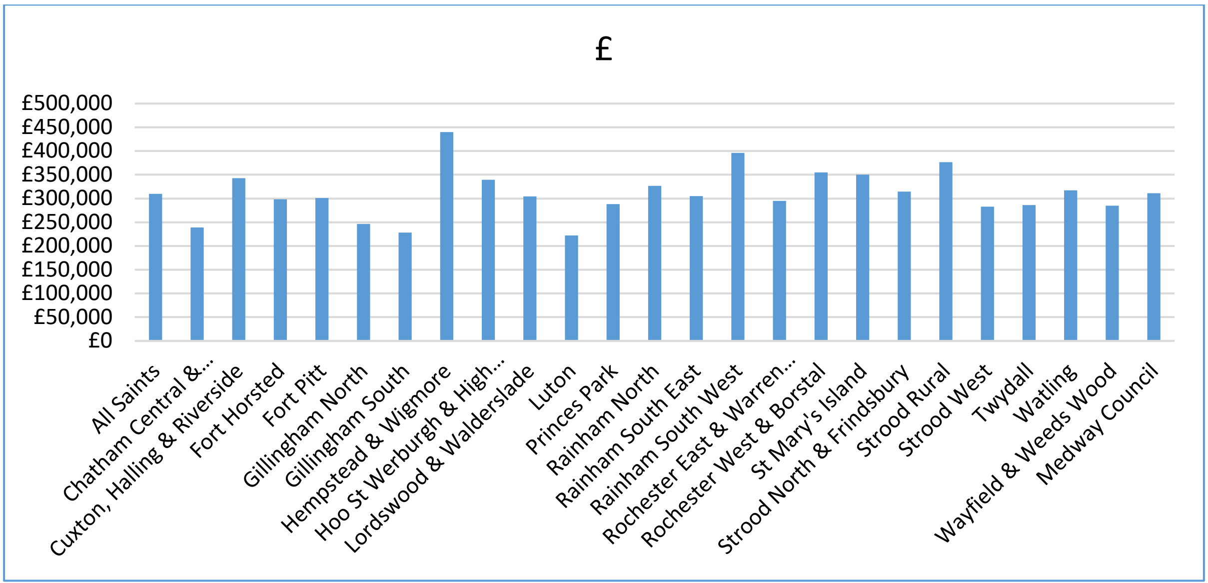
12.18 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for Medway is 177th (out of 331) at £324,874.

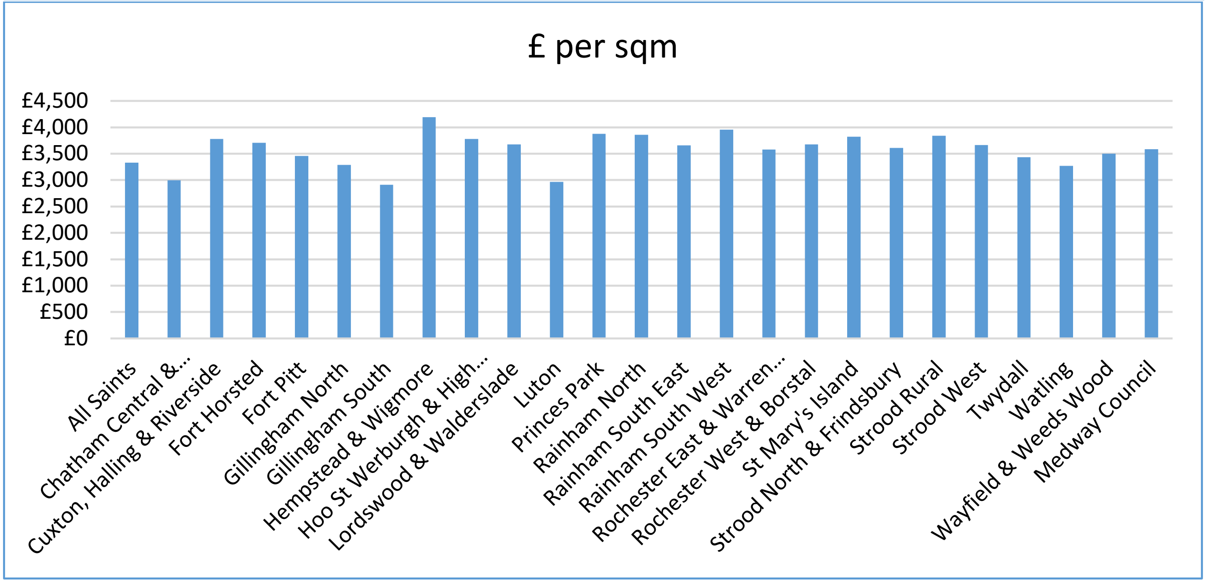
To set this in context, this is close to the middle of the rank. The council at the middle of the rank (166th – West Suffolk), has an average price of £337,186.

The Local Market

12.19 A survey of asking prices across the Council area was carried out, median asking prices were estimated. Data from Landmark was analysed. This data includes the records 15,754 sales since the start of 2020. Of these, floor areas are available for 14,483 sales and the number of bedrooms is available for 6,285 sales. There is a significant delay in the Land Registry updating the dataset, with only 46 sales recorded in since the start of 2024. The data is available for newbuild and existing homes and by ward:

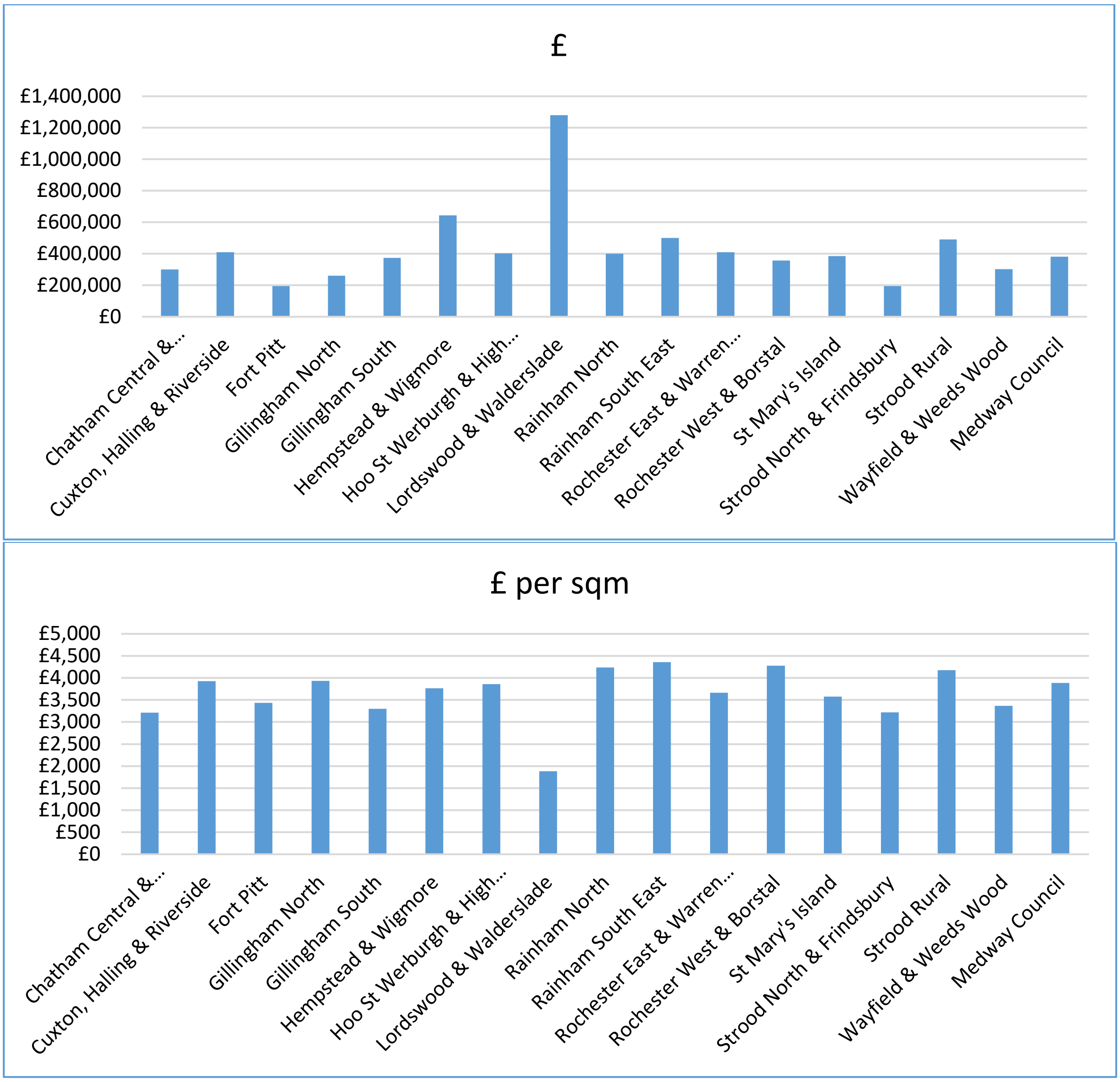
Figure 12.2 Residential Average Prices Paid – From January 2021. Non-newbuild





Source: Landmark (March 2025)

Figure 12.3 Residential Average Prices Paid – From January 202. Newbuild



Source: Landmark (March 2025)

12.20 Based on prices paid, the asking prices from active developments, and informed by the general pattern of house prices across the study area, the following prices were derived (and refined through the technical consultation process):

Table 12.1 2025 Post Consultation Residential Price Assumptions (£/m^2)

	Higher Value	Lower Value
	The urban area of Rochester and the greenfield areas south of The River Medway	Within the Medway Towns of Chatham, Gillingham and Rainham (but not adjacent to the towns). The Hoo Peninsula (north of the River Medway)
Urban		
Generally	£4,500	£3,500
Flatted Schemes	£4,660	£3,500
Rural Areas		
Large Sites (200 plus)	£4,600	£4,360
Elsewhere	£4,560	£4,100
Strategic Sites		
Capstone Valley	£4,500	
Chatham Docks	£4,660	
Chattenden & Hoo St Werburgh	£4,180	
Gillingham Waterfront	£4,660	
Lower Rainham	£4,500	
Strood West	£4,600	

Source: HDH (May 2025)

Affordable Housing

12.21 It is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP), – with the exception of First Homes that are sold directly by the developer. The following values are used:

a.	Social Rent	35% of market value
b.	Affordable Rent	50% of market value
c.	Shared Ownership	65% of market value

12.22 In addition, values are derived for Build to Rent housing and specialist older people's housing.

Non-Residential Market

12.23 The employment and retail sectors have been surveyed and the following value assumptions have been derived:

Table 12.2 Commercial Value Assumptions. £ per sqm

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£215	7.00%	0.5	£2,969	£3,000
Offices - Park	£215	7.00%	0.5	£2,969	£3,000
Office Small	£215	8.00%	0.5	£2,586	£2,590
Industrial - Large	£170	6.50%	1.0	£2,456	£2,450
Industrial - Hoo	£120	7.00%	2.0	£1,497	£1,500
Industrial - Small	£170	7.00%	1.0	£2,270	£2,270
Logistics	£200	5.50%	1.0	£3,447	£3,450
Retail (Centre)	£300	8.00%	1.5	£3,341	£3,350
Retail (Elsewhere)	£160	10.00%	1.5	£1,387	£1,400
Supermarket	£375	6.50%	1.0	£5,417	£5,400
Retail Warehouse	£300	6.50%	2.0	£4,069	£4,000

Source: HDH (May 2025)

Land Values

12.24 In this assessment the following Existing Use Value (EUV) assumptions are used.

Table 12.3 Existing Use Value Land Prices

PDL Generally Town Centre	 £1,600,000 £3,500,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (March 2025)

12.25 The updated PPG makes specific reference to Benchmark Land Values (BLV) so it is necessary to address this. The following Benchmark Land Value assumptions are used:

a. Brownfield Sites: EUV Plus 20%.

b. Greenfield Sites: Generally EUV Plus £350,000 per ha.

Strategic Sites EUV x 12.5

Development Costs

12.26 These are the costs and other assumptions required to produce the financial appraisals.

12.27 The cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Kent. The cost figure for 'Estate Housing – Generally' is £1,628 per sqm at the time of this report.

12.28 In addition to the BCIS build cost, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping, and other external costs). A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for flatted schemes, to 15% for the larger greenfield schemes.

12.29 An additional allowance is made for abnormal costs of 5% of the BCIS costs on brownfield sites. A higher allowance of 10% is made on the waterfront sites. Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

Fees

12.30 For both residential and non-residential development, professional fees are assumed to amount to 10% of build costs. Additional allowances are made for acquisition and disposal costs, planning application fees and Stamp Duty Land Tax.

Contingencies

12.31 In line with comments made through the technical consultation, a contingency of 5% has been allowed for across the brownfield typologies and on the Strategic Sites, and 2.5% across the greenfield typologies.

S106 Contributions and the costs of strategic infrastructure

12.32 The Council has not adopted CIL. The Council seeks Developer Contributions, for strategic infrastructure and mitigation, under the s106 regime, in line with restrictions set out on CIL Regulation 122; these are treated separately from abnormal costs. Additional s106 costs are allowed for (see below).

Financial and Other Appraisal Assumptions

12.33 The appraisals assume interest of 7% p.a. for total debit balances. No allowance is made for equity provided by the developer.

Developers' return

12.34 The updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies*'. The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF, is to reflect that level of risk.

12.35 An assumption of 17.5% is used in relation to market housing and in relation to affordable housing. 10% is assumed for Build to Rent, and 15% is assumed for other types of development.

Local Plan Policy Requirements

12.36 The purpose of this study is to further consider inform the development of the emerging Local Plan and to assess the cumulative impact of the policies on development viability. At the time of the 2019 and 2021 iterations of this report, the development of the policies was at an early stage and the options were still being explored. The Council has now provided a working draft of the Medway Local Plan 2041. This is a well-developed document, but still subject to change. The new Local Plan carries forward most of the policy requirements that were included in the July 2024 Regulation 18 iteration of the Local Plan (subject to appropriate updating).

12.37 The policies are assessed and their cost of implementation considered. Many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability. Only those policies that add to the costs of development over and above the normal costs of development are considered.

Modelling

12.38 A set of typologies has been developed. These are consistent with the main assumptions used by the Council when considering the capacity of the potential allocations. In addition, the potential strategic sites that are being considered for allocation have been modelled based on the high level information provided by the Council.

Table 12.4 Strategic Sites – Residential – Updated June 2025

			Capacity to 2041	Capacity beyond 2041	Total Capacity	Total Area (ha)
Capstone Valley	Green	Agricultural	3,958	330	4,288	206.74
Chatham Docks	Brown	PDL	2,200	800	3,000	30.17
Chattenden & Hoo St Werburgh	Green	Agricultural	5,313	1,500	6,813	396.08
Gillingham Waterfront (inc Chatham Docks)	Brown	PDL	1776		1,776	11.38
Lower Rainham	Green	Agricultural	857		857	55.19
Strood West	Green	Agricultural	1280		1,280	59.44

Source: MC (May 2025)

12.39 A range of non-residential uses are also modelled.

Residential Appraisals

12.40 The appraisals use the residual valuation approach, they assess the value of a site after considering the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. For the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

12.41 Sets of appraisals have been run based including a varied affordable housing requirement, varied levels of environmental standards and varied developer contributions.

Base Appraisals

12.42 The initial appraisals are based on the emerging policy requirements, updated to take into account the developing areas of national policy. The base modelling is from the following starting point:

a.	Affordable Housing	30% generally and 10% on brownfield inner urban sites. The base affordable housing mix is taken as 40% Social Rent, 25% Affordable Rent and the remaining 35% as Shared Ownership (no First Homes).
b.	Design	100% Part M4(2), Water efficiency 110 LPPPD, 10% Biodiversity Net Gain, FHS Option 1.
c.	Developer Contributions	Typologies at £17,787 per unit (including SAMMS). Strategic Sites as estimated by MC.

	Total s106	£ per unit
Capstone Valley	£90,611,219	£21,131
Chatham Docks	£71,177,347	£23,726
Chattenden & Hoo St Werburgh	£240,381,762	£35,283
Gillingham Waterfront	£35,539,253	£20,011
Lower Rainham	£22,039,910	£25,718
Strood West	£28,839,494	£22,531

12.43 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology, as well as by the price areas. The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development. For context the Residual Value per net developable ha is also presented:

Table 12.5a Residual Value v BLV – Higher Value Area and Strategic Sites

		EUV	BLV	Residual Value per Gross ha	Residual Value per Net ha
Site 1	Large Green 400	25,000	375,000	1,400,009	2,333,348
Site 2	Large Green 250	25,000	375,000	1,513,384	2,522,306
Site 3	Green 150	25,000	375,000	763,070	1,271,784
Site 4	Green 75	25,000	375,000	794,644	1,324,406
Site 5	Green 30	25,000	375,000	824,609	1,374,349
Site 6	Green 12	25,000	375,000	1,114,505	1,857,509
Site 7	Green 8	50,000	400,000	918,331	1,530,552
Site 8	Green 6	50,000	400,000	989,339	1,648,899
Site 9	Green 3	50,000	400,000	1,135,357	1,892,262
Site 13	Flats 150	1,600,000	1,920,000	1,300,360	1,625,450
Site 14	Flats 60	1,600,000	1,920,000	1,021,324	1,276,655
Site 15	Flats 12	1,600,000	1,920,000	140,893	176,116
Site 16	Mixed 250	1,600,000	1,920,000	2,422,018	3,229,357
Site 17	Mixed 150	1,600,000	1,920,000	1,317,720	1,756,960
Site 18	Mixed 60	1,600,000	1,920,000	1,360,472	1,813,962
Site 19	Mixed 20	1,600,000	1,920,000	1,507,073	2,009,430
Site 20	Mixed 12	1,600,000	1,920,000	1,794,214	2,392,286
Site 21	Mixed 6	1,600,000	1,920,000	1,835,222	2,446,962
Site 23	Large Housing 250	1,600,000	1,920,000	1,784,114	2,973,523
Site 24	Housing 100	1,600,000	1,920,000	1,271,421	1,695,228
Site 25	Housing 60	1,600,000	1,920,000	1,293,406	1,724,542
Site 26	Housing 24	1,600,000	1,920,000	1,322,729	1,763,638
Site 27	Housing 12	1,600,000	1,920,000	1,695,661	2,260,881
Site 28	Housing 8	1,600,000	1,920,000	1,430,951	1,788,688
Site 29	Housing 6	1,600,000	1,920,000	1,520,768	2,027,691
Site 30	Capstone Valley	25,000	312,500	966,138	1,630,336
Site 31	Chatham Docks	1,600,000	1,920,000	399,168	399,168
Site 32	Chattenden & Hoo St Werburgh	25,000	312,500	329,068	669,573
Site 33	Gillingham Waterfront	1,600,000	1,920,000	-1,554,331	-1,554,331
Site 34	Lower Rainham	25,000	312,500	699,910	1,577,575

Source: HDH (June 2025)

Table 12.5b Residual Value v BLV – Lower Value Area

		EUV	BLV	Residual Value per Gross ha	Residual Value per Net ha
Site 1	Large Green 400	25,000	375,000	1,139,111	1,898,519
Site 2	Large Green 250	25,000	375,000	1,233,229	2,055,382
Site 3	Green 150	25,000	375,000	240,482	400,803
Site 4	Green 75	25,000	375,000	242,551	404,251
Site 5	Green 30	25,000	375,000	271,297	452,161
Site 6	Green 12	25,000	375,000	547,468	912,446
Site 7	Green 8	50,000	400,000	238,995	398,326
Site 8	Green 6	50,000	400,000	307,717	512,862
Site 9	Green 3	50,000	400,000	309,133	515,222
Site 10	HD Flats 400	1,600,000	1,920,000	-9,780,657	-13,040,876
Site 11	HD Flats 150	1,600,000	1,920,000	-13,207,812	-17,610,416
Site 12	Flats 400	1,600,000	1,920,000	-1,954,841	-2,443,551
Site 13	Flats 150	1,600,000	1,920,000	-4,831,994	-6,039,993
Site 14	Flats 60	1,600,000	1,920,000	-3,957,169	-4,946,461
Site 15	Flats 12	1,600,000	1,920,000	-3,006,671	-3,758,339
Site 16	Mixed 250	1,600,000	1,920,000	493,825	658,434
Site 17	Mixed 150	1,600,000	1,920,000	-589,769	-786,358
Site 18	Mixed 60	1,600,000	1,920,000	-677,542	-903,389
Site 19	Mixed 20	1,600,000	1,920,000	-570,637	-760,849
Site 20	Mixed 12	1,600,000	1,920,000	-292,427	-389,903
Site 21	Mixed 6	1,600,000	1,920,000	-212,397	-283,197
Site 22	Large Housing 500	1,600,000	1,920,000	368,555	614,258
Site 23	Large Housing 250	1,600,000	1,920,000	429,670	716,117
Site 24	Housing 100	1,600,000	1,920,000	-438,173	-584,230
Site 25	Housing 60	1,600,000	1,920,000	-461,749	-615,665
Site 26	Housing 24	1,600,000	1,920,000	-473,180	-630,907
Site 27	Housing 12	1,600,000	1,920,000	-132,656	-176,875
Site 28	Housing 8	1,600,000	1,920,000	-691,870	-864,837
Site 29	Housing 6	1,600,000	1,920,000	-465,155	-620,206

Source: HDH (June 2025)

12.44 The results vary between the higher value south of the Borough and the lower value Hoo Peninsula and Medway Towns of Chatham, Gillingham and Rainham.

12.45 It is important to note that the initial appraisals also include developer contributions that are substantially greater than those tested in the 2021 LPVA. In addition, the costs of meeting the Future Homes Standard (Option 1) and the Building Safety Levy are now incorporated. Further, the affordable housing is now modelled in line with the need of 40% Social Rent, 25% Affordable Rent, 35% Shared Ownership, rather than the mix of 51% Affordable Rent / 49% Affordable Home Ownership (including First Homes) assumed in the 2021 LHMA. This tenure mix has a negative impact on viability as the value attributed to Social Rent is significantly less than Affordable Rent, and the value of Shared Ownership is less than First Homes. Whilst residential values have increased somewhat more than the base build (BCIS based) costs, the impact of these wider policy increases, all of which are beyond the Council's direct control, are significant.

12.46 The greenfield sites across most of the Council area, where development is likely to be forthcoming, being the south of the area, derive a Residual Value that is above the Benchmark Land Value. The Council can be confident that these types of site are deliverable with 30% affordable housing. The greenfield in the north of the Council area, being the more rural and remote parts of the Hoo Peninsula, where little development is likely to be forthcoming, derive a Residual Value that is a little less than the Benchmark Land Value.

12.47 The sites which are modelled as high density and with taller buildings produce a Residual Value that is negative. These are only likely to be acceptable (in planning terms) in the higher value waterfront areas. Currently there are few such schemes in the planning system. The Council should be cautious about relying on such development to deliver housing under the current market conditions.

12.48 In both areas the more general brownfield development is challenging, even when modelled with 10% affordable housing. This reflects the Council's experience on the ground, where the current affordable housing requirements are not always being met. The Council should be cautious about relying on such development to deliver housing under the current market conditions.

12.49 There is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that that the Council continues to engage with the owners in line with the advice set out in the Harman Guidance.

12.50 To assist the Council, a range of other appraisals have been run.

Affordable Housing

12.51 A core purpose of this update is confirm, or otherwise, an appropriate affordable housing target, in the context of the wider policy requirements. The total amount of affordable housing has been considered, as has the tenure mix.

12.52 The current affordable housing target is 25%, however the Council's aspiration is to increase this. The draft Local Plan is based on 30% generally and 10% on brownfield inner urban sites. Further appraisals have been run from 0% to 50% affordable housing and with a varied tenure mix.

12.53 The pattern of results in broadly similar in both value areas, although the Residual Values are notably higher in the higher value area.

a. At 40% affordable housing, greenfield typologies are shown as viable in the higher value south. This would indicate there is scope to increase the affordable housing target on such sites. In the higher value areas, a 10% increase in affordable housing results in a fall of the Residual Value by about £300,000/ha. At 25% affordable housing, most of the greenfield typologies are shown as viable in the lower value Hoo Peninsula. At 30%, only the larger sites are shown as viable. In the lower value areas, a 10% increase in affordable housing results in a fall of the Residual Value by about £270,000/ha.

This would suggest that the affordable housing requirements may be too high in the north, however this needs to be considered in the round, with the wider policy requirements.

b. Most of the brownfield typologies in the higher value area, including flatted development, derive a Residual Value that is over the BLV, or if it is not over, then close to the BLV without affordable housing, but not with 5% affordable housing.

None of the brownfield typologies are shown as viable in the lower value area that includes the Medway Towns of Chatham, Gillingham and Rainham, and is the location of the bulk of the brownfield sites.

c. The greenfield Strategic Sites (Capstone Valley, Chattenden & Hoo St Werburgh, Lower Rainham and Strood West) derive a Residual Value that exceeds the BLV with 30% affordable housing.

d. As set out in Chapter 2 above, the 2024 NPPF includes provisions concerning releasing land from the Green Belt. Such releases are subject to the Golden Rules which require that the affordable housing contribution to be 15% above the existing affordable housing requirement, subject to a cap of 50%. The Medway Council area includes a small area of Green Belt (to the west of Strood and south of the M2 and west of the River Medway) so these rules will apply here. This is within the higher value area. Whilst not a specific matter for this study and the soundness of a Local Plan, only the larger (over 200 units) sites are likely to be able to bear 45% (30% + 15%) or more affordable housing.

12.54 The delivery of development may require the provision of strategic infrastructure and mitigation measures, as well as affordable housing. Both impact directly on development viability, both being costs to development. The relationship between the two is explored below.

12.55 The updated NPPF puts an increased emphasis on Social Rent. This suggests that the affordable housing mix should include some Social Rent. When considering the affordable housing tenure sought it is necessary to consider the types of affordable housing that are attractive to the Housing Associations that will acquire and manage them in the future. It is understood that the majority of affordable housing for rent delivered in the Medway area over the last few years has been as Affordable Rent as this tenure better fits into their wider business plans and strategies. The impact of different tenures is tested.

12.56 On the greenfield sites, where all the affordable housing for rent is provided as Social Rent, the Residual Value is about £165,000 per ha less than under Affordable Rent. Very approximately, this difference is similar to a 5% reduction in the total affordable housing requirement under the base mix, although the proportion of viable typologies in the lower value area does not alter. On the greenfield sites, where the proportion of AHO is increased from 35% to 50%, the Residual Value is reduced by about £65,000 per ha.

12.57 The Council should be cautious around requiring developers to deliver Social Rent rather than Affordable Rent as this will adversely impact on viability and may result in a lower overall affordable housing target.

12.58 Based on this, where viability is challenging, in the first instance, consideration is given to the timing and sequence of delivery. As well as the timing of delivery, consideration should also be given to the tenure of affordable housing, as this can impact on viability.

Varied Policy Standards

12.59 Several areas of higher development standards are tested.

12.60 Whilst the Council has aspirations to implement a Zero Carbon / climate change policy it is not currently planning to introduce a policy that goes above national standards. As this report was being completed in June 2025, the Energy Secretary, Edward Miliband, confirmed that solar panels would be mandated on all new homes through the implementation of the Future Homes Standard. This aligns with the base assumption used in the appraisals above.

12.61 Two further scenarios have been tested, being a Zero Carbon and an enhanced Zero Carbon scenario. Approximately, across the greenfield typologies, seeking Zero Carbon standards would result in the Residual Value being reduced by about £85,000 per ha or so.

12.62 Whilst this analysis is interesting, to a large extent this analysis has been overtaken by national changes in policy as the Government has announced its preference to mandate the requirements of the Future Homes Standard Option 1.

12.63 As set out in Chapter 8 above, in March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. At the time of the 2021 LPVA the Council's preferred option was to seek a higher standard of 20% gain, being 10% above the national requirement (of 10%).

12.64 Whilst the Council is no longer pursuing 20% BNG, the cost of this has been assessed. Assuming BNG can be delivered on greenfield sites, the impact is modest, reducing the Residual Value by about £2,000 per ha. The impact is greater on brownfield sites, where the additional costs are likely to amount to about £25,000 per ha.

12.65 The base assumption is that the Part M4(2) Accessible and Adaptable standard will be mandated nationally and the cost of this is included in the appraisal. The Council's LHMA identified a need for Part M4(3) Wheelchair Adaptable standard housing. This was tested in the 2021 LPVA and the impact on viability noted. Three options, being 2%, 5% and 10%, have been tested.

12.66 The cost varies across the typologies. Across the greenfield sites a 2% M4(3) requirement results in a fall in the Residual Value of about £6,000 per ha, a 5% requirement a fall in the Residual Value of about £15,000 per ha and a 10% requirement about £30,000 per ha. The impact in the higher density flatted schemes is very much higher.

12.67 The draft policy requires new homes are designed to the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). This aligns with the base assumption used in the 2021 LPVA and in this update. Whilst the Council's preferred option is for 110 LPPPD, two further options 100 LPPPD and 90 LPPPD have been tested.

12.68 The impact of seeking a 100 LPPPD standard on greenfield sites is about £7,000 per ha. The impact of seeking the tighter 90 LPPPD is very much more at about £40,000 per ha.

Cumulative Costs of Policy Requirements

12.69 The above analysis considered the impact of higher policy standards individually, however the impact of developer contributions has not been considered. The effect of affordable housing and developer contributions is now tested in two scenarios. The lower policy options align with the draft Local Plan.

Table 12.6 Policy Scenarios for Policy Testing

	Lower Requirements	**Higher Requirements**
Biodiversity Net Gain	10%	10%
Carbon and Energy	Future Homes Option 1	Zero Carbon
Accessibility	100% M4(2) Accessible & Adaptable	95% M4(2) Accessible & Adaptable, 5% M4(3)a Wheelchair Adaptable
Water Standard	Enhanced Building Regulations 110 LPPPD	100 LPPPD
Affordable Housing	Social Rent 40% Aff Rent 25% AHO 35%	Social Rent 40% Aff Rent 25% AHO 35%

Source: June2025

12.70 In the following tables the typologies that are able to bear at least £18,000 per unit in developer contributions are shaded green, and those unable to bear £18,000 per unit are shaded red. £18,000 is the estimated cost of strategic infrastructure and mitigation measures plus the SAMMS payment. It is important to note that this is significantly higher than the historic amounts sought by the Council and does not take into account the restrictions in seeking s106 contributions set out in CIL Regulation 122 (that says developer contributions must be necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development).

Table 12.7a Varied Affordable Housing and Maximum Levels of Developer Contributions. Higher Value Area. £/unit

Higher Value Area - The urban area of Rochester and the greenfield areas south of the River Medway							
	Greenfield Sites			Previously Developed land			
	Large Greenfield	Greenfield	Small Greenfield	High Density Flats	Flats	Mixed Development	Housing
Draft Local Plan Policies							
0%	£50,000	£50,000	£50,000		£15,000	£10,000	£15,000
5%	£50,000	£50,000	£50,000		£10,000	£10,000	£5,000
10%	£50,000	£50,000	£50,000		£0	£0	£0
15%	£50,000	£50,000	£50,000		Unviable	Unviable	£0
20%	£50,000	£50,000	£50,000		Unviable	Unviable	Unviable
25%	£50,000	£45,000	£50,000		Unviable	Unviable	Unviable
30%	£50,000	£40,000	£45,000		Unviable	Unviable	Unviable
Higher Policy Standards							
0%	£50,000	£50,000	£50,000		£10,000	£5,000	£10,000
5%	£50,000	£50,000	£50,000		£0	£5,000	£0
10%	£50,000	£50,000	£50,000		£0	Unviable	Unviable
15%	£50,000	£50,000	£50,000		Unviable	Unviable	Unviable
20%	£50,000	£50,000	£50,000		Unviable	Unviable	Unviable
25%	£50,000	£40,000	£50,000		Unviable	Unviable	Unviable
30%	£50,000	£35,000	£40,000		Unviable	Unviable	Unviable

Source: HDH (June 2025)

Table 12.7b Varied Affordable Housing and Maximum Levels of Developer Contributions. Lower Value Area. £/unit

Lower Value Area - Within the Medway Towns of Chatham, Gillingham and Rainham (but not adjacent to the towns). The Hoo Peninsula (north of the River Medway)							
	Greenfield Sites			Previously Developed land			
	Large Greenfield	Greenfield	Small Greenfield	High Density Flats	Flats	Mixed Development	Housing
Draft Local Plan Policies							
0%	£50,000	£50,000	£50,000	Unviable	Unviable	Unviable	Unviable
5%	£50,000	£45,000	£50,000	Unviable	Unviable	Unviable	Unviable
10%	£50,000	£40,000	£45,000	Unviable	Unviable	Unviable	Unviable
15%	£50,000	£30,000	£40,000	Unviable	Unviable	Unviable	Unviable
20%	£50,000	£20,000	£25,000	Unviable	Unviable	Unviable	Unviable
25%	£50,000	£15,000	£15,000	Unviable	Unviable	Unviable	Unviable
30%	£50,000	£10,000	£10,000	Unviable	Unviable	Unviable	Unviable
Higher Policy Standards							
0%	£50,000	£45,000	£50,000	Unviable	Unviable	Unviable	Unviable
5%	£50,000	£40,000	£50,000	Unviable	Unviable	Unviable	Unviable
10%	£50,000	£30,000	£40,000	Unviable	Unviable	Unviable	Unviable
15%	£50,000	£25,000	£20,000	Unviable	Unviable	Unviable	Unviable
20%	£50,000	£15,000	£25,000	Unviable	Unviable	Unviable	Unviable
25%	£50,000	£10,000	£15,000	Unviable	Unviable	Unviable	Unviable
30%	£50,000	£0	£5,000	Unviable	Unviable	Unviable	Unviable

Source: HDH (June 2025)

12.71 The following table summarises the results from the Strategic Sites. These are tested against the ability to bear the estimated in developer contributions that are shown at the bottom of the table.

12.72 As above, it is important to note that the amounts tested in relation to the Gillingham Waterfront and Chatham Docks sites are significantly greater than that sought in the past. The earlier stages of Chatham Waters (being part of Chatham Docks) have made contributions of less than £2,500 per unit, and that at the time of the 2021 LPVA, the estimated strategic infrastructure and mitigation costs was just under £6,000 per unit. The current estimated costs are between £20,000 per unit and £25,000 per unit. The modelling of the Chatham Docks site only considers the residential development at this stage.

Table 12.7c Varied Affordable Housing and Maximum Levels of Developer Contributions. Strategic Sites. £/unit

	Capstone Valley	Chatham Docks	Chattenden & Hoo St Werburgh	Gillingham Waterfront	Lower Rainham	Strood West	
Draft Local Plan Policies							
0%	£50,000	£15,000	£50,000	£0	£50,000	£50,000	
5%	£50,000	£10,000	£50,000	Unviable	£50,000	£50,000	
10%	£50,000	£5,000	£50,000	Unviable	£50,000	£50,000	
15%	£50,000	Unviable	£50,000	Unviable	£50,000	£50,000	
20%	£50,000	Unviable	£50,000	Unviable	£50,000	£50,000	
25%	£50,000	Unviable	£45,000	Unviable	£50,000	£50,000	
30%	£50,000	Unviable	£35,000	Unviable	£50,000	£50,000	
Higher Policy Standards							
0%	£50,000	£10,000	£50,000	Unviable	£50,000	£50,000	
5%	£50,000	£5,000	£50,000	Unviable	£50,000	£50,000	
10%	£50,000	£0	£50,000	Unviable	£50,000	£50,000	
15%	£50,000	Unviable	£50,000	Unviable	£50,000	£50,000	
20%	£50,000	Unviable	£45,000	Unviable	£50,000	£50,000	
25%	£50,000	Unviable	£35,000	Unviable	£50,000	£50,000	
30%	£50,000	Unviable	£30,000	Unviable	£50,000	£50,000	
Infrstucture Cost	£21,131	£23,726	£35,283	£20,011	£25,718	£22,531	

Source: HDH (June 2025)

12.73 The earlier parts of this chapter have considered the impact of policies on the planned development. It is necessary to being this together.

Suggested Policy Requirements

12.74 The early results of this report were discussed with the Council, in making these suggestions the following have been taken into account:

a. The delivery of affordable housing is important, and within this the priority is for affordable housing for rent.

There is a requirement for both Affordable Rent and Social Rent, however seeking Social Rent has an adverse impact on viability.

The NPPF implies that is it necessary to include some Social Rent in the tenure mix.

b. That it is likely that the new national policy requirements for further increases to Part M of Building Regulations (with all new homes to be built to Accessible and Adaptable

– Part M4(2) standards) will be introduced. It would be prudent to assume that these are a requirement.

The cost of providing wheelchair adaptable housing is significant. The Council's evidence suggests a need for such housing so some should be provided.

c. A move towards Zero Carbon development is important, but not at the significant expense of the provision of affordable housing and the provision of infrastructure.

The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard and following the recent Government announcement are assumed to apply.

d. The viability testing includes mandating tighter standards with regard to water efficiency. The Council has advised that it is not a requirement to introduce a standard over and above the Optional 110 LPPPD standard. This has a very limited impact on viability.

e. The viability testing includes a range of greenfield sites, and these have the greatest capacity to bear planning obligations such as affordable housing and developer contributions.

Brownfield sites make up an important element of the Council's land supply. It is a Council priority to see such sites coming forward as they play an important part in the wider regeneration of the Medway Towns. Brownfield site development is the least viable so the Council should be cautious about relying on such sites to deliver development. It is likely that it will be necessary to consider viability on brownfield sites at the development management stage.

The larger greenfield sites (200 units and larger) perform better, in terms of viability, than the smaller sites. The larger sites have a significantly greater capacity to bear developer contributions and affordable housing.

f. There is a need for infrastructure funding and the Council's most recent estimates are substantial more than the assumptions used in the 2021 LPVA. The analysis suggests that most types of greenfield development have capacity to bear developer contributions. The infrastructure requirements of the potential strategic sites remain a 'work in progress', so it will be necessary for the Council to continue to refine these. It is recommended that the Council continues to work with the site promoters and infrastructure providers.

g. The potential strategic sites that have been tested do have capacity to bear affordable housing and developer contributions. Whilst the analysis suggests that the Gillingham Waterfront / Chatham Docks site does not have capacity to bear 10% affordable housing and £20,000 to £25,000 per unit in developer contributions, there is some capacity at lower levels.

12.75 The above results were discussed with the Council's officers. Whilst it is anticipated that the amounts sought for strategic infrastructure and mitigation, through the development management process, will be substantially less than as set out in Chapter 8 and used in the base appraisals (due to constraints in CIL Regulation 122), it is necessary to use these figures at this stage as they are based on the most recent available evidence. Further sets of appraisals have been run based on the following policy requirements:

a.	Affordable Housing	Greenfield Sites – Higher Value Area (including Strategic Sites - Capstone Valley, Chattenden & Hoo St Werburgh, Lower Rainham and Strood West) 30%. Greenfield Sites – Lower Value Area 25%. Previously Developed Land – 10% As 20% Social Rent, 45% Affordable Rent and the remaining 35% as Shared Ownership (no First Homes).
b.	Design	95% Part M4(2) - 5% Part M4(3), Water efficiency 110 LPPPD, 10% Biodiversity Net Gain, FHS Option 1.

12.76 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

12.77 The modelling includes the six potential strategic sites. On the basis of the high level modelling in this LPVA, the greenfield sites are able to bear the estimated levels of developer contributions. The Council believes that, as there is uncertainty as to the level of developer contributions, it would not be prudent to set an affordable housing requirement above 30%, although there may be scope to do this. It is recommended that that the Council engages further with the promoters of the potential strategic sites in line with the advice set out in the Harman Guidance, and only includes these sites in the new Local Plan if they can be demonstrated to be viable.

12.78 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites. The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

Specialist Housing

12.79 Several types on non-mainstream housing have been tested. In this context it is important to note that the PPG anticipates that it is appropriate to consider the viability of such development at the development management stage.

> *Should viability be assessed in decision taking?*
>
> *Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Policy compliant in decision making means that the development fully*

> *complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.*
>
> *Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.*
>
> *Paragraph: 007 Reference ID: 10-007-20190509*

12.80 The Council does not expect to allocate sites specifically for Build to Rent development, however a flatted scheme and a housing scheme have been modelled, each on greenfield and brownfield sites. As per paragraphs 60-002-20180913 to 10-007-20180913 of the PPG, in this analysis the affordable element is assumed to be Affordable Private Rent, with a value of 80% of market value.

12.81 The appraisals were then run with 30% affordable and to align with the suggested policy option set out above, but with a s106 contributions of £1,000 per unit. Appraisals have been run with varied affordable housing.

12.82 This analysis suggests that Built to Rent housing on greenfield sites is likely to be viable, however it is unlikely to be viable on previously developed land. Whilst such housing may make up a limited element of greenfield Strategic Sites, the Council should be cautious about relying on Build to Rent schemes to deliver development on brownfield sites, in the future, unless there is evidence that such development would be forthcoming.

12.83 The Sheltered and Extracare sectors have been tested separately. As for mainstream housing, a set of appraisals have been run, with the policies suggested as set out earlier in this chapter, with a s106 contributions of £1,000 per unit.

12.84 Based on this analysis, specialist older people’s housing is unlikely to be able to bear affordable housing.

12.85 The Council does not expect to allocate sites specifically for specialist older people’s housing however, it may anticipate seeking such housing as part of the Strategic Sites. It will be necessary for the Council to consider the impact this may have on overall site viability when considering the deliverability of such sites and it may need to be flexible with regard to such requirements.

Non-Residential Appraisals

12.86 As with the residential appraisals, the Residual Valuation approach has been used. Appraisals have been run to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers’ profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology has been used regarding the Benchmark Land Value (EUV ‘plus’).

12.87 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to assess viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is happening on the ground in terms of development, and what planning applications are being determined – and on what basis.

12.88 The main employment uses are considered. As set out in Chapter 9 above, the Council is allocating land for employment uses. Having said this, the land is not being allocated for a particular type of employment use that may come forward. For this study, a number of development types have been modelled. These are representative of the development most likely to come forward on the proposed, non-residential allocations. The Council is not allocating land for retail uses; however, these uses are also considered for context.

12.89 In the appraisals the costs are based on the BCIS costs, adjusted Future Homes Buildings Standard (Plus 4%). No allowance is made for the costs of strategic infrastructure or mitigation (i.e. s106 costs).

Employment Uses

12.90 To some extent the above results are reflective of the current market in the Medway area and more widely. With the exception of large scale industrial and distribution uses, the employment uses are shown as being unviable, however this is not just an issue within Medway. Having said this, employment space is being delivered in Medway.

12.91 Employment development is only being brought forward to a limited extent on a speculative basis by the development industry. Much of the development tends to be from existing businesses and / or for operational reasons, for example, existing businesses moving to more appropriate and better located town edge properties.

12.92 In 2018/2019 significant space was completed at the London Medway Commercial Park, Kingsnorth, including 36,500m^2 B8 floorspace at the new Amazon distribution warehouse. About 30% of the employment floor space was completed on previously developed land. This was mainly due to the large-scale development of warehousing at Kingsnorth, a greenfield site allocated in the 2003 Local Plan and now coming forward.

12.93 In addition, the Local Development Order in relation to Innovation Park Medway is a joint initiative between Medway Council and Tonbridge & Malling Borough Council to bring forward an employment site for innovative, knowledge intensive and manufacturing uses, is an important aspect of the market. This site is owned by Medway Council which is committed to facilitating the delivery of the site. A range of enabling works is being delivered by the public sector supported by successful funding bids and development is coming forward, however there remain further works to be undertaken to make the development ‘acceptable in planning terms’, including contributing to wider strategic improvements to Junction 2 of the M2. Whilst the Council continues to facilitate this development, it can be confident that it will continue to be delivered.

12.94 The analysis is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the Medway area is 'user led' being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.

12.95 For the Chatham Docks Strategic Site, the employment element of the site is considered on a serviced land basis. This element of the Chatham Docks site will make a positive contribution to the overall scheme.

12.96 It is clear that the delivery of the employment uses is challenging in the current market. The Council will need to be cautious in relation to setting policy requirements for employment uses that would unduly impact on viability.

Retail Uses

12.97 A range of retail uses are tested.

12.98 The larger format retail development is shown as viable with the Residual Value exceeding the Benchmark Land Value by a substantial margin. The Plan supports the development of retail uses in the town centres but there are limited remaining opportunities within the town centres beyond those being currently pursued. The Council wishes to see a broad range of retailing in the towns, and the Plan directs this towards the town centres.

Conclusions and Recommendations

12.99 The property market across Medway is mixed, with some areas being stronger than others. Most types of residential and non-residential development are coming forward

12.100 The testing highlights the relationships between policy requirements and how they may impact on viability and ultimately the delivery of development. Through the iterative process, the emerging results were discussed with the Council's officers. The following policy mix will result in development that is broadly deliverable across most sites.

a.	Affordable Housing	Greenfield Sites – Higher Value Area (including Strategic Sites - Capstone Valley, Chattenden & Hoo St Werburgh, Lower Rainham and Strood West) 30%. Greenfield Sites – Lower Value Area 25%. Previously Developed Land – 10%

		As 20% Social Rent, 45% Affordable Rent and the remaining 35% as Shared Ownership (no First Homes).
b.	Design	95% Part M4(2) - 5% Part M4(3), Water efficiency 110 LPPPD, 10% Biodiversity Net Gain, FHS Option 1.

12.101 If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

12.102 Where viability is challenging, in the first instance, it is recommended that consideration is given to the timing and sequence of delivery. As well as the timing of delivery, consideration should be given to the tenure of affordable housing, as this can impact on viability.

12.103 The modelling includes the six potential strategic sites. On the basis of the high level modelling in this LPVA, the greenfield sites are able to bear the estimated levels of developer contributions. As there is uncertainty as to the level of developer contributions, it would not be prudent to set an affordable housing requirement above 30%, although there may be scope to do this.

12.104 Having said this, Strategic Sites are modelled as for the typologies in this assessment. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites. The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

12.105 It is recommended that the Council continues to work with the promoters of the Strategic Sites to further understand the requirements for strategic infrastructure, and to understand the practicalities of delivery.

Appendix 1 – Project Specification

Medway Local Plan – Brief for Medway Local Plan Viability Assessment

1. Purpose

1.1 This brief provides the background and requirements for a commission to produce a key supporting document for the new Medway Local Plan. The council is seeking consultants to prepare a Viability Assessment to determine the soundness and deliverability of the Local Plan. The viability assessment will include specific consideration of a proposed strategic growth allocation of a rural town, as part of the wider local plan development strategy.

Background

2.1 Medway Council is preparing a new Local Plan covering the period from 2018 to 2035. Medway is one of the largest urban areas in the south-east. It includes an urban conurbation of c 250,000 people living in five towns largely to the south of the river Medway and its estuary, and the remaining 10% of its population in an extensive rural hinterland to the north and south-west. Much of the rural area and adjacent coastline is covered by environmental designations. The area is projected to grow by c 40,000 people over the plan period. The Local Plan seeks to meet significant development needs, including c 28,600 new homes, land for employment and retail, supported by a range of infrastructure improvements, whilst protecting the area’s natural and historic environment. Medway generally has a lower value development market than neighbouring areas, but there is marked variation in land values and residential property prices across the area.

2.2 Medway Council is publishing its draft local plan for representations under Regulation 19 of the plan making process later this year. The draft plan will set out a proposed spatial strategy and development allocations to meet the needs of its growing population. The emerging evidence base for the local plan has identified a number of infrastructure constraints across Medway. Pressures on infrastructure and services were raised as major concerns by local people through consultation on the emerging plan. The council has sought to respond to these concerns about infrastructure constraints through seeking investment to improve services. Of particular significance is the council’s bid to the government’s Housing Infrastructure Fund (HIF) to secure up to £170m to upgrade strategic transport and environmental infrastructure, that would provide additional capacity to deliver growth in Medway. The HIF bid is focused on unlocking the development potential of land on the Hoo Peninsula, and through this support the delivery of a rural town as part of the proposed spatial strategy for Medway’s growth. As part of this commission, specific consideration is to be given to the assessment of the infrastructure requirements and costs for the delivery of a proposed rural town.

2.3 Medway is a diverse area. There is a longstanding regeneration agenda, and the area has experienced transformation of former military and industrial land, to create new waterfront communities and establish new learning, cultural and leisure facilities. In preparing the new Local Plan for Medway, the council has recognised that there are further opportunities to realise its regeneration ambitions. Aligned to this there are strong drivers to address the impact of retail changes in a number of town centres. The emerging spatial strategy for the local plan includes a focus on urban regeneration of waterfront and town centre locations. Many of the waterfront sites already benefit from planning consents or development briefs. These brownfield sites provide for an important component of delivering the vision for Medway in 2035. However, these sites are more likely to experience higher development costs, such as remediating contaminated land. This is a particular consideration for the viability assessment. The council has commissioned town centre masterplans and delivery strategies for Chatham, Gillingham and Strood, which have identified potential development locations and approaches and have carried out some market testing to assess the viability and deliverability of the development potential in these town centres.

2.4 The proposed rural town on the Hoo Peninsula, that could be supported by the HIF bid, largely involves development on greenfield sites. However there are a range of infrastructure requirements to deliver the level of services that would be required to perform the function of a town, including new schools, health, transport and leisure facilities. The council has commissioned a development framework to set out the approach to how growth could be managed in this area to achieve the ambitions for a sustainable rural town. This includes the infrastructure needed for the growth of a rural town. The council has information from site promoters on the Hoo Peninsula which has been provided as part of representations on the emerging local plan. Developers have also considered the wider infrastructure requirements to deliver a rural town in this location. The Hoo Peninsula additionally plays a key role in the supply of employment land. An Infrastructure Delivery Schedule has been prepared for the proposed development supported by the HIF bid.

2.5 Throughout the plan making process, the council has been collating and analysing information to prepare its Infrastructure Delivery Plan. Early work has been published in an Infrastructure Position Statement in 2017.

The council has been engaging with service providers at key stages of plan preparation, and has considered infrastructure requirements associated with potential development allocations. This information will be made available to the successful consultants preparing the Infrastructure Delivery Plan and Viability Assessment.

3. Requirements

3.1 The council seeks a contractor to produce two technical reports:

- A Viability Assessment of the development promoted in association with the HIF bid;
- A Viability Assessment of the draft Medway Local Plan, meeting the evidence base requirements of national planning policy and guidance.

3.2 The council seeks a Viability Assessment report to support the publication of the draft Local Plan. The Viability Assessment must meet the requirements of national planning policy and guidance, specifically as set out in the National Planning Policy Framework, 2019, and Planning Practice Guidance. The report will provide evidence that the policies and proposed allocations in the Medway Local Plan are deliverable.

3.3 The report will provide an analysis of Medway's development market, for residential and non-residential land. This will identify the distinct variations in Medway, including brownfield urban locations and suburban and rural areas, specifically considering the range of development sites and locations proposed in the spatial strategy for the draft plan.

3.4 The viability assessment will take account of all relevant proposed policies in the draft local plan, local and national standards, and the cost implications of developer contributions. The viability assessment will identify which policies may have a bearing on the costs of development and assess the likely impacts.

3.5 The assessment will provide evidence to support the council's policy on Affordable housing. The consultants will test a small range of scenarios to determine the appropriate percentage of affordable housing that can be secured from developments, including any variations in policy related to different geographical areas in Medway. The assessment should also advise on the appropriate tenure mix between affordable rent and intermediate sale, testing a policy range from 60-70% affordable rent and 40-30% intermediate sale. Consultants should also consider the threshold for the application of the affordable housing contribution. Current policy in Medway is at 15 dwellings, and national guidance is set at 10 dwellings.

3.6 The consultants are required to carry out a viability assessment of the proposed development sites for residential and non-residential uses identified as potential allocations in the draft local plan. This will include assessments of specific identified strategic sites, as well as a broad typology of development sites that reflect the proposals in the draft local plan. The council will provide a defined list of strategic lists and information on proposed development allocations that will allow categorisation into appropriate site typologies.

3.7 The strategic sites include land on the Hoo Peninsula promoted through the HIF growth programme, in particular the development of a rural town to the south west of the peninsula. The council seeks the work on Viability Assessment to be delivered in two tranches. The work on the Housing Infrastructure Fund bid requires a specific consideration of the viability of the development proposed in association with a successful funding bid. An Infrastructure Funding Schedule has been prepared to identify the components, costs and phasing of infrastructure needed to deliver the sustainable growth proposed on the Hoo Peninsula. In addition, there is detailed work on strategic infrastructure projects, such as road and rail transport and environmental measures. The council holds a range of information on development proposals for sites that could form part of growth in the HIF programme. This includes a draft development framework for a rural town as the principal component of the growth proposals, a land budget, development trajectory, residential mix and cost plan. The council seeks an early report on a Viability Assessment to specifically consider the deliverability of the HIF promoted growth programme, and to identify the appropriate level of costs that can be met through developer contributions. This will subsequently form part of the Medway wide Viability Assessment report, as a strategic location.

3.8 The council requires engagement with the development sector as part of the preparation of the viability assessment in order to test the validity of the assumptions used in the methodology for the report. The consultants will be required to deliver a consultation event with representatives of land promoters and the development sector. The information gathered from the event will feed into the preparation of the report.

3.9 Medway Council does not currently operate a Community Infrastructure Levy and with the anticipated updates to the legislation around the collection of S106 contributions, is likely to continue to use the S106 process as its preferred mechanisms for securing infrastructure contributions from development. However, as part of the brief for the Viability Assessment, the council seeks an assessment of testing of the levels of CIL tariffs that could be delivered in Medway's development market. The current policy for the collection of S106 contributions is set out in the Medway Guide to Developer Contributions and Obligations, 2018. The consultants are asked to review this policy document to determine if the costings are justified, with reference to benchmarking costs and technical knowledge of standards in the infrastructure and service sectors.

3.10 The Viability Assessment will present the methodology followed to carry out the analysis and assessment, the findings of the work, and make recommendations to inform the preparation of the Medway Local Plan. Details of the appraisals of draft policies, strategic sites and development typologies should be clearly presented in the report as part of the evidence base to justify the local plan.

3.11 The contractor will provide an electronic copy and 2 hard copies of the final Viability Assessment report to the client.

Appendix 2 – Consultees

2019 Invitees

Abbey Developments
Ardmore
Barratt Developments
Barton Willmore
Bellway
Berkeley First Ltd
Berkeley Group
Bloomfields
Boyer Planning
BPTW
Brooke Homes
Brookworth Homes
Bryant Homes
BT
Bura
Carter Jonas
CGMS
Chartway Group
Chatham Maritime Trust
Cheyne Capital
LDA Design
Church Commissioners
Church of England
Clague LLP
Cliff Thurlow
Countryside
Crest Nicholson
Creval
Croudace
David Lock Associates
Dean Lewis Estates
Defence Estates
Deloitte
Design South East
DHA Planning
Drivers Jonas
Emerson
Enegroup
Esquire
G L Hearn
Gen2
Gladman
Gladmans
Graham Simpkin
Graham Warren
Guy Holloway
GVA
Harrisons
HCA
Horton Strategic Limited
Hume Planning Consultancy Ltd
Indigo Planning
J B Planning
Judith Ashton
Keepmoat
Kennedy Wilson
Kent County Council
Kent Developers Group
Kent Gateway Kent Partnership
Leander
Level Architecture
Lichfields
Linden Homes
Locate in Kent
Maidstone Borough Council
Mark Carter Design
MartinR@mdh.uk.com
McCulloch Homes
MDH
Medway Development Company
MHS Homes
Moat
Montagu Evans
Mr Hill
Lichfields
Optiva
Orbit
OSG Architecture
Peel Holdings
Pentland Homes
Persimmon
Persimmon Homes
Peter Brett Associates
Planning Design Bureau
Planning Perspectives
Planning Potential
Quinn Estates
Rapleys
RE Planning
Redrow
Savills
Simply Planning
SP Broadway
Stanhope
Strand Harbour Developments
Taylor Wimpey
TBH
TDH Estates
Tetlow-king
Tophat
Turley
Ubique Architects
Urban Splash
Wards
Wealden Homes
West Kent Homes
Willmott Dixon

2019 Attendees

Avis & Young
Barton Willmore
Bloomfields
BPTW
Brookworth Homes
Chatham Maritime Trust
Countryside
Dean Lewis Estates
DHA Planning
Optivo
Esquire
Gladman
Golding Homes
Gravesham BC
Harrisons
HCA
HDH Planning
Horton Strategic Limited
Hume Planning Consultancy Ltd
Lambert & Foster
Medway Council
NLP Planning
Peel Holdings
Pentland Homes
Persimmon
Redrow
Savills
Taylor Wimpey
Tetlow King
Tonbridge & Malling BC
Willmott Dixon
Uniper
Sibley Pares
Hyde Housing

2025 Invitees

AJ Watson (Andrew?)	Savills	Church Commissioners
Alex Christopher	Turley	
Alice Day	DHA Planning	
Alister Hume	Hume Planning	On behalf of Kevin Attwood
Amelia Robson	Savills	
A Owen (Arwel?)	David Lock Assoc	David Lock Associates on behalf of Tarmac and Aggregate Industries
A Wilford (Andrew?)	Esquire Developments	Esquire Developments
A Woodward (Amy?)	Esquire Developments	Esquire Developments
Ben Tattersall	Savills	
Ben Young	Bloomfields Ltd	
Beth Wells	WSP	
Chris Ball	Gladman	Gladman
Christopher Schiele	Turley	
Craig Pettit	Marrons	
Danielle Dunn	Bloomfields Ltd	
David Bradley	Taylor Wimpey	Taylor Wimpey
Emma Green		
Ellen Bailey	Knight Frank	
Emily Hopkins	DHA Planning	
Errin Marshall	Savills	
Floa Macleod	Savills	
Gabriella Dyche	Savills	
Grace Mollart	(Planning Potential?)	
Hamish Buttle	TB Holdings	TB Holdings
Hardeep Hunjan	Barton Willmore	
Harry Kenton	BTF Partnership	
Huw Edwards	Stantec	
Iain Warner		(Tetlow King Planning?)
J Scott	Finns	
Jack Harley	DHA Planning	

Jack Higgins	FGS Agri	
Jason Hobbs		(Ferns Group?)
Jenny	Pinnacle Planning	
John Collins	DHA Planning	
John Kelly	Taylor Wimpey	Taylor Wimpey
Jonathon Buckwell	DHA Planning	
Jonathon Lee	Tetlow King	Tetlow King
Joseph Heraghty	DHA Planning	
Josephine Baker	Redrow	Redrow
Joshua Mellow	Marrons	
Julian Goodban	(Bellway Homes?)	
Julian Goodban	DHA Planning	
James Whittaker	Peel	Peel Waters
Lewis Small	Medway Development Company	Medway Development Company
Lucy Morris	Iceni Projects	
Lorna	Eutopia Homes	Eutopia Homes
Leigh Thomas	Peel	Peel Waters
Lucy Wilford	DHA Planning	
M Dinn	Gladman	
Matt Evans		
Matt Hemming	Gladman	Gladman
Matthew Porter	DHA Planning	
Oliver Ricketts	DHA Planning	
Oliver (Taylor?)	Charterhouse Property	
oonagh Kerrigan	DHA Planning	
Owen Weaver	St James's	
Paul Reeves	Barton Willmore	
Paul		
P Chappels (Paul?)	Peel	Peel Waters
Peter	Peter Court Associates	Medway Marina
Paul Henry	Esquire Developments	Esquire Developments
Philippa Robinson	Savills	
R Cavalier	Esquire Developments	Esquire Developments
Reece Lemon	Lee Evans	
Rukaiya Umaru	David Lock	David Lock Associates on behalf of Tarmac and Aggregate Industries
Ryan Noyes	X O Homes	XO Homes
S Sweeney	Kitewood	Kitewood
Seth Tyler	DHA Planning	
S Fowler	Iceni Projects	
Terry	Gillingham Marina	Gillingham Marina
Tim Collard	Avison Young	
Tim (Dean?)	Dean Lewis Esates	Dean Lewis Estates
Tom Ogden	Bloomfields Ltd	
Tondra Thom	Parker Dann	
Victoria	Catesby Estates	
Will de Cani	(DC Planning?)	
Eilish Smeaton	St James's	
Ryan Shedden	(Pod Architects?)	
Patrick Good	DHA Planning	
James Allan		
Danielle Lawrence	DHA Planning	
Tim Mitford Slade	BNP Paribas/ Strutt & Parker	
Madeleine Anderson-Wood	Bellway	
Steven Pozerskis	Strutt& Parker	
Stuart Slatter		
Matthew Garvey	DHA Planning	

Victoria Barrett-Mudhoo	Church Commissioners	
Bill Davidson	P4 Planning	P4 Planning on behalf of Peel Waters
Christian Colbeck	Savills	
Emma Green		
Matt Spilsbury	Manchester	
Jon Alldis		
Alex Snow	P4 Planning	P4 Planning on behalf of Peel Waters
Elouise Mitchell	(Lee Evans Partnership?)	

2025 Attendees (accepted)

A Woodward (Amy?)	Esquire Developments	Esquire Developments
Iain Warner		(Tetlow King Planning?)
Jack Higgins	FGS Agri	
Jason Hobbs		(Ferns Group?)
John Kelly	Taylor Wimpey	Taylor Wimpey
Leigh Thomas	Peel	Peel Waters
M Dinn	Gladman	
Matthew Porter	DHA Planning	
Paul		
R Cavalier	Esquire Developments	Esquire Developments
Ryan Noyes	X O Homes	XO Homes
S Sweeney	Kitewood	Kitewood
Seth Tyler	DHA Planning	
S Fowler	Iceni Projects	
Terry	Gillingham Marina	Gillingham Marina
Tim (Dean?)	Dean Lewis Esates	Dean Lewis Estates
Will de Cani	(DC Planning?)	
Eilish Smeaton	St James's	
Ryan Shedden	(Pod Architects?)	
Patrick Good	DHA Planning	
James Allan		
Danielle Lawrence	DHA Planning	
Tim Mitford Slade	BNP Paribas/ Strutt & Parker	
Steven Pozerskis	Strutt& Parker	
Victoria Barrett-Mudhoo	Church Commissioners	
Christian Colbeck	Savills	
Matt Spilsbury	Manchester	
Jon Alldis		
Alex Snow	P4 Planning	P4 Planning on behalf of Peel Waters

Appendix 3 – Consultation Presentation

The pages in this appendix are not numbered.

Medway Council

Serving You

Local Plan Viability Assessment

2025 Update – Consultation Event

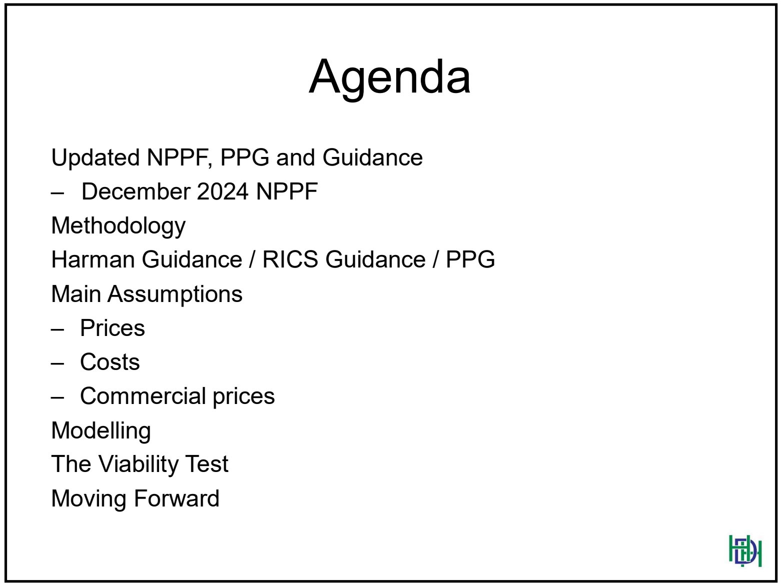
24th April 2025

Please use the chat icon to ask questions or leave comments

Please raise a hand to ask a question or to make a comment

To avoid sound interference please mute your microphone

Planning & Development



Agenda

Updated NPPF, PPG and Guidance
- December 2024 NPPF

Methodology

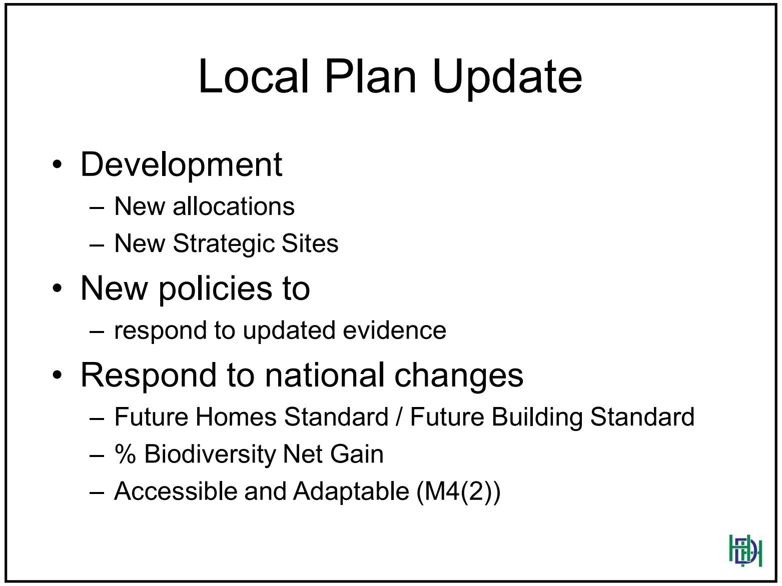
Harman Guidance / RICS Guidance / PPG

Main Assumptions
- Prices
- Costs
- Commercial prices

Modelling

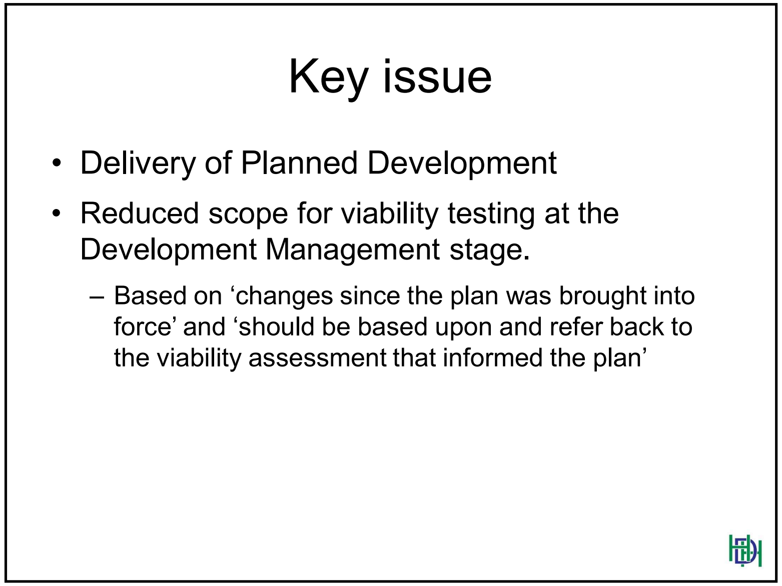
The Viability Test

Moving Forward



Local Plan Update

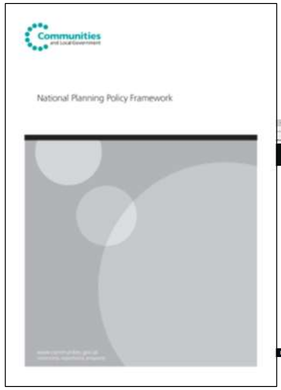
- Development
  - New allocations
  - New Strategic Sites
- New policies to
  - respond to updated evidence
- Respond to national changes
  - Future Homes Standard / Future Building Standard
  - % Biodiversity Net Gain
  - Accessible and Adaptable (M4(2))



Key issue

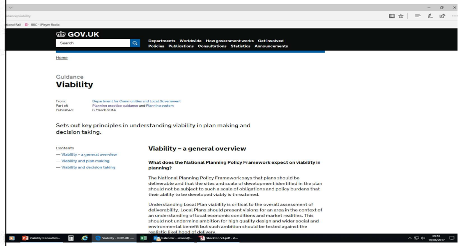
- Delivery of Planned Development
- Reduced scope for viability testing at the Development Management stage.
  - Based on 'changes since the plan was brought into force' and 'should be based upon and refer back to the viability assessment that informed the plan'

The Old



Communities and Local Government

National Planning Policy Framework



GOV.UK

Home

Guidance

Viability

From: Department for Communities and Local Government
Part of: Planning practice guidance and Planning system
Published: 6 March 2014

Sets out key principles in understanding viability in plan making and decision taking.

Contents
— Viability – a general overview
— Viability and plan making
— Viability and decision taking

Viability – a general overview

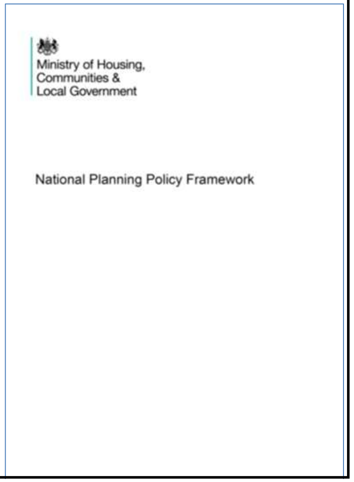
What does the National Planning Policy Framework expect on viability in planning?

The National Planning Policy Framework says that plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.

Understanding Local Plan viability is critical to the overall assessment of deliverability. Local Plans should present visions for an area in the context of an understanding of local economic conditions and market realities. This should not undermine ambition for high quality design and wider social and environmental benefit but such ambition should be tested against the realistic likelihood of delivery.

... much updated

- March 2012
- December 2016
- December 2018
- February 2019
- July 2021
- September 2023
- December 2023 (x2)
- December 2024
- (February 2025)



Ministry of Housing, Communities & Local Government

National Planning Policy Framework

The new Government…

Angela Rayner

Matthew Pennycook

all change? – or not…

- December 2024 NPPF
  - Standard Method fundamentally changed
- Impacting viability
  - Emphasis of Social Rent
  - 10% Affordable Home Ownership cancelled
  - 25% of affordable as First Homes cancelled
  - Greenbelt reform – Golden Rules
- Infrastructure Levy dropped
- Viability Guidance still under review

The big change in 2018...

2012 NPPF

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... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

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the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

PPG 2018 / 2019

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

The ‘Golden Rules’

67. As part of the ‘Golden Rules’ for Green Belt development set out in paragraphs 156-157 of this Framework, a specific affordable housing requirement (or requirements) should be set for major development involving the provision of housing, either on land which is proposed to be released from the Green Belt or which may be permitted on land within the Green Belt. This requirement should:

a) be set at a higher level than that which would otherwise apply to land which is not within or proposed to be released from the Green Belt; and

b) require at least 50% of the housing to be affordable, unless this would make the development of these sites unviable (when tested in accordance with national planning practice guidance on viability).

PPG Viability in plan-making

- 10-003 – based on ‘Typologies’
- 10-004 – use average costs and values
- 10-005 – test strategic sites
- 10-006 – consultation

PPG Standardised inputs

- 10-010
  - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011
  - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) ‘plus a premium for the landowner’

PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
  - *In plan making, the landowner premium should be tested and balanced against emerging policies.*

PPG Landowners’ Premium

10-016

- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

PPG Developers' Return

- 10-018
  - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. … A lower figure may be more appropriate in consideration of delivery of affordable housing …*

Abnormal and IDP Costs

- Normal abnormals v abnormal abnormals
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price! But when is it too low?

'New' / Current issues – for this project

- Cumulative impact of policy
- Greater emphasis on plan making stage
- Reduced scope for viability at application stage
- Greater transparency
- Strategic Sites - deliverable?

Guidance

Viability Testing
Local Plans

Advice for planning practitioners

Local Housing Delivery Group
Chaired by Sir John Harman

June 2012

Supported by

GUIDANCE NOTE

Assessing viability in
planning under the Natio
Planning Policy Framewo
2019 for England

England
1st edition, March 2021

RICS professional statement

RICS professional standards and guidance, England

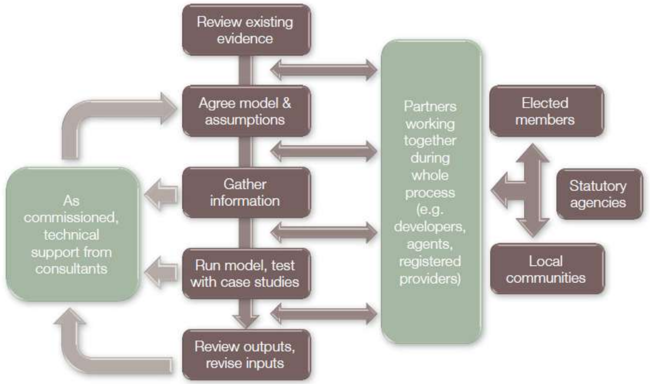
Financial viability in planning:
conduct and reporting
1st edition, May 2019

rics.org/guidance

RICS Guidance – so what?

- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- incudes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)

Engagement Phases



Methodology

- Data Gathering
  - Values
  - Costs
  - Land
- Modelling
  - Typologies
  - Residential, employment, retail
- Appraisals
  - Residual Value v EUV Plus

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

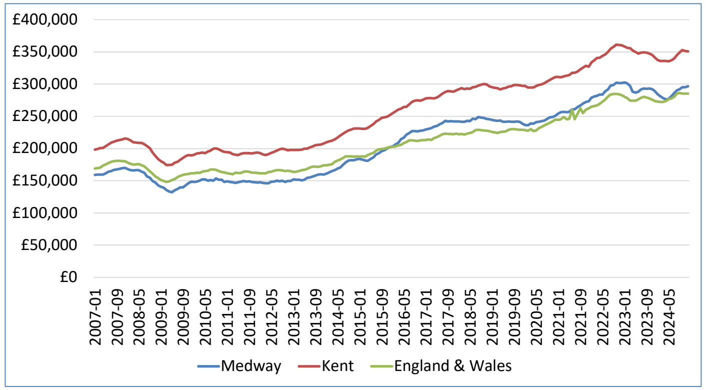
RESIDUAL VALUE

STEP 2

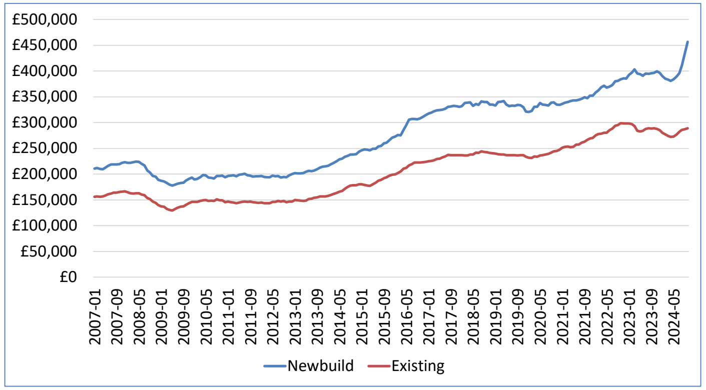
Residual Value v Existing Use Value

Key Assumptions

Average House Prices

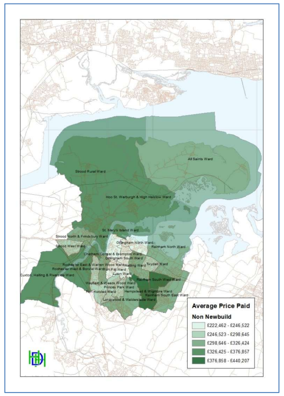


Newbuild v Existing

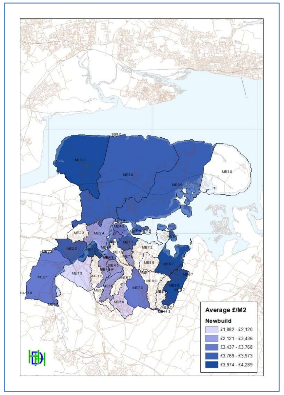


Average House Prices

Non Newbuild By Ward

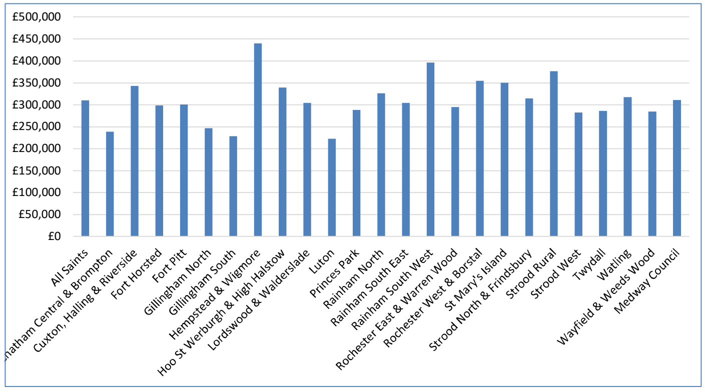


Newbuild by Short Postcode

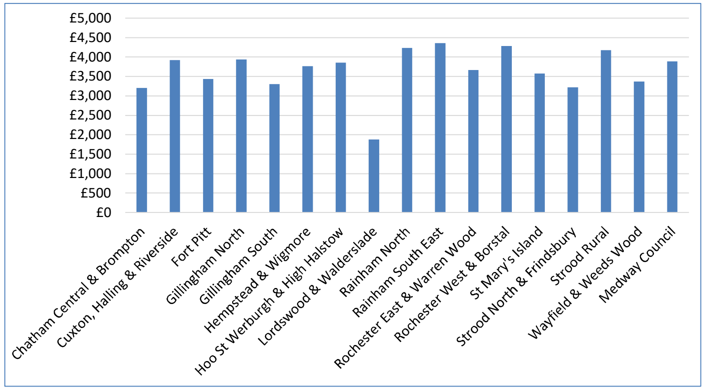


Median Asking Prices

Price Paid Data by Ward – £



Price Paid Data by Ward Newbuild £ per sqm



Newbuild Asking Prices

	Detached	Flats	Semi-detached	Terraced	All
		Average £			
Chatham	£512,500	£263,500		£541,667	£352,333
Chatham Docks		£257,500			£257,500
Rainham	£547,214		£444,286		£526,629
Rochester	£694,366	£255,000	£459,999	£465,426	£594,458
Werburgh	£585,000				£585,000
MC Area	**£619,065**	**£261,000**	**£452,666**	**£488,299**	**£528,227**
		Average £ per sqm			
Chatham	£3,439	£4,140		£3,743	£3,994
Chatham Docks		£4,492			£4,492
Rainham	£4,631		£4,537		£4,615
Rochester	£4,657		£4,614	£4,130	£4,567
Werburgh	£4,398				£4,398
MC Area	**£4,620**	**£4,204**	**£4,581**	**£4,014**	**£4,502**

Price Assumptions (£ per sqm)

	Higher Value	Lower Value
	The urban area of Rochester and the greenfield areas south of The River Medway	Within the Medway Towns of Chatham, Gillingham and Rainham (but not adjacent to the towns). The Hoo Peninsula (north of the River Medway)
Urban		
Generally	£4,500	£3,500
Flatted Schemes	£4,660	£3,500
Rural Areas		
Large Sites	£4,600	£4,360
Elsewhere	£4,560	£4,100
Strategic Sites		
Capstone Valley	£4,500	
Chatham Docks	£4,660	
Chattenden & Hoo St Werburgh	£4,360	
Gillingham North	£4,660	
Lower Rainham	£4,500	
Strood West	£4,600	

Build to Rent

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,000	£1,290	£1,450	£1,800
Gross Rent (£/annum)	£12,000	£15,480	£17,400	£21,600
Net Rent (£/annum)	£9,600	£12,384	£13,920	£17,280
Value	£213,333	£275,200	£309,333	£384,000
sqm	50	70	84	97
£ per sqm	£4,267	£3,931	£3,683	£3,959
Flats	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,150	£1,400	£1,525	
Gross Rent (£/annum)	£13,800	£16,800	£18,300	
Net Rent (£/annum)	£11,040	£13,440	£14,640	
Value	£245,333	£298,667	£325,333	
sqm	50	70	84	
£ per sqm	£4,907	£4,267	£3,873	

Affordable Housing

- Social Rent
  - £1,670/m^2
- Affordable Rent
  - £2,800/m^2
- Shared Ownership
  - 70% OMV, 50% Share; Rent 2.5%

Older Peoples Housing

	Area (m^2)	£	£/m^2
3 bed semi-detached		**355,000**	
1 bed Sheltered	50	266,250	5,325
2 bed Sheltered	75	355,000	4,733
1 bed Extracare	65	332,813	5,120
2 bed Extracare	80	443,750	5,547

Student Housing

		Cluster	Studio
Rent		£6,499	£8,245
Management etc	%	25%	25%
Net Rent		£4,874	£6,184
Yield		5.00%	5.00%
Value per room	£	£97,485	£123,675

Non-Residential Values

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£215	7.00%	0.5	£2,969	£3,000
Offices - Park	£215	7.00%	0.5	£2,969	£3,000
Office Small	£215	8.00%	0.5	£2,586	£2,590
Industrial - Large	£170	6.00%	1.0	£2,673	£2,675
Industrial - Hoo	£100	7.00%	2.0	£1,248	£1,250
Industrial - Small	£170	7.00%	1.0	£2,270	£2,270
Logistics	£200	5.00%	1.0	£3,810	£3,800
Retail (Centre)	£300	8.00%	1.5	£3,341	£3,350
Retail (elsewhere)	£160	10.00%	1.5	£1,387	£1,300
Small Supermarket	£375	6.50%	1.0	£5,417	£5,400
Retail Warehouse	£300	6.50%	2.0	£4,069	£4,000

Land Registry PPD

- TO BE ADDED FOLLOWING THE CONSULTATION

Existing Use Value £/ha

• Agricultural Land	£25,000/ha
• Paddock Land	£50,000/ha
• Previously Developed	
– Generally	£1,600,000/ha
– Town Centre	£3,500,000/ha

Development Costs 1

• Construction	BCIS
	– Generally Median
	– > 200 units Lower Q
• Site Costs	5% to 15%
• Brownfield	+5% (docks +10%)
• Fees	10%
• Contingencies	2.5% / 5%

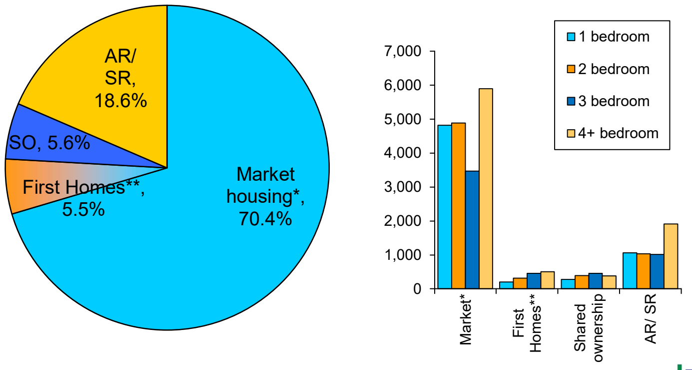
Development Costs 2

• Interest	7%
• Developer's Return	17.5% Market Housing
	17.5% Affordable
• Sales	2.5% + 1%

Starting Policies

Affordable Housing	30% on sites of 10 and larger (33% Affordable Rent, 33% Social Rent, 34% Affordable Home Ownership).
Design	100% Accessible and Adaptable M4(2).
	Water Efficiency 110 LPPPD,
	Future Homes Standard Option 1
	10% Biodiversity Net Gain
Developer Contributions	About £17,000 per unit – as calculated

Housing Mix



Modelling

			Current Use	Units	Area Ha				Density Units/ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Large Green 400	Green	Agricultural	400	19.048	19.048	11.429	60.0%	21.00	35.00	3,376
2	Large Green 250	Green	Agricultural	250	11.905	11.905	7.143	60.0%	21.00	35.00	3,400
3	Green 150	Green	Agricultural	150	7.143	7.143	4.286	60.0%	21.00	35.00	3,424
4	Green 75	Green	Agricultural	75	3.571	3.571	2.143	60.0%	21.00	35.00	3,365
5	Green 30	Green	Agricultural	30	1.429	1.429	0.857	60.0%	21.00	35.00	3,339
6	Green 12	Green	Agricultural	12	0.506	0.457	0.343	67.7%	26.25	35.00	3,722
7	Green 8	Green	Agricultural	8	0.267	0.267	0.267	100.0%	30.00	30.00	3,450
8	Green 6	Green	Agricultural	6	0.200	0.200	0.200	100.0%	30.00	30.00	3,250
9	HD Flats 400	Brown	PDL	400	1.455	1.455	1.455	100.0%	275.00	275.00	20,290
10	HD Flats 150	Brown	PDL	150	0.545	0.545	0.545	100.0%	275.00	275.00	20,281
11	Flats 400	Brown	PDL	400	2.667	2.667	2.667	100.0%	150.00	150.00	10,594
12	Flats 150	Brown	PDL	150	1.000	1.000	1.000	100.0%	150.00	150.00	10,560
13	Mixed 250	Brown	PDL	250	4.167	4.167	3.333	80.0%	60.00	75.00	6,357
14	Mixed 150	Brown	PDL	150	2.500	2.500	2.000	80.0%	60.00	75.00	6,365
15	Mixed 60	Brown	PDL	60	1.319	1.319	0.923	70.0%	45.50	65.00	5,567
16	Mixed 20	Brown	PDL	20	0.385	0.385	0.308	80.0%	52.00	65.00	5,590
17	Large Housing 250	Brown	PDL	250	9.259	9.259	5.556	60.0%	27.00	45.00	4,371
18	Housing 100	Brown	PDL	100	3.704	3.704	2.222	60.0%	27.00	45.00	4,357
19	Housing 60	Brown	PDL	60	1.778	1.778	1.333	75.0%	33.75	45.00	4,352
20	Housing 24	Brown	PDL	24	0.711	0.711	0.533	75.0%	33.75	45.00	4,436
21	Housing 12	Brown	PDL	12	0.333	0.333	0.267	80.0%	36.00	45.00	4,425
22	Housing 8	Brown	PDL	8	0.178	0.178	0.178	100.0%	45.00	45.00	4,444
23	Housing 6	Brown	PDL	6	0.150	0.150	0.150	100.0%	40.00	40.00	4,133
25	Capstone Valley	Green	Agricultural	4,218	207.230	207.230	129.520	62.5%	20.35	32.57	3,141
26	Chatham Docks	Brown	PDL	2,200	57.714	57.714	21.643	37.5%	38.12	101.65	7,500
27	Chattenden & Hoo St Werburgh	Green	Agricultural	5,314	409.320	409.320	249.690	61.0%	12.98	21.28	2,057
28	Gillingham North	Brown	PDL	1,676	10.960	10.960	5.750	52.5%	152.92	291.48	21,501
29	Lower Rainham	Green	Agricultural	907	55.190	55.190	42.500	77.0%	16.43	21.34	2,058
30	Strood West	Green	Agricultural	1,280	59.370	59.370	37.110	62.5%	21.56	34.49	3,331

A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

‘*Existing use value* plus’
– reality checked against market value

- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?

Benchmark Land Value?

- **Brownfield Site**

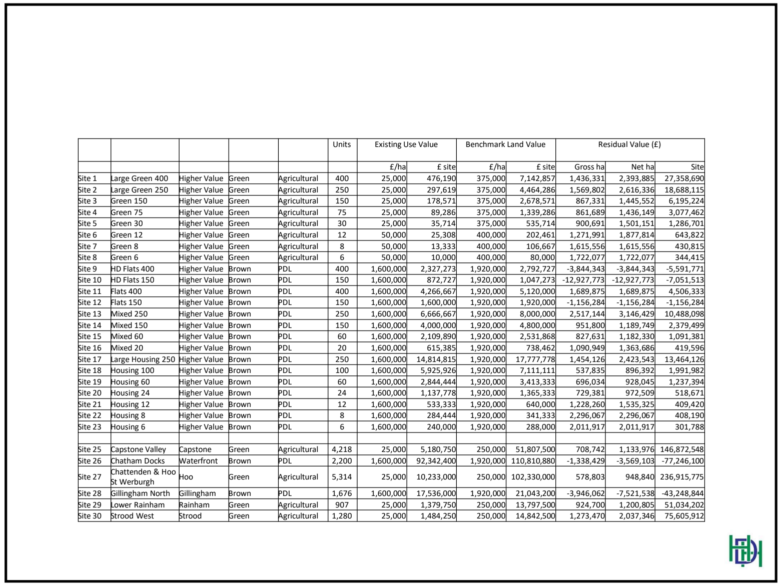
EUV + 20%

- **Greenfield Sites**

Generally EUV + £350,000/ha
Strategic Sites? EUV x10

Very Early Results

- Subject to change to reflect the consultation
- For illustrative purposes only
- Based on 30% affordable



					Units	Existing Use Value		Benchmark Land Value		Residual Value (£)		
						£/ha	£ site	£/ha	£ site	Gross ha	Net ha	Site
Site 1	Large Green 400	Higher Value	Green	Agricultural	400	25,000	476,190	375,000	7,142,857	1,436,331	2,393,885	27,358,690
Site 2	Large Green 250	Higher Value	Green	Agricultural	250	25,000	297,619	375,000	4,464,286	1,569,802	2,616,336	18,688,115
Site 3	Green 150	Higher Value	Green	Agricultural	150	25,000	178,571	375,000	2,678,571	867,331	1,445,552	6,195,224
Site 4	Green 75	Higher Value	Green	Agricultural	75	25,000	89,286	375,000	1,339,286	861,689	1,436,149	3,077,462
Site 5	Green 30	Higher Value	Green	Agricultural	30	25,000	35,714	375,000	535,714	900,691	1,501,151	1,286,701
Site 6	Green 12	Higher Value	Green	Agricultural	12	50,000	25,308	400,000	202,461	1,271,991	1,877,814	643,822
Site 7	Green 8	Higher Value	Green	Agricultural	8	50,000	13,333	400,000	106,667	1,615,556	1,615,556	430,815
Site 8	Green 6	Higher Value	Green	Agricultural	6	50,000	10,000	400,000	80,000	1,722,077	1,722,077	344,415
Site 9	HD Flats 400	Higher Value	Brown	PDL	400	1,600,000	2,327,273	1,920,000	2,792,727	-3,844,343	-3,844,343	-5,591,771
Site 10	HD Flats 150	Higher Value	Brown	PDL	150	1,600,000	872,727	1,920,000	1,047,273	-12,927,773	-12,927,773	-7,051,513
Site 11	Flats 400	Higher Value	Brown	PDL	400	1,600,000	4,266,667	1,920,000	5,120,000	1,689,875	1,689,875	4,506,333
Site 12	Flats 150	Higher Value	Brown	PDL	150	1,600,000	1,600,000	1,920,000	1,920,000	-1,156,284	-1,156,284	-1,156,284
Site 13	Mixed 250	Higher Value	Brown	PDL	250	1,600,000	6,666,667	1,920,000	8,000,000	2,517,144	3,146,429	10,488,098
Site 14	Mixed 150	Higher Value	Brown	PDL	150	1,600,000	4,000,000	1,920,000	4,800,000	951,800	1,189,749	2,379,499
Site 15	Mixed 60	Higher Value	Brown	PDL	60	1,600,000	2,109,890	1,920,000	2,531,868	827,631	1,182,330	1,091,381
Site 16	Mixed 20	Higher Value	Brown	PDL	20	1,600,000	615,385	1,920,000	738,462	1,090,949	1,363,686	419,596
Site 17	Large Housing 250	Higher Value	Brown	PDL	250	1,600,000	14,814,815	1,920,000	17,777,778	1,454,126	2,423,543	13,464,126
Site 18	Housing 100	Higher Value	Brown	PDL	100	1,600,000	5,925,926	1,920,000	7,111,111	537,835	896,392	1,991,982
Site 19	Housing 60	Higher Value	Brown	PDL	60	1,600,000	2,844,444	1,920,000	3,413,333	696,034	928,045	1,237,394
Site 20	Housing 24	Higher Value	Brown	PDL	24	1,600,000	1,137,778	1,920,000	1,365,333	729,381	972,509	518,671
Site 21	Housing 12	Higher Value	Brown	PDL	12	1,600,000	533,333	1,920,000	640,000	1,228,260	1,535,325	409,420
Site 22	Housing 8	Higher Value	Brown	PDL	8	1,600,000	284,444	1,920,000	341,333	2,296,067	2,296,067	408,190
Site 23	Housing 6	Higher Value	Brown	PDL	6	1,600,000	240,000	1,920,000	288,000	2,011,917	2,011,917	301,788
Site 25	Capstone Valley	Capstone	Green	Agricultural	4,218	25,000	5,180,750	250,000	51,807,500	708,742	1,133,976	146,872,548
Site 26	Chatham Docks	Waterfront	Brown	PDL	2,200	1,600,000	92,342,400	1,920,000	110,810,880	-1,338,429	-3,569,103	-77,246,100
Site 27	Chattenden & Hoo St Werburgh	Hoo	Green	Agricultural	5,314	25,000	10,233,000	250,000	102,330,000	578,803	948,840	236,915,775
Site 28	Gillingham North	Gillingham	Brown	PDL	1,676	1,600,000	17,536,000	1,920,000	21,043,200	-3,946,062	-7,521,538	-43,248,844
Site 29	Lower Rainham	Rainham	Green	Agricultural	907	25,000	1,379,750	250,000	13,797,500	924,700	1,200,805	51,034,202
Site 30	Strood West	Strood	Green	Agricultural	1,280	25,000	1,484,250	250,000	14,842,500	1,273,470	2,037,346	75,605,912

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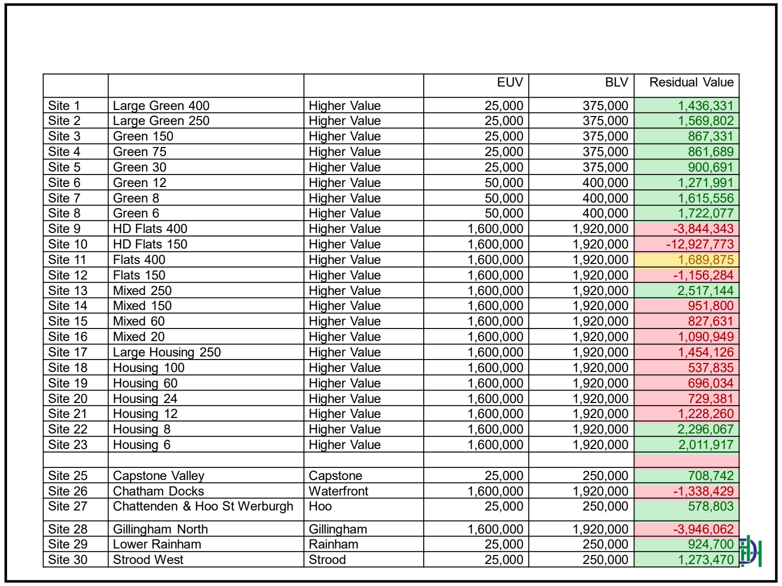

			EUV	BLV	Residual Value
Site 1	Large Green 400	Higher Value	25,000	375,000	1,436,331
Site 2	Large Green 250	Higher Value	25,000	375,000	1,569,802
Site 3	Green 150	Higher Value	25,000	375,000	867,331
Site 4	Green 75	Higher Value	25,000	375,000	861,689
Site 5	Green 30	Higher Value	25,000	375,000	900,691
Site 6	Green 12	Higher Value	50,000	400,000	1,271,991
Site 7	Green 8	Higher Value	50,000	400,000	1,615,556
Site 8	Green 6	Higher Value	50,000	400,000	1,722,077
Site 9	HD Flats 400	Higher Value	1,600,000	1,920,000	-3,844,343
Site 10	HD Flats 150	Higher Value	1,600,000	1,920,000	-12,927,773
Site 11	Flats 400	Higher Value	1,600,000	1,920,000	1,689,875
Site 12	Flats 150	Higher Value	1,600,000	1,920,000	-1,156,284
Site 13	Mixed 250	Higher Value	1,600,000	1,920,000	2,517,144
Site 14	Mixed 150	Higher Value	1,600,000	1,920,000	951,800
Site 15	Mixed 60	Higher Value	1,600,000	1,920,000	827,631
Site 16	Mixed 20	Higher Value	1,600,000	1,920,000	1,090,949
Site 17	Large Housing 250	Higher Value	1,600,000	1,920,000	1,454,126
Site 18	Housing 100	Higher Value	1,600,000	1,920,000	537,835
Site 19	Housing 60	Higher Value	1,600,000	1,920,000	696,034
Site 20	Housing 24	Higher Value	1,600,000	1,920,000	729,381
Site 21	Housing 12	Higher Value	1,600,000	1,920,000	1,228,260
Site 22	Housing 8	Higher Value	1,600,000	1,920,000	2,296,067
Site 23	Housing 6	Higher Value	1,600,000	1,920,000	2,011,917
Site 25	Capstone Valley	Capstone	25,000	250,000	708,742
Site 26	Chatham Docks	Waterfront	1,600,000	1,920,000	-1,338,429
Site 27	Chattenden & Hoo St Werburgh	Hoo	25,000	250,000	578,803
Site 28	Gillingham North	Gillingham	1,600,000	1,920,000	-3,946,062
Site 29	Lower Rainham	Rainham	25,000	250,000	924,700
Site 30	Strood West	Strood	25,000	250,000	1,273,470

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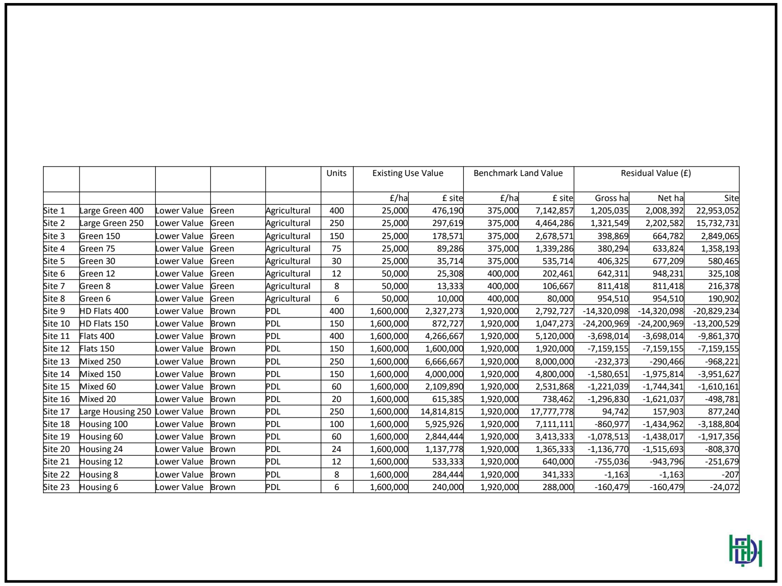

					Units	Existing Use Value		Benchmark Land Value		Residual Value (£)		
						£/ha	£ site	£/ha	£ site	Gross ha	Net ha	Site
Site 1	Large Green 400	Lower Value	Green	Agricultural	400	25,000	476,190	375,000	7,142,857	1,205,035	2,008,392	22,953,052
Site 2	Large Green 250	Lower Value	Green	Agricultural	250	25,000	297,619	375,000	4,464,286	1,321,549	2,202,582	15,732,731
Site 3	Green 150	Lower Value	Green	Agricultural	150	25,000	178,571	375,000	2,678,571	398,869	664,782	2,849,065
Site 4	Green 75	Lower Value	Green	Agricultural	75	25,000	89,286	375,000	1,339,286	380,294	633,824	1,358,193
Site 5	Green 30	Lower Value	Green	Agricultural	30	25,000	35,714	375,000	535,714	406,325	677,209	580,465
Site 6	Green 12	Lower Value	Green	Agricultural	12	50,000	25,308	400,000	202,461	642,311	948,231	325,108
Site 7	Green 8	Lower Value	Green	Agricultural	8	50,000	13,333	400,000	106,667	811,418	811,418	216,378
Site 8	Green 6	Lower Value	Green	Agricultural	6	50,000	10,000	400,000	80,000	954,510	954,510	190,902
Site 9	HD Flats 400	Lower Value	Brown	PDL	400	1,600,000	2,327,273	1,920,000	2,792,727	-14,320,098	-14,320,098	-20,829,234
Site 10	HD Flats 150	Lower Value	Brown	PDL	150	1,600,000	872,727	1,920,000	1,047,273	-24,200,969	-24,200,969	-13,200,529
Site 11	Flats 400	Lower Value	Brown	PDL	400	1,600,000	4,266,667	1,920,000	5,120,000	-3,698,014	-3,698,014	-9,861,370
Site 12	Flats 150	Lower Value	Brown	PDL	150	1,600,000	1,600,000	1,920,000	1,920,000	-7,159,155	-7,159,155	-7,159,155
Site 13	Mixed 250	Lower Value	Brown	PDL	250	1,600,000	6,666,667	1,920,000	8,000,000	-232,373	-290,466	-968,221
Site 14	Mixed 150	Lower Value	Brown	PDL	150	1,600,000	4,000,000	1,920,000	4,800,000	-1,580,651	-1,975,814	-3,951,627
Site 15	Mixed 60	Lower Value	Brown	PDL	60	1,600,000	2,109,890	1,920,000	2,531,868	-1,221,039	-1,744,341	-1,610,161
Site 16	Mixed 20	Lower Value	Brown	PDL	20	1,600,000	615,385	1,920,000	738,462	-1,296,830	-1,621,037	-498,781
Site 17	Large Housing 250	Lower Value	Brown	PDL	250	1,600,000	14,814,815	1,920,000	17,777,778	94,742	157,903	877,240
Site 18	Housing 100	Lower Value	Brown	PDL	100	1,600,000	5,925,926	1,920,000	7,111,111	-860,977	-1,434,962	-3,188,804
Site 19	Housing 60	Lower Value	Brown	PDL	60	1,600,000	2,844,444	1,920,000	3,413,333	-1,078,513	-1,438,017	-1,917,356
Site 20	Housing 24	Lower Value	Brown	PDL	24	1,600,000	1,137,778	1,920,000	1,365,333	-1,136,770	-1,515,693	-808,370
Site 21	Housing 12	Lower Value	Brown	PDL	12	1,600,000	533,333	1,920,000	640,000	-755,036	-943,796	-251,679
Site 22	Housing 8	Lower Value	Brown	PDL	8	1,600,000	284,444	1,920,000	341,333	-1,163	-1,163	-207
Site 23	Housing 6	Lower Value	Brown	PDL	6	1,600,000	240,000	1,920,000	288,000	-160,479	-160,479	-24,072

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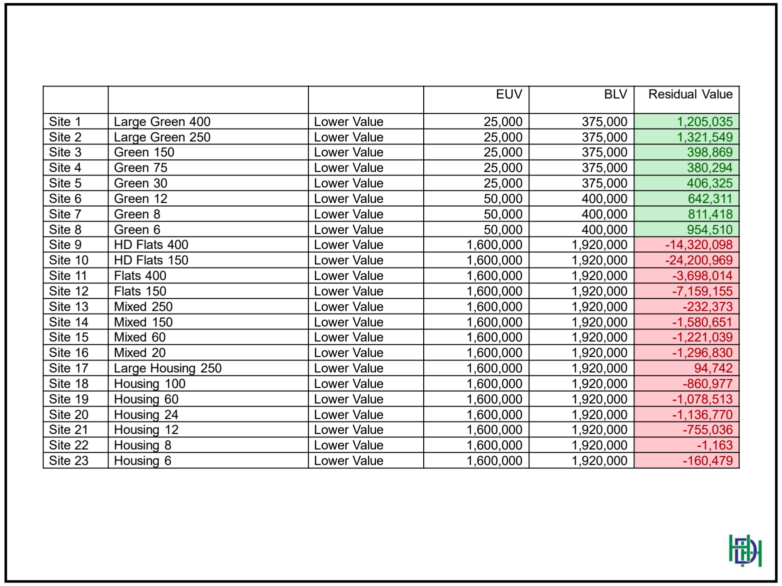

			EUV	BLV	Residual Value
Site 1	Large Green 400	Lower Value	25,000	375,000	1,205,035
Site 2	Large Green 250	Lower Value	25,000	375,000	1,321,549
Site 3	Green 150	Lower Value	25,000	375,000	398,869
Site 4	Green 75	Lower Value	25,000	375,000	380,294
Site 5	Green 30	Lower Value	25,000	375,000	406,325
Site 6	Green 12	Lower Value	50,000	400,000	642,311
Site 7	Green 8	Lower Value	50,000	400,000	811,418
Site 8	Green 6	Lower Value	50,000	400,000	954,510
Site 9	HD Flats 400	Lower Value	1,600,000	1,920,000	-14,320,098
Site 10	HD Flats 150	Lower Value	1,600,000	1,920,000	-24,200,969
Site 11	Flats 400	Lower Value	1,600,000	1,920,000	-3,698,014
Site 12	Flats 150	Lower Value	1,600,000	1,920,000	-7,159,155
Site 13	Mixed 250	Lower Value	1,600,000	1,920,000	-232,373
Site 14	Mixed 150	Lower Value	1,600,000	1,920,000	-1,580,651
Site 15	Mixed 60	Lower Value	1,600,000	1,920,000	-1,221,039
Site 16	Mixed 20	Lower Value	1,600,000	1,920,000	-1,296,830
Site 17	Large Housing 250	Lower Value	1,600,000	1,920,000	94,742
Site 18	Housing 100	Lower Value	1,600,000	1,920,000	-860,977
Site 19	Housing 60	Lower Value	1,600,000	1,920,000	-1,078,513
Site 20	Housing 24	Lower Value	1,600,000	1,920,000	-1,136,770
Site 21	Housing 12	Lower Value	1,600,000	1,920,000	-755,036
Site 22	Housing 8	Lower Value	1,600,000	1,920,000	-1,163
Site 23	Housing 6	Lower Value	1,600,000	1,920,000	-160,479

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Moving Forward

- Circulate presentation and questionnaire
- Circulate rough and ready first draft of report

Comments that simply observe a particular assumption is too low or too high (or are wrong) are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in the next iteration of this LPVA.

- Comments by:

Midday Friday 16th May 2025

to

planning.policy@medway.gov.uk

Appendix 4 – Consultation Notes (April 2025)

Few comments were made through the presentation. Where specific questions were posed and no response made, Simon Drummond-Hay asked the attendees to comment in writing subsequently.

The importance of including Building Safety levy was raised. SDH noted that the report had been substantially drafted before the recent announcements.

SDH urged attendees to respond, with relevant supporting information.

Appendix 5 – Summary of Landmark Data

2021, 2022, 2023, 2024

(All)	Detached			Flat			Semi-detached			Terraced		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
All Saints	32	£449,578	£3,668	1	£125,000	£2,193	80	£296,859	£3,330	55	£252,977	£3,247
Chatham Central & Brompton	7	£489,143	£3,006	129	£191,558	£3,050	47	£292,236	£3,581	347	£261,311	£3,082
Cuxton, Halling & Riverside	80	£527,566	£4,161	64	£199,898	£3,128	169	£373,571	£4,072	151	£317,432	£3,779
Fort Horsted	28	£504,543	£3,694	40	£210,506	£3,228	106	£298,634	£3,909	54	£293,444	£3,890
Fort Pitt	46	£535,913	£4,504	110	£175,839	£3,332	79	£368,424	£3,994	198	£290,470	£3,276
Gillingham North	20	£366,120	£3,871	211	£230,243	£3,653	62	£285,659	£3,426	306	£254,951	£3,221
Gillingham South	7	£320,786	£2,908	43	£135,233	£2,831	41	£289,951	£3,064	441	£236,375	£2,977
Hempstead & Wigmore	172	£592,806	£4,243	11	£186,182	£3,208	135	£383,104	£4,420	72	£297,174	£4,187
Hoo St Werburgh & High Halstow	302	£471,625	£3,999	54	£182,231	£3,216	346	£347,541	£3,922	148	£301,972	£3,820
Lordswood & Walderslade	81	£486,963	£3,920	68	£175,612	£3,082	218	£327,189	£3,879	243	£279,248	£3,759
Luton	13	£379,077	£3,816	56	£131,562	£2,817	64	£270,079	£3,477	192	£230,784	£2,899
Princes Park	74	£429,547	£4,080	15	£149,450	£2,950	94	£302,239	£4,215	215	£253,459	£3,942
Rainham North	148	£495,232	£4,286	41	£186,402	£3,503	393	£361,301	£4,178	322	£299,281	£3,839
Rainham South East	90	£457,027	£4,002	41	£176,085	£3,209	146	£344,830	£4,066	336	£282,037	£3,637
Rainham South West	105	£554,676	£4,145	25	£181,470	£3,168	162	£381,967	£4,238	70	£328,950	£3,749
Rochester East & Warren Wood	33	£474,591	£4,392	22	£156,466	£2,866	127	£314,678	£3,879	306	£284,354	£3,451
Rochester West & Borstal	65	£636,857	£4,294	346	£256,591	£4,006	155	£463,076	£4,021	203	£375,532	£3,704
St Mary's Island	43	£519,685	£4,220	209	£252,921	£3,609	72	£464,581	£4,010	164	£455,043	£3,742
Strood North & Frindsbury	85	£496,494	£4,120	29	£164,621	£3,056	189	£357,365	£4,050	341	£263,000	£3,407
Strood Rural	195	£553,860	£4,085	30	£219,633	£3,440	248	£369,446	£4,005	134	£309,086	£3,855
Strood West	24	£430,181	£3,971	24	£154,208	£2,867	268	£312,141	£3,915	258	£266,087	£3,671
Twydall	14	£461,607	£3,685	7	£134,707	£2,927	159	£293,027	£3,574	162	£289,252	£3,539
Watling	55	£453,014	£3,906	4	£181,750	£3,297	141	£358,058	£3,389	297	£288,605	£3,189
Wayfield & Weeds Wood	23	£382,509	£3,707	37	£179,321	£3,173	209	£314,214	£3,525	129	£270,673	£3,570
Medway Council	**1,742**	**£506,137**	**£4,086**	**1,617**	**£210,933**	**£3,449**	**3,710**	**£346,345**	**£3,916**	**5,144**	**£283,857**	**£3,481**

New Build	**Detached**			**Flat**			**Semi-detached**			**Terraced**		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
Chatham Central & Brompton	2	£333,500	£3,117	79	£200,764	£3,208	0			41	£407,146	£3,342
Cuxton, Halling & Riverside	9	£516,664	£4,561	0			31	£408,705	£4,122	15	£417,009	£3,771
Fort Pitt	0			7	£200,596	£3,462	0			0		
Gillingham North	0			88	£271,110	£3,931	0			0		
Gillingham South	0			0			5	£373,000	£3,301	0		
Hempstead & Wigmore	17	£665,118	£3,872	0			0			0		
Hoo St Werburgh & High Halstow	209	£455,553	£3,963	7	£177,854	£3,356	123	£353,627	£3,954	12	£314,111	£3,861
Lordswood & Walderslade	1	£1,280,000	£1,882	0			0			0		
Rainham North	73	£479,444	£4,329	0			127	£388,597	£4,312	73	£336,661	£4,204
Rainham South East	15	£524,329	£4,422	0			6	£409,162	£4,546	0	£0	£0
Rochester East & Warren Wood	0			0			0			8	£410,625	£3,666
Rochester West & Borstal	9	£537,778	£4,095	171	£293,584	£4,446	33	£582,606	£4,139	28	£468,589	£4,067
St Mary's Island	2	£482,475	£3,441	58	£249,613	£3,581	22	£510,451	£3,795	102	£476,314	£3,629
Strood North & Frindsbury	0			3	£195,000	£3,219	0			0		
Strood Rural	68	£539,741	£4,286	1	£182,500	£1,901	31	£377,225	£4,065	0		
Wayfield & Weeds Wood	10	£369,095	£3,538	24	£184,495	£2,949	60	£330,662	£3,536	5	£294,595	£3,894
Medway Council	**415**	**£487,174**	**£4,087**	**438**	**£256,262**	**£3,876**	**438**	**£392,300**	**£4,027**	**284**	**£414,635**	**£3,802**

2021

(All)	Detached			Flat			Semi-detached			Terraced		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
All Saints	12	£425,958	£3,313	1	£125,000	£2,193	22	£257,636	£3,192	19	£240,868	£2,873
Chatham Central & Brompton	3	£616,667	£3,037	17	£174,865	£2,472	15	£259,033	£3,468	141	£285,127	£2,923
Cuxton, Halling & Riverside	30	£494,100	£4,039	22	£202,182	£3,119	69	£355,911	£3,846	61	£305,794	£3,596
Fort Horsted	16	£525,888	£3,490	13	£198,962	£3,127	37	£282,568	£3,724	20	£274,025	£3,499
Fort Pitt	20	£497,174	£4,077	33	£156,831	£3,031	33	£337,212	£3,703	79	£277,405	£3,106
Gillingham North	7	£352,486	£3,476	101	£253,957	£3,795	30	£267,467	£3,247	117	£242,355	£3,078
Gillingham South	2	£352,500	£2,806	12	£128,917	£2,794	16	£281,438	£2,919	146	£220,191	£2,797
Hempstead & Wigmore	90	£578,034	£3,959	5	£199,000	£2,976	45	£369,322	£4,136	30	£277,317	£3,907
Hoo St Werburgh & High Halstow	143	£467,043	£3,768	15	£178,532	£3,158	141	£337,652	£3,739	60	£279,550	£3,534
Lordswood & Walderslade	36	£472,569	£3,533	17	£174,382	£3,120	76	£316,380	£3,428	90	£264,039	£3,540
Luton	4	£313,250	£3,646	18	£135,636	£2,955	26	£243,802	£3,025	68	£217,919	£2,714
Princes Park	32	£423,203	£3,806	4	£135,250	£2,720	38	£289,447	£3,714	75	£232,873	£3,641
Rainham North	73	£488,768	£4,164	14	£170,250	£3,428	141	£343,522	£3,959	93	£276,970	£3,477
Rainham South East	33	£435,894	£3,764	12	£176,125	£3,034	53	£320,873	£3,715	137	£266,965	£3,416
Rainham South West	53	£522,226	£3,988	6	£178,250	£2,938	66	£365,445	£3,994	32	£320,892	£3,583
Rochester East & Warren Wood	10	£454,350	£3,948	6	£148,667	£2,812	51	£295,257	£3,657	133	£264,539	£3,113
Rochester West & Borstal	24	£645,625	£3,967	130	£256,326	£3,844	66	£462,659	£4,086	78	£351,660	£3,510
St Mary's Island	13	£462,688	£3,924	77	£262,733	£3,458	26	£411,833	£3,914	45	£426,209	£3,518
Strood North & Frindsbury	35	£462,600	£3,821	11	£147,545	£2,766	68	£335,074	£3,880	111	£244,269	£3,216
Strood Rural	64	£496,601	£3,702	13	£187,385	£2,975	90	£356,577	£3,836	57	£301,395	£3,586
Strood West	5	£395,600	£3,790	8	£154,813	£2,588	93	£296,652	£3,681	99	£246,210	£3,479
Twydall	5	£473,000	£3,230	2	£131,000	£2,404	55	£271,886	£3,231	61	£271,165	£3,352
Watling	20	£388,750	£3,662	1	£162,000	£1,952	63	£328,279	£3,054	115	£276,083	£2,974
Wayfield & Weeds Wood	12	£334,768	£3,810	21	£177,186	£2,928	99	£300,217	£3,397	46	£258,228	£3,181
Medway Council	**742**	**£487,652**	**£3,838**	**559**	**£217,492**	**£3,390**	**1,419**	**£329,470**	**£3,678**	**1,913**	**£269,578**	**£3,253**

New Build	**Detached**			**Flat**			**Semi-detached**			**Terraced**		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
Chatham Central & Brompton	1	£325,000	£3,037	0			0			29	£449,879	£3,210
Cuxton, Halling & Riverside	0			0			17	£400,583	£3,872	8	£392,495	£3,759
Fort Pitt	0			7	£200,596	£3,462	0			0		
Gillingham North	0			74	£271,239	£3,916	0			0		
Gillingham South	0			0			1	£375,000	£3,319	0		
Hempstead & Wigmore	17	£665,118	£3,872	0			0			0		
Hoo St Werburgh & High Halstow	109	£457,087	£3,811	7	£177,854	£3,356	68	£344,403	£3,738	9	£294,715	£3,540
Rainham North	34	£483,003	£4,222	0			48	£361,885	£4,031	2	£348,700	£4,223
Rochester West & Borstal	6	£505,833	£3,974	69	£283,441	£4,220	17	£577,647	£4,009	14	£396,429	£3,952
St Mary's Island	1	£354,950	£3,550	29	£254,386	£3,315	9	£438,408	£3,436	22	£448,496	£3,203
Strood North & Frindsbury	0			3	£195,000	£3,219	0			0		
Strood Rural	20	£486,250	£4,104	1	£182,500	£1,901	14	£382,784	£4,192	0		
Wayfield & Weeds Wood	6	£357,495	£3,464	17	£178,348	£2,847	44	£329,245	£3,476	1	£279,995	£3,889
Medway Council	**194**	**£480,085**	**£3,908**	**207**	**£258,236**	**£3,791**	**218**	**£374,249**	**£3,796**	**85**	**£414,508**	**£3,449**

2022

(All)	Detached			Flat			Semi-detached			Terraced		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
All Saints	6	£432,083	£3,033	0	£0	£0	22	£327,318	£3,204	15	£251,583	£3,286
Chatham Central & Brompton	3	£353,000	£2,931	18	£194,306	£3,104	15	£298,206	£4,054	83	£251,575	£3,267
Cuxton, Halling & Riverside	20	£577,292	£3,972	17	£187,618	£3,017	30	£404,657	£4,457	33	£328,468	£3,729
Fort Horsted	5	£408,000	£3,827	13	£213,769	£3,203	19	£307,895	£4,125	15	£320,800	£4,139
Fort Pitt	10	£582,300	£5,021	39	£189,660	£3,577	21	£386,405	£4,060	49	£309,133	£3,391
Gillingham North	6	£391,167	£4,054	58	£221,540	£3,668	16	£290,866	£3,654	64	£266,152	£3,264
Gillingham South	2	£307,750	£2,815	23	£138,196	£2,734	16	£326,344	£3,182	131	£246,296	£3,096
Hempstead & Wigmore	40	£598,476	£4,666	1	£150,000	£3,261	30	£402,717	£4,447	16	£319,125	£4,301
Hoo St Werburgh & High Halstow	78	£482,088	£4,133	18	£186,806	£3,124	103	£351,424	£4,046	28	£327,509	£4,073
Lordswood & Walderslade	16	£460,375	£4,277	19	£199,825	£3,371	57	£336,598	£4,063	57	£286,123	£3,872
Luton	6	£431,667	£3,897	22	£127,932	£2,790	16	£298,858	£3,724	42	£236,500	£3,027
Princes Park	15	£422,667	£4,416	4	£153,125	£2,932	30	£307,633	£4,401	65	£255,523	£4,013
Rainham North	26	£514,304	£4,391	13	£183,808	£3,570	96	£381,429	£4,496	99	£313,847	£4,034
Rainham South East	24	£464,311	£4,127	10	£180,900	£3,246	31	£372,885	£4,343	66	£295,951	£3,847
Rainham South West	13	£588,692	£4,688	8	£192,938	£3,269	35	£406,707	£4,535	12	£353,792	£4,223
Rochester East & Warren Wood	10	£490,600	£4,875	8	£177,875	£3,039	33	£320,439	£4,008	71	£306,034	£3,771
Rochester West & Borstal	22	£601,273	£4,260	95	£254,758	£4,050	41	£492,020	£3,980	60	£404,553	£3,741
St Mary's Island	19	£558,894	£4,312	66	£247,822	£3,629	12	£452,042	£4,385	57	£460,809	£3,816
Strood North & Frindsbury	26	£521,115	£4,313	7	£174,857	£2,905	52	£376,682	£4,109	94	£284,798	£3,525
Strood Rural	51	£589,410	£4,111	8	£273,750	£3,972	67	£380,575	£4,045	34	£317,074	£4,060
Strood West	10	£460,533	£4,151	11	£163,091	£3,153	66	£331,668	£4,129	63	£280,894	£3,609
Twydall	4	£523,750	£4,177	1	£138,000	£3,450	30	£288,500	£3,678	34	£309,721	£3,482
Watling	12	£448,292	£4,064	3	£188,333	£3,746	32	£368,302	£3,692	77	£299,400	£3,382
Wayfield & Weeds Wood	4	£386,495	£3,651	12	£184,747	£3,419	45	£335,520	£3,694	43	£280,790	£3,815
Medway Council	**428**	**£518,731**	**£4,238**	**474**	**£209,869**	**£3,500**	**915**	**£360,904**	**£4,087**	**1,308**	**£298,090**	**£3,620**

New Build	**Detached**			**Flat**			**Semi-detached**			**Terraced**		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
Chatham Central & Brompton	1	£342,000	£3,196	7	£205,857	£3,121	0			2	£356,250	£3,454
Cuxton, Halling & Riverside	0			0			9	£417,773	£4,292	6	£439,197	£3,786
Gillingham North	0			13	£268,153	£4,005	0			0		
Gillingham South	0			0			4	£372,500	£3,296	0		
Hoo St Werburgh & High Halstow	59	£462,752	£4,022	0			36	£351,691	£4,139	1	£296,995	£4,243
Rainham North	13	£491,915	£4,354	0			45	£407,013	£4,698	51	£339,458	£4,237
Rainham South East	9	£518,328	£4,381	0			4	£404,995	£4,500	0		
Rochester East & Warren Wood	0			0			0			8	£410,625	£3,666
Rochester West & Borstal	3	£601,667	£4,336	42	£306,214	£4,625	15	£581,067	£4,284	10	£576,550	£4,099
St Mary's Island	1	£610,000	£3,333	20	£229,043	£3,499	3	£443,333	£3,788	43	£470,712	£3,726
Strood Rural	21	£543,214	£4,002	0			15	£365,667	£3,858	0		
Wayfield & Weeds Wood	4	£386,495	£3,651	7	£199,424	£3,196	16	£334,558	£3,701	4	£298,245	£3,896
Medway Council	**111**	**£487,141**	**£4,067**	**89**	**£267,020**	**£4,051**	**147**	**£399,526**	**£4,238**	**125**	**£411,529**	**£3,969**

2023

(All)	Detached			Flat			Semi-detached			Terraced		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
All Saints	7	£468,571	£4,184	0	£0	£0	15	£309,850	£3,665	12	£253,250	£3,438
Chatham Central & Brompton	1	£515,000	£3,199	81	£196,995	£3,162	5	£309,200	£3,121	82	£247,152	£3,207
Cuxton, Halling & Riverside	17	£540,969	£4,516	13	£204,346	£3,161	41	£377,694	£4,030	36	£325,510	£4,084
Fort Horsted	4	£547,000	£3,979	9	£216,028	£3,289	32	£306,022	£4,093	11	£301,591	£4,191
Fort Pitt	9	£602,500	£3,961	29	£181,590	£3,374	16	£395,063	£4,204	33	£289,788	£3,227
Gillingham North	3	£346,000	£3,500	28	£212,223	£3,484	9	£305,722	£3,562	75	£260,369	£3,402
Gillingham South	1	£310,000	£3,523	5	£141,400	£3,247	3	£253,500	£2,766	74	£244,986	£2,935
Hempstead & Wigmore	26	£640,135	£4,407	4	£175,750	£3,480	38	£383,500	£4,749	10	£304,800	£4,518
Hoo St Werburgh & High Halstow	54	£472,745	£4,418	13	£181,038	£3,252	65	£358,228	£4,128	28	£314,514	£4,189
Lordswood & Walderslade	14	£521,357	£3,772	14	£181,929	£2,995	50	£329,966	£4,112	53	£283,196	£3,864
Luton	1	£385,000	£0	9	£145,667	£2,660	12	£275,208	£3,862	53	£241,792	£3,021
Princes Park	12	£422,000	£4,238	3	£180,000	£3,644	12	£320,375	£4,714	37	£273,938	£4,149
Rainham North	35	£487,298	£4,443	10	£209,650	£3,512	82	£364,988	£4,262	69	£308,326	£3,845
Rainham South East	19	£461,209	£4,390	12	£181,333	£3,090	35	£357,357	£4,298	65	£289,446	£3,722
Rainham South West	17	£628,206	£4,138	7	£181,893	£3,235	34	£393,265	£4,415	12	£330,667	£3,966
Rochester East & Warren Wood	8	£485,250	£4,445	4	£149,750	£3,130	24	£339,771	£4,177	46	£294,141	£3,658
Rochester West & Borstal	10	£703,470	£5,208	94	£268,482	£4,244	26	£412,365	£3,970	35	£395,122	£4,050
St Mary's Island	5	£558,300	£4,501	39	£261,678	£3,938	25	£512,227	£3,972	54	£480,074	£3,829
Strood North & Frindsbury	12	£544,542	£4,126	9	£178,667	£3,552	34	£381,412	£4,051	76	£256,032	£3,539
Strood Rural	45	£606,427	£4,411	6	£221,583	£3,554	52	£375,384	£4,109	17	£327,644	£4,308
Strood West	6	£429,333	£4,151	3	£124,000	£2,545	69	£317,803	£3,989	48	£288,010	£3,967
Twydall	3	£449,167	£3,825	0	£0	£0	46	£303,513	£3,729	46	£292,707	£3,696
Watling	13	£587,000	£3,756	0	£0	£0	22	£400,386	£3,468	49	£296,061	£3,358
Wayfield & Weeds Wood	3	£502,333	£3,264	3	£170,667	£3,796	44	£323,836	£3,611	21	£275,810	£3,932
Medway Council	**325**	**£535,265**	**£4,307**	**395**	**£216,041**	**£3,555**	**791**	**£356,173**	**£4,064**	**1,042**	**£293,025**	**£3,627**

New Build	**Detached**			**Flat**			**Semi-detached**			**Terraced**		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
Chatham Central & Brompton	0			71	£199,005	£3,205	0			10	£293,400	£3,700
Cuxton, Halling & Riverside	6	£521,663	£4,559	0			5	£419,995	£4,667	1	£480,000	£3,780
Gillingham North	0			1	£300,000	£4,110	0			0		
Hoo St Werburgh & High Halstow	38	£441,137	£4,302	0			19	£390,306	£4,377	2	£409,950	£5,111
Lordswood & Walderslade	1	£1,280,000	£1,882	0			0			0		
Rainham North	23	£467,496	£4,456	0			20	£403,572	£4,364	19	£330,868	£4,147
Rainham South East	6	£533,329	£4,483	0			2	£417,495	£4,639	0		
Rochester West & Borstal	0			53	£295,576	£4,606	1	£690,000	£4,182	4	£451,250	£4,387
St Mary's Island	0			9	£279,943	£4,622	9	£594,916	£4,123	36	£496,847	£3,776
Strood Rural	15	£572,662	£4,742	0			2	£424,995	£4,722	0		
Medway Council	**89**	**£491,186**	**£4,418**	**134**	**£243,391**	**£3,861**	**58**	**£436,491**	**£4,375**	**72**	**£419,610**	**£3,935**

2024

(All)	Detached			Flat			Semi-detached			Terraced		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
All Saints	7	£486,071	£4,349	0	£0	£0	21	£296,762	£3,309	9	£280,500	£3,584
Chatham Central & Brompton	0	£0	£0	13	£175,712	£2,998	12	£319,208	£3,492	41	£227,439	£3,022
Cuxton, Halling & Riverside	13	£510,769	£4,194	12	£208,292	£3,255	29	£377,603	£4,238	21	£320,048	£3,788
Fort Horsted	3	£495,000	£4,137	5	£222,100	£3,441	18	£308,750	£3,800	8	£279,500	£3,916
Fort Pitt	7	£494,714	£5,440	9	£167,111	£3,278	9	£393,556	£4,426	37	£294,257	£3,512
Gillingham North	4	£367,500	£4,798	24	£172,500	£3,226	7	£325,929	£3,496	50	£261,960	£3,236
Gillingham South	2	£307,500	£2,685	3	£127,500	£2,872	6	£233,833	£3,161	90	£241,107	£3,121
Hempstead & Wigmore	16	£584,813	£4,474	1	£200,000	£3,226	22	£383,864	£4,367	16	£307,688	£4,468
Hoo St Werburgh & High Halstow	27	£463,426	£3,995	8	£180,813	£3,454	37	£355,642	£3,908	32	£310,694	£3,812
Lordswood & Walderslade	15	£517,767	£4,568	18	£146,303	£2,789	35	£331,371	£4,154	43	£297,105	£3,855
Luton	2	£350,000	£3,825	7	£114,357	£2,779	10	£286,200	£3,789	29	£232,552	£2,893
Princes Park	15	£456,000	£4,185	4	£137,063	£2,677	14	£309,857	£4,689	38	£270,618	£4,170
Rainham North	14	£513,356	£4,301	4	£193,250	£3,520	74	£364,983	£4,088	61	£299,427	£4,049
Rainham South East	14	£488,679	£3,789	7	£160,143	£3,616	27	£343,407	£4,109	68	£291,816	£3,802
Rainham South West	22	£555,932	£4,198	4	£162,625	£3,161	27	£376,057	£4,174	14	£324,607	£3,566
Rochester East & Warren Wood	5	£466,000	£4,255	4	£132,063	£2,367	19	£325,105	£3,914	56	£295,885	£3,577
Rochester West & Borstal	9	£626,444	£4,183	27	£222,920	£3,781	22	£470,318	£3,994	30	£356,700	£3,677
St Mary's Island	6	£486,833	£4,302	27	£224,754	£3,490	9	£501,333	£3,867	8	£407,188	£3,800
Strood North & Frindsbury	12	£493,958	£4,461	2	£159,500	£3,115	35	£348,614	£4,261	60	£272,329	£3,394
Strood Rural	35	£539,171	£4,303	3	£211,167	£3,760	39	£372,109	£4,154	26	£303,369	£3,838
Strood West	3	£388,333	£3,376	2	£148,250	£2,896	40	£306,169	£3,953	48	£265,728	£3,837
Twydall	2	£327,500	£3,647	4	£135,738	£2,926	28	£322,179	£3,896	21	£301,081	£3,804
Watling	10	£413,025	£4,338	0	£0	£0	24	£383,771	£3,728	56	£292,955	£3,217
Wayfield & Weeds Wood	4	£431,875	£3,668	1	£185,000	£3,491	21	£314,381	£3,607	19	£272,232	£3,563
Medway Council	**247**	**£501,521**	**£4,248**	**189**	**£183,526**	**£3,276**	**585**	**£351,219**	**£4,006**	**881**	**£282,887**	**£3,576**

New Build	**Detached**			**Flat**			**Semi-detached**			**Terraced**		
	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm	Count	Average £	Average £ per sqm
Chatham Central & Brompton	0			1	£290,000	£4,085	0			0		
Cuxton, Halling & Riverside	3	£506,667	£4,565	0			0			0		
Hoo St Werburgh & High Halstow	3	£440,833	£4,038	0			0			0		
Rainham North	3	£476,663	£4,459	0			14	£399,592	£3,963	1	£280,000	£3,544
Rochester West & Borstal	0			7	£302,700	£4,400	0			0		
St Mary's Island	0			0			1	£600,000	£4,082	1	£590,000	£3,512
Strood Rural	12	£581,665	£4,516	0			0			0		
Medway Council	**21**	**£535,832**	**£4,447**	**8**	**£301,113**	**£4,361**	**15**	**£412,952**	**£3,971**	**2**	**£435,000**	**£3,528**

Appendix 6 – Residential Newbuild Asking Prices

Developer / Agent	Development	Address	Address	Postcode	Name	No beds	D/F/S/T	M2	Price £	£ per sqm
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Beech	2	S	64		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Beech	2	S	64		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Beech	2	S	64		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Beech	2	S	64		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Beech	2	S	64		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Beech	2	S	64		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Elder	2	D	79		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cherry	3	S	94	£430,000	£4,574
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cherry	3	S	94		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cherry	3	S	94		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cherry	3	S	94		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cherry	3	S	94		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cherry	3	S	94		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Laurel	3	D	99	£485,000	£4,899
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Laurel	3	D	99		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Laurel	3	D	99		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Laurel	3	D	99		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Chestnut	3	D	103	£480,000	£4,660
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Chestnut	3	D	103		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Chestnut	3	D	103		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Chestnut	3	D	103		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Hazel	3	D	112	£510,000	£4,554
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Hazel	3	D	112		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Hazel	3	D	112		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Hazel	3	D	112		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Wisteria	3	D	119		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Wisteria	3	D	119		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122	£600,000	£4,918
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Dahlia	3	D	122		

Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Whitebeam	3	D	141	£675,000	£4,787
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Whitebeam	3	D	141		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Whitebeam	3	D	141		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Whitebeam	3	D	141		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Lime	4	D	124	£585,000	£4,718
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Lime	4	D	124		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Lime	4	D	124		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Lime	4	D	124		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Lime	4	D	124		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Mulberry	4	D	131	£620,000	£4,733
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Mulberry	4	D	131		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Mulberry	4	D	131		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Mulberry	4	D	131		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Primrose	4	D	142	£650,000	£4,577
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Primrose	4	D	142		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Primrose	4	D	142		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Primrose	4	D	142		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Primrose	4	D	142		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Redwood	4	D	148	£695,000	£4,696
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Redwood	4	D	148		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Redwood	4	D	148		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Juniper	4	D	150	£699,995	£4,667
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Juniper	4	D	150		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Juniper	4	D	150		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Juniper	4	D	150		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Juniper	4	D	150		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cedar	4	D	176	£799,995	£4,545
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cedar	4	D	176		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cedar	4	D	176		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Cedar	4	D	176		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Oak	5	D	181	£825,000	£4,558
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Oak	5	D	181		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Oak	5	D	181		
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Magnolia	5	D	194	£850,000	£4,381
Esquire Developments	Orchard View	Cliff Wood	Rochester	ME3 8JQ	Magnolia	5	D	194		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135	£670,000	£4,963
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135	£670,000	£4,963
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135	£689,000	£5,104
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135		

Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Harrogate	4	D	135		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Chester	4	D	148	£622,000	£4,203
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Henley	4	D	138		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Leamington	3	D	126		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Leamington	3	D	126		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Leamington	3	D	126		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Leamington	3	D	126		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Cambridge	4	D	126	£618,000	£4,905
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Cambridge	4	D	126		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Cambridge	4	D	126		
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Ledsham	4	D	165	£811,000	£4,915
Redrow	Oakleigh Fields	Cliff Wood	Rochester	ME3 8JE	Shaftesbury	4	D	126		
Jones	Walnut Tree Grove	Hoo	Werburgh	ME3 9YB	Holford	4	D	133	£585,000	£4,398
Foundation Agents	Upnor Road	Upnor	Rochester	ME2 4UP		3	S	123	£465,000	£3,780
Pheonix Property	Bramble Fields	Chattenden Lane	Rochester	ME3		3	S	93	£440,000	£4,731
Pheonix Property	Bramble Fields	Chattenden Lane	Rochester	ME3		3	S	93	£430,000	£4,624
Pheonix Property	Bramble Fields	Chattenden Lane	Rochester	ME3		3	S	93	£430,000	£4,624
Pheonix Property	Bramble Fields	Chattenden Lane	Rochester	ME3		3	S	93	£430,000	£4,624
Pheonix Property	Bramble Fields	Chattenden Lane	Rochester	ME3		3	T	95	£417,000	£4,389
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Chester	4	D	148	£612,000	£4,135
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Chester	4	D	148	£612,000	£4,135
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Chester	4	D	148	£612,000	£4,135
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Portman Mid	3	T	114	£432,000	£3,789
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Portman Mid	3	T	114		
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Portman End	3	T	114	£437,000	£3,833
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Portman End	3	T	114		
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Kensington mid	4	T	169	£477,000	£2,822
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Kensington mid	4	T	169		
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Kensington mid	4	T	169		
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Stratford	4	D	115	£527,000	£4,583
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Marlow	4	D	126	£570,000	£4,524
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Marlow	4	D	126	£572,000	£4,540
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Harlech	4	D	109	£587,000	£5,385
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Harlech	4	D	109	£587,000	£5,385
Redrow	Temple Woods	Roman Way	Rochester	ME2 2NF	Cambridge	4	D	126	£597,000	£4,738
Trilogy	The Bowers	Gorse Road	Rochester	ME2	Falcon House	5	D	299	£1,250,000	£4,181
Trilogy	The Bowers	Gorse Road	Rochester	ME2	Falcon House	5	D	299		
Trilogy	The Bowers	Gorse Road	Rochester	ME2	Hawksview	5	D	415	£1,750,000	£4,217
Trilogy	The Bowers	Gorse Road	Rochester	ME2	Hawksview	5	D	415		
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Chedworth	4	D	107	£480,000	£4,486
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Chedworth	4	D	107	£480,000	£4,486
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Chedworth	4	D	107	£495,000	£4,626
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Hatfield	3	D	84	£410,000	£4,881

Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Hatfield	3	D	84	£425,000	£5,060
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Hatfield	3	D	84	£430,000	£5,119
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Hatfield	3	D	84	£430,000	£5,119
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Hatfield	3	D	84	£430,000	£5,119
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Hatfield	3	D	84	£435,000	£5,179
Persimmon	Otterham Park	Quay Lane	Rainham	ME8 8NF	Kendal	4	D	122	£485,000	£3,975
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Birch	2	S	80	£375,000	£4,688
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Birch	2	S	80		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Birch	2	S	80		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Birch	2	S	80		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Cherry	3	S	95	£425,000	£4,474
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Cherry	3	S	95		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Chestnut	3	S	103	£465,000	£4,515
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Chestnut	3	S	103	£465,000	£4,515
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Chestnut	3	S	103	£465,000	£4,515
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Chestnut	3	S	103	£465,000	£4,515
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Laurel	3	D	103	£480,000	£4,660
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Laurel	3	D	103		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Laurel	3	D	103		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Laburnum	3	D	109	£500,000	£4,587
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Laburnum	3	D	109	£500,000	£4,587
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Hazel	3	D	113	£500,000	£4,425
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Hazel	3	D	113	£500,000	£4,425
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Hazel	3	D	113	£500,000	£4,425
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Hazel	3	D	113	£500,000	£4,425
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Hazel	3	D	113	£510,000	£4,513
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Lime	4	D	124	£585,000	£4,718
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Lime	4	D	124		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Juniper	4	D	146	£695,000	£4,760
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Juniper	4	D	146		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Redwood	4	D	148	£695,000	£4,696
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Redwood	4	D	148		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Redwood	4	D	148		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Ash	4	D	180	£815,000	£4,528
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Ash	4	D	180		
Esquire Developments	Farriers Green	London Road	Rainham	ME8 8PY	Ash	4	D	180		
CR Real Estate		Marshall Road	Rainham	ME8		6	D	282	£1,000,000	£3,546
Redrow	Hamlet Park		Rainham	ME8 7FR	Hampstead	5	D	160	£723,000	£4,519
Redrow	Hamlet Park		Rainham	ME8 7FR	Cambridge	4	D	126	£591,000	£4,690
Redrow	Hamlet Park		Rainham	ME8 7FR	Stratford	4	D	115	£536,000	£4,661
Redrow	Hamlet Park		Rainham	ME8 7FR	Leamington	3	D	126	£596,000	£4,730
Redrow	Hamlet Park		Rainham	ME8 7FR	Leamington	3	D	126	£596,000	£4,730
Redrow	Hamlet Park		Rainham	ME8 7FR	Leamington	3	D	126		

Redrow	Hamlet Park		Rainham	ME8 7FR	Leamington	3	D	126		
Redrow	Hamlet Park		Rainham	ME8 7FR	Leamington	3	D	126		
Redrow	Hamlet Park		Rainham	ME8 7FR	Leamington	3	D	126		
St Katherine's Place	St Katherine's Place	Berengrave Lane	Rainham	ME8 7UJ		3	S		£450,000	
Countryside	Riverside	Corys Road	Rochester	ME1 1PZ	Egret	2	T	86	£434,995	£5,058
Countryside	Riverside	Corys Road	Rochester	ME1 1PZ	Egret	2	T	86	£439,995	£5,116
Countryside	Riverside	Corys Road	Rochester	ME1 1PZ	Shellduck	3	S	106	£524,995	£4,953
Countryside	Riverside	Corys Road	Rochester	ME1 1PZ	Shellduck	3	S	106	£529,995	£5,000
Countryside	Riverside	Corys Road	Rochester	ME1 1PZ	Lapwing	4	T	159	£619,995	£3,899
Wards	Pullman House	Corporation Street	Rochester	ME1 1PZ		2	F		£295,000	
Wards	Pullman House	Corporation Street	Rochester	ME1 1PZ		1	F		£235,000	
Wards	Pullman House	Corporation Street	Rochester	ME1 1PZ		1	F		£235,000	
Mann		Dock Road	Chatham	ME4		2	F	79	£335,000	£4,241
Mann		Dock Road	Chatham	ME4		2	F	50	£280,000	£5,600
Mann		Wiffens Avenue	Chatham	ME4		2	F	70	£315,000	£4,500
Aspen Wolf	X1 Chatham Waters	Gillingham Gate Road	Chatham Docks	ME4		2	F	65	£285,000	£4,385
Aspen Wolf	X1 Chatham Waters	Gillingham Gate Road	Chatham Docks	ME4		1	F	50	£230,000	£4,600
Wards	Hamilton Heights		Chatham	ME5 7FL		4	D	189	£650,000	£3,439
Wards	Hamilton Heights		Chatham	ME5 7FL		5	T	153	£575,000	£3,758
Wards	Hamilton Heights		Chatham	ME5 7FL		4	T	130	£525,000	£4,038
Wards		Beacon Road	Chatham	ME5 7		2	D		£375,000	
RPC	Vixen Place	Lords Wood	Chatham	ME5 8LL	Ashmead	5	T	153	£525,000	£3,431
Your Move	Weybridge Close	Lords Wood	Chatham	ME5		2	F	75	£265,000	£3,533
Your Move	Weybridge Close	Lords Wood	Chatham	ME5		2	F	75	£260,000	£3,467
Your Move	Weybridge Close	Lords Wood	Chatham	ME5		2	F	75	£250,000	£3,333
Legal & General	Cavalier Court	Gillingham Gate Road	Chatham	ME4 4SW		2	F	64	£250,000	£3,906
Legal & General	Cavalier Court	Gillingham Gate Road	Chatham	ME4 4SW		2	F		£246,000	
Legal & General	Cavalier Court	Gillingham Gate Road	Chatham	ME4 4SW		1	F	50	£219,000	£4,380
Legal & General	Cavalier Court	Gillingham Gate Road	Chatham	ME4 4SW		1	F	50	£215,000	£4,300

Appendix 7 - CoStar Non-Residential Data

The pages in this appendix are not numbered.

Appendix 8 – Land Registry Development Land, Price Paid Data

2025 Data

Planning Ref	Site	Date approved	Brief Description	ha	All Units	Aff Units	Affo %	Other development	s106 per unit	LR Title	Date Sold	Price Paid	£/ha	£/unit
11/0167 16/1924 18/3659 21/1895	Chatham Waterfront adjacent to Bus Station Medway Street Chatham	13.4.22	182 dwellings	0.521	182	56	31%	1,140 sqm commercial	£1,869	TT157646 TT111270	17/03/2021 23/04/2020	Incomplete PPD		
11/2756 17/1918 18/0997 21/2610	Land at Chatham Docks Pier Road Gillingham (Chatham Waters)	6.3.13	Upto 950 C3, 179,297sqm and range of other uses.	14.660	950	237	25%	179,297sqm employment uses incorp student accommodation, hotels, leisure, conference, events, edcuation facilities, retail uses inc superstore, energy centre, petrol station and open space	£1,572	TT43206 TT17154 TT23577	06/07/2020	£15,150,000	£1,033,424	£15,947
16/1990	Lennox Wood Petham Green Twydall	21.12.16	(new permission granted post 31/3/24 for 19 units MC/22/1109)	0.430	20	19	95%		£9,029	TT86748	01/10/2021	£1,500,000	£3,488,372	£75,000
15/0079	Former Kitchener Barracks Dock Road Chatham	17.7.15	264 residential dwellings	4.400	264	45	17%		£3,025	TT28776	31/07/2014	£2,800,000	£636,364	£10,606

21/3125	Land North of Moor Street Rainham	22.6.23	66 dwellings	3.9/3.72	66	17	26%		£5,917	K752201	23/06/1995	No PPD		
21/1287 19/0287	Land off Town Road Cliffe Woods	10.2.22	184 dwellings	10.900	184	46	25%		£14,596	TT123980	28/04/2021	£25,200,000	£2,311,927	£136,957
20/3237	Mountbatten House 28 Military Road CHATHAM	29.4.21	164 dwellings		164	41	25%		£250	K178544	22/02/2010	No PPD		
19/0008	30-40 High St, Britton Farm, Gillingham	20.3.19	44 dwellings		44	44	100%		£261	K757578	23/02/2010	No PPD		
22/1810	Bardell Terrace Rochester	13.11.23	Mixed use C3 and class	1.000	**374**	35	9%	Includes Class E	£276	K539335 K27078 K81777 K550802 K261067 K267548 K400901 K299035	16/07/2021	£2,124,705	£2,124,705	£5,681
21/2612	The Hollies and South View Sharnal Street High Halstow	30.5.22	35 dwellings	1.330	**33**	2	6%		£28,706	K387182	20/06/2022	No PPD		
22/1474 18/1796	Wooleys Orchard Land south of Lower Rainham Road Rainham	30.12.22	35 dwellings	9.220	**200**	50	25%		£12,541	K949508	24/08/2022	No PPD		
21/2993 19/2898	Land west of Station Road Rainham	20.11.23	75 dwellings	2.260	**75**	75	100%		£10,696	K597623	08/06/2021	No PPD		

20/0221	Hallwood House Kestrel Road Lordswood	21.8.21	net gain; 45 dwellings 55+	0.275	**46**	46	100%		£362	TT137888	04/03/2022	£1,475,000	£5,363,636	£32,065
20/0932	St Clements House Corporation Street Rochester	5.2.21	net gain; 44 dwellings	0.270	**44**	44	100%		£131	TT139601	04/03/2022	£3,275,000	£12,129,630	£74,432
19/0765	Land at East Hill Chatham	7.2.22	upto 800 dwellings, primary school, 150sqm retail and GP surgery	49.500	**800**	200	25%	Primary school, 150sqm retail and GP surgery	£8,944	K756406,K705294	16/05/2014	£2,700,000	£54,545	£3,375
21/0302	West of Parsonage Lane Frindsbury	17.12.21	Secondary school with sixth form and sports block, conversion of grade 1 listed building to wedding venue and upto 181 residential dwellings	17.100	**181**	46	25%	School and Wedding venue	£1,549	TT148451, TT24356,K947175	09/03/2022, 20/12/2013, 15/10/2008	£6,345,000	£371,053	£35,055
20/2782	Land Bounded by the Brook Car Park Queen Street Chatham	21.2.22	179 apartments	0.743	**179**	45	25%		£5,850	K496335	27/12/1979	No PPD		
22/0254	Land to the east and west	28.11.23	upto 250 dwellings, mixed use	23.150	**250**	63	25%	Community hub, public open space,	£12,636	K826217	15/06/2001	No PPD		

	Church Street Cliffe		community hub, public open space, community facilities and replacement sports ground and pavillion					community facilities and replacement sports ground and pavillion						
19/3129	Adjacent to Yew Tree Lodge Land to the south of Stoke Road Hoo	16.12.22	upt 100 dwellings	3.740	**100**	25	25%		£18,094	K887070	06/07/2005	Incomplete PPD		
23/2466 21/2225	North of London Road and East of Seymour Road Rainham	23.2.24	46 dwellings	1.960	46	12	26%		£9,150	K949171	08/11/2023	£3,350,000	£1,709,184	£72,826
22/1191	3 New Road Chatham	8.3.23	50 apartments	0.187	**50**	13	26%		£6,131	K297099 TT32712	31/05/2018	£580,000	£3,101,604	£11,600
17/3455	89 Ingram Road Gillingham	2.5.19	22 apartments	0.200	22	22	100%		£3,679	TT123588 K719603	04/12/2020 02/12/2019	£4,125,182	£20,625,910	£187,508
18/2553	White Road Community Centre White Road Chatham	25.10.19	20 dwellings	0.620	20	20	100%		£7,386	K959320 TT119898	18/01/2018 28/01/2021	Incomplete PPD		
17/1192	Yeoman House Princes Street Rochester	24.1.18	net gain; 54 apartments	0.300	54	54	100%		£1,065	TT95665	25/02/2019	£1,100,000	£3,666,667	£20,370
19/3106	Land adjacent to	4.3.20	14 dwellings	0.591	14	14	100%		£8,749	K780265 K973575,	12/12/1997	No PPD		

	Eastcourt Green Twydall												
19/3104	Garages adj to Lynsted Road Twydall	7.2.20	5 dwellings	0.149	5	5	100%		£246	K97375	12/12/1997	No PPD		
14/2737	Southern Water Site Capstone Road Chatham	28.8.15	110 dwellings	2.030	110	110	100%		£2,846	TT81507 TT80058 K908632	14/05/2018 23/04/2018 17/05/2021	£17,213,013	£8,479,317	£156,482
17/1250 14/3631	Colonial Mutual House Quayside Chatham Maritime	30.8.17	200 apartments and houses, retail	3.300	200	5	3%	Upto 339sqm retail	£5,095	TT132479 TT7445,TT 62388	11/11/2021 15/12/2017 12/03/2021	£3,307,001	£1,002,122	£16,535
19/2532	Land at The Maltings Rainham	10.11.20	29 dwellings	1.420	29	7	24%		£9,657	TT120125	15/01/2021	£1,570,000	£1,105,634	£54,138
19/3107	Site adjacent to Woodchurch Crescent Twydall	6.3.20	9 dwellings	0.734	9	9	100%		£246	K961234	17/11/2009	No PPD		
18/2406	Car Park Whiffens Avenue Chatham	14.2.20	115 apartments	0.560	115	59	51%		£5,247	TT128317	17/03/2021	£512,000	£914,286	£4,452
20/1800	Bennetts Orchard Land off Lower Rainham Road (West of Station Road) Rainham	26.4.2021	79 dwellings	3.440	79	20	25%		£10,434	TT115008	23/09/2020	No PPD		

21/2512	The Beacon Court Tavern 1-3 Copenhagen Road GILLINGHAM	28.10.21	9 dwellings	0.072	9	9	100%		£224	K943687	13/11/2023	£2,200,000	£30,555,556	£244,444
19/1866	Adj to Somerset Close & adj 8 Wiltshire Close Chatham	17.1.20	10 dwelling	0.236	10	10	100%		£246	TT111650	06/05/2020	£1	£4	£0
19/0215	Land adj 18 Hampshire Close Chatham	8.11.19	9 dwellings	0.192	9	9	100%		£240	TT111489	05/05/2020	£1	£5	£0
16/4229 15/3104	Four Elms Land north of Peninsula Way Chattenden	30.8.17	131 dwellings	6.630	131	?	?		£8,011	TT55465	31/08/2016	£9,660,000	£1,457,014	£73,740
19/3328	Hillcrest Ratcliffe Highway Hoo	4.3.20	21 dwellings	0.470	21		0%		£12,709	TT116485	02/10/2020	£620,000	£1,319,149	£29,524
20/1531	4, 16, 20 and 22 High Street, Rainham	4.5.21	55 retirement apartments	0.470	55	0	0%		£2,694	K115811	26/04/2023	No PPD		
24/0279	Land south of View Road, Cliffe Woods	10.10.24	25 dwellings	1.240	25	6	24%		£7,113	TT116074	20/07/2023	£1,425,000	£1,149,194	£57,000
21/1694	Land south of View Road,	30.1.23	68 dwellings	5.200	68	17	25%		£8,931	TT164894	02/02/2024	£2,760,000	£530,769	£40,588

	Cliffe Woods													
24/1033	Former St John Fisher RC school, Ordnance Street, Chatham	6.5.25	139 dwellings	2.400	139	5	4%		£1,439	TT146442	03/03/2023	£3,850,000	£1,604,167	£27,698
21/1923 22/2033	26 Longley Road, Rainham	13.10.22 (RM)	9 dwellings	0.070	9	9	100%		£0	K811791	05/04/2024	£2,027,000	£28,957,143	£225,222
14/2467	23-29 Seagull Road, Strood	?	12 dwellings	0.200	12	12	100%		£0	K695002	14/11/2018	No PPD		

2021 / 2019 Data

Planning Ref	Site	Date approved	Brief Description	ha	All Units	Aff Units	Aff %	s106 (£)	LR Title	Date Sold	Price Paid	£/ha	£/unit
18/2309	Land adj Rochester Train Station	01.08.2019	Mixed use scheme with 64 dwellings and flexible commercial floorspace (A1/A3/B1/B2/D2) to ground floor	0.2	64		0.00%	£663,461	K125971/ K899230	19.7.2007	£950,000	£4,750,000	£14,844
18/0288	Allhallows Golf Course	10.05.2019	COU to siting of 81 park homes for over 50s with asccoiated amenity space and allotments	6.36	81		0.00%	£859,793	K497996, K258858, K353469 and K276329	2.12.2011	£3,450,000	£542,453	£42,593
18/2961	Land west of Town Road, Cliffe	26.04.2019	92 residential dwellings and 737aqm B1/D1 employment floorspace	4.4	92	23	25.00%	£1,054,036	K493338	28.6.2019	£4,200,000	£954,545	£45,652
18/0620	Elm Avenue/Broadwood Road	04.03.2019	63 dwellings	3.39	63	16	25.40%	£796,850	K912232	3.9.2019	£3,665,785	£1,081,353	£58,187
18/0715	Land at 21-23 New Road, Chatham	13.12.2018	32 flats	0.07	32	8	25.00%	£103,715	K54072	14.11.2018	£1,050,000 exclusive of VAT	£52,368,357	£114,556

17/2767	Chatham Golf Driving Range	10.10.2018	131 dwellings	3.3	131	13	9.92%	£604,289	K575415	18.12.2018	£3,375,000	£1,022,727	£25,763
18/0556	Land at Gibraltar Farm, Ham Lane, Hempstead	26.09.2018	450 dwellings	23.93	450	113	25.11%	£3,792,031	K99925	26.5.2017	No Price	No PPD	
17/4408	Land at Walnut Tree Farm, High Halstow	07.09.2018	66 dwellings	2.78	66	17	25.76%	£504,137	TT92417	25.1.2019	£4,000,000	£1,438,849	£60,606
17/4034	Land at Temple Waterfront, Roman Way, Strood	31.08.2018	39 dwellings	0.93	39	34	87.18%	£180,005	TT39637	16.7.2015	£3,984,179	£4,284,063	£102,158
17/4424	Stoke Road Business Centre, Hoo	14.08.2018	200 dwellings	14.96	200	50	25.00%	£2,452,334	TT90888	19.12.2018	£15,500,000	£1,036,096	£77,500
18/0247	Land at White House Farm, Hoo				65	16	24.62%	£822,850	K887070	6.7.2005	stated to be between £500,001 and £1,000,000.	Incomplete	
17/3687	Berengrave Nursery	15.03.2018	121 dwellings	5.83	121	30	24.79%	£1,011,891	TT88140	28.9.2018	£15,300,000	£2,624,357	£126,446
17/2333	Rochester Riverside	01.02.2018	Hybrid: outline upto 1,400 dwellings, primary school and nursery, upto 1,200aqm commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses); full phase 1, 2 & 3 for 489 units and 885sqm commercial floorspace	24.5	1400	350	25.00%	£11,309,707	K860659/ TT81126	no date/ 27.4.2018	no price/ £519,000	Incomplete	
17/1884	Land sout of Ratcliffe Highway, Hoo	10.11.2017	232 dwellings	6.71	232	58	25.00%	£2,322,389	K124824	17.12.2016	£3,108,000	£463,189	£13,397

16/4268	Land north of Commissioners Road, Strood	18.07.2017	130 dwellings & earthworks to enable development	3.9	130	33	25.38%	£721,301	TT45845	15.1.2016	£750,000	£192,308	£5,769
16/2776	Land at Brickfields, Darland Farm, Hempstead	15.03.2017	44 dwellings	4.2	44	0	0.00%	£2,348,170	TT73391	20.10.2017	£5,607,000	£1,335,000	£127,432
16/2051	Land at Otterham Quay Lane, Rainham	27.02.2017	300 dwellings	10.75	300	75	25.00%	£2,157,372	TT18137	30.9.2013	was stated to be under £100,000	Incomplete	
16/2837	Land south of Stoke Road, Hoo	13.02.2017	127 dwellings	8.26	127	32	25.20%	£1,299,222	TT73346	3.10.2017	£9,230,000	£1,117,433	£72,677
17/1820	Bakersfield, Land at Station Road, Rainahm	07.12.2017	90 dwellings	2.8	90	22	24.44%	£308,256	K65260	23.5.2019	No Price Data	No PPD	
15/4539	Land east of Mierscourt, Rainham	18.11.2016	134 dwellings	5.4	134	34	25.37%	£1,126,189	K511185	15.2.2017	£7,782,700	£1,441,241	£58,080

Appendix 9 – CoStar Land Data

Property Address	Property City	Secondary Type	Ha	£ per ha
213 Sundridge Dr	Chatham	Commercial	0.02	
31-41 Dover St	Maidstone	Residential	0.01	£6,547,148
North St	Sutton Valence	Residential	1.06	£1,679,616
Station Rd	Staplehurst	Commercial	0.11	£4,437,656
425 Maynard Pl	Chatham		0.26	£4,283,198
Tonbridge Rd	Hildenborough	Residential	2.95	£381,030
Coldharbour Rd	Northfleet	Residential	0.47	£5,156,870
Barge Way	Sittingbourne	Industrial	2.87	£6,960,563
St. Andrews Walk	Halling	Commercial	0.81	£3,558,240
50 Gibson Dr	West Malling		0.77	£6,242,526
84-86 Mill Hall	Aylesford	Contractor Storage Yard	0.18	£7,431,950
George Summers Rd	Rochester	Commercial	0.21	
St. Andrews Walk	Halling	Commercial	0.97	
Garrison Rd	Sheerness	Industrial	0.36	£3,733,956
Barge Way	Sittingbourne	Industrial	10.52	£1,936,642
Grovehurst Rd	Iwade	Residential	4.84	£1,875,460
1 Longley Ct	Maidstone	Residential	0.21	£6,200,274
133 Windmill St	Gravesend	Residential	0.37	£9,380,227
Lower Rd (Part of a 2 Property Portfolio)	Northfleet	Commercial	0.29	
Sanderson Way	Tonbridge	Industrial	0.95	£1,892,681
1 The Downs	Chatham	Residential	0.23	£5,132,281
Formby Rd	Halling	Industrial	0.40	£2,162,125
London Rd (Part of a 2 Property Portfolio)	Wrotham Heath	Industrial	2.02	
Park Dr	West Malling	Residential	3.85	£5,844,576
Maidstone Rd	Hadlow	Residential	0.91	
Swale Way	Sittingbourne	Commercial	0.97	£2,347,450

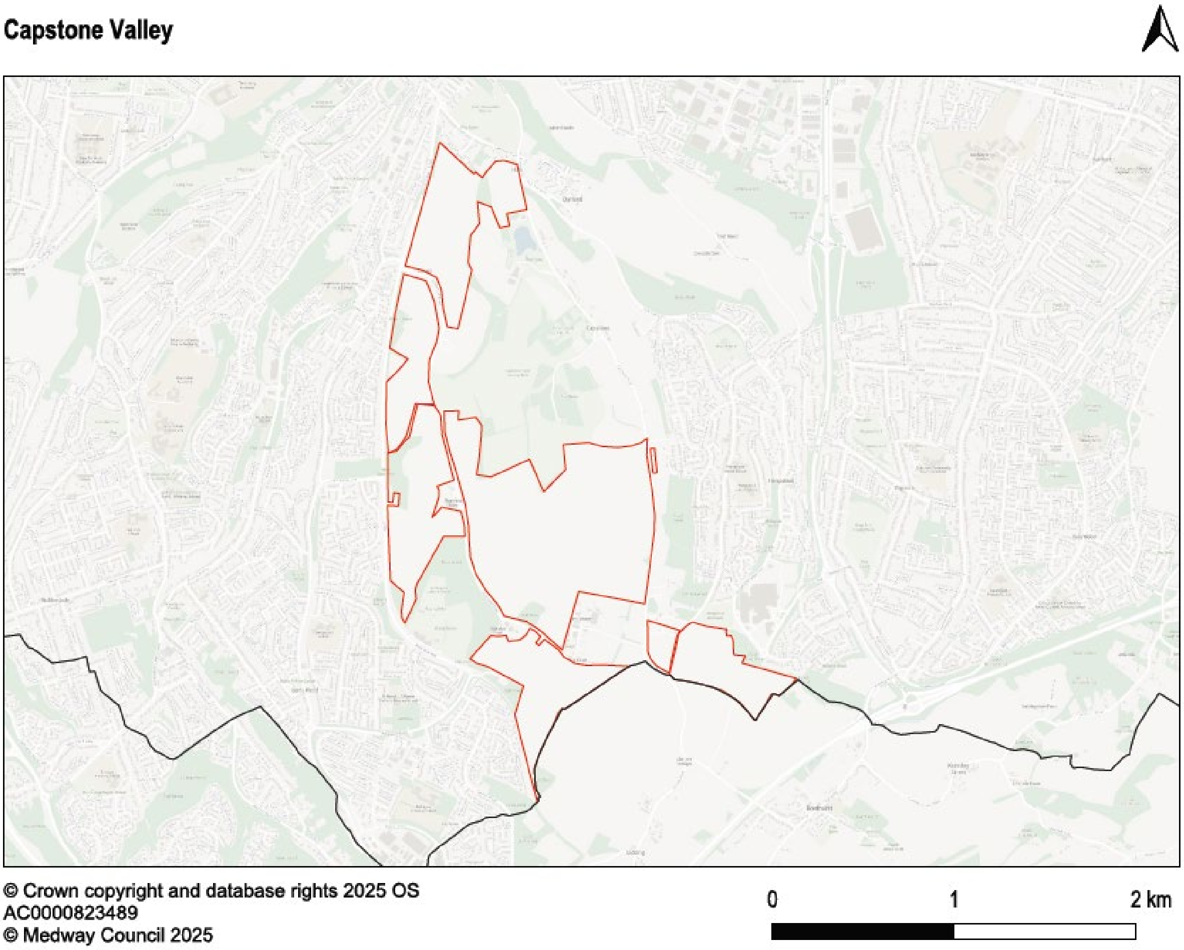
Appendix 10 – BCIS Data

Rebased to Kent (109; sample 256) Edit						
£/m2 study						
Description:	Rate per m2 gross internal floor area for the building Cost including prelims.					
Last updated:	31st May 2025					
Building function	**£/m² gross internal floor area**					
(Maximum age of projects)	**Mean**	**Lowest**	**Lower quartiles**	**Median**	**Upper quartiles**	**Highest**
New build						
282. Factories						
Generally (25)	1,410	321	782	1,147	1,670	5,269
Up to 500m2 GFA (25)	1,784	1,147	1,289	1,504	2,227	3,068
500 to 2000m2 GFA (25)	1,460	321	872	1,314	1,645	5,269
Over 2000m2 GFA (25)	1,275	462	698	959	1,428	4,954
282.1 Advance factories						
Generally (15)	1,172	485	924	1,165	1,471	1,780
Up to 500m2 GFA (15)	1,402	1,150	1,178	1,397	1,504	1,780
500 to 2000m2 GFA (15)	1,315	872	1,170	1,409	1,515	1,563
Over 2000m2 GFA (15)	837	485	717	850	961	1,165
284. Warehouses/stores						
Generally (15)	1,221	486	748	961	1,250	5,656
Up to 500m2 GFA (15)	2,337	807	1,227	1,516	2,962	5,656
500 to 2000m2 GFA (15)	1,094	578	812	998	1,193	1,993
Over 2000m2 GFA (15)	958	486	719	821	1,082	2,655
284.1 Advance warehouses/stores (15)	939	498	805	862	1,160	1,286
284.2 Purpose built warehouses/stores						
Generally (15)	1,277	486	747	973	1,303	5,656
Up to 500m2 GFA (15)	2,780	807	1,516	2,352	3,571	5,656
500 to 2000m2 GFA (15)	1,090	578	800	990	1,212	1,993
Over 2000m2 GFA (15)	982	486	721	821	1,160	2,655
320. Offices						
Generally (15)	2,622	1,268	1,949	2,622	3,029	4,067
Air-conditioned						
Generally (15)	2,466	1,529	2,113	2,549	2,925	3,063
1-2 storey (15)	2,278	1,529	2,071	2,250	2,487	3,063
3-5 storey (15)	2,652	1,719	-	2,925	-	3,038
6 storey or above (20)	2,934	2,196	2,662	2,810	3,039	4,130
Not air-conditioned						
Generally (15)	2,772	1,268	2,000	2,808	3,498	4,067
1-2 storey (15)	2,988	1,742	2,414	3,002	3,710	4,067
3-5 storey (20)	2,420	1,268	1,788	2,234	2,837	4,353
6 storey or above (25)	3,031	2,375	-	3,127	-	3,498
341.1 Retail warehouses						
Generally (25)	1,226	635	935	1,076	1,309	3,547
Up to 1000m2 (25)	1,338	888	997	1,131	1,268	3,547
1000 to 7000m2 GFA (25)	1,234	635	939	1,082	1,406	2,508
7000 to 15000m2 (25)	918	897	-	-	-	939
Over 15000m2 GFA (30)	1,018	892	-	-	-	1,143
342. Shopping centres (30)	1,633	1,426	-	-	-	1,838
343. Department stores (45)	1,575	-	-	-	-	-
344. Hypermarkets, supermarkets						
Generally (35)	2,071	868	1,448	1,845	2,749	3,605
Up to 1000m2 (35)	2,168	1,454	-	1,878	-	3,464
1000 to 7000m2 GFA (35)	2,062	868	1,337	1,839	2,772	3,605
7000 to 15000m2 (35)	1,746	-	-	-	-	-
Over 15000m2 GFA (35)	2,260	-	-	-	-	-

345. Shops						
Generally (30)	2,039	771	1,107	1,661	2,516	5,400
1-2 storey (30)	2,064	771	1,103	1,614	2,619	5,400
3-5 storey (30)	1,709	-	-	-	-	-
447. Care homes for the elderly						
Generally (15)	2,457	1,458	1,976	2,287	2,882	4,815
Up to 500m2 GFA (30)	2,317	2,211	-	-	-	2,423
500 to 2000m2 GFA (15)	3,129	1,526	1,549	2,938	4,815	4,815
Over 2000m2 GFA (15)	2,333	1,458	1,997	2,284	2,692	3,364
810.1 Estate housing						
Generally (15)	1,699	874	1,439	1,628	1,860	5,841
Single storey (15)	1,954	1,130	1,627	1,883	2,135	5,841
2-storey (15)	1,637	874	1,412	1,584	1,797	3,543
3-storey (15)	1,734	1,053	1,443	1,678	1,930	3,466
4-storey or above (15)	3,533	1,727	2,828	3,157	4,700	5,254
810.11 Estate housing detached (15)	2,281	1,243	1,674	1,906	2,577	5,841
810.12 Estate housing semi detached						
Generally (15)	1,722	1,000	1,457	1,664	1,888	3,738
Single storey (15)	1,934	1,232	1,678	1,896	2,075	3,738
2-storey (15)	1,658	1,000	1,439	1,603	1,820	2,869
3-storey (15)	1,668	1,240	1,321	1,606	1,907	2,418
810.13 Estate housing terraced						
Generally (15)	1,707	996	1,407	1,601	1,848	5,254
Single storey (15)	1,900	1,244	1,608	1,849	2,262	2,692
2-storey (15)	1,647	996	1,398	1,578	1,793	3,543
3-storey (15)	1,728	1,053	1,464	1,659	1,904	3,466
4-storey or above (15)	4,977	4,700	-	-	-	5,254
816. Flats (apartments)						
Generally (15)	2,015	1,046	1,658	1,886	2,284	6,830
1-2 storey (15)	1,926	1,155	1,609	1,808	2,209	3,808
3-5 storey (15)	1,984	1,046	1,650	1,875	2,242	4,135
6 storey or above (15)	2,354	1,441	1,869	2,234	2,560	6,830
843. Supported housing						
Generally (15)	2,133	1,102	1,773	2,001	2,346	4,305
Single storey (15)	2,412	1,530	1,935	2,274	2,572	4,305
2-storey (15)	2,170	1,116	1,773	1,998	2,560	3,746
3-storey (15)	1,968	1,102	1,775	1,899	2,182	2,916
4-storey or above (15)	2,194	1,340	1,752	2,048	2,240	4,158
852. Hotels (15)	2,858	1,539	2,256	2,855	3,433	4,050
853. Motels (25)	1,838	1,385	1,670	1,719	2,209	2,210
856.1 Dormitories (15)	2,628	2,164	2,469	2,531	2,661	3,315
856.2 Students' residences, halls of residence, etc (15)	2,487	1,459	2,153	2,544	2,748	4,131

Appendix 11 – Strategic Sites – Plans

Capstone Valley



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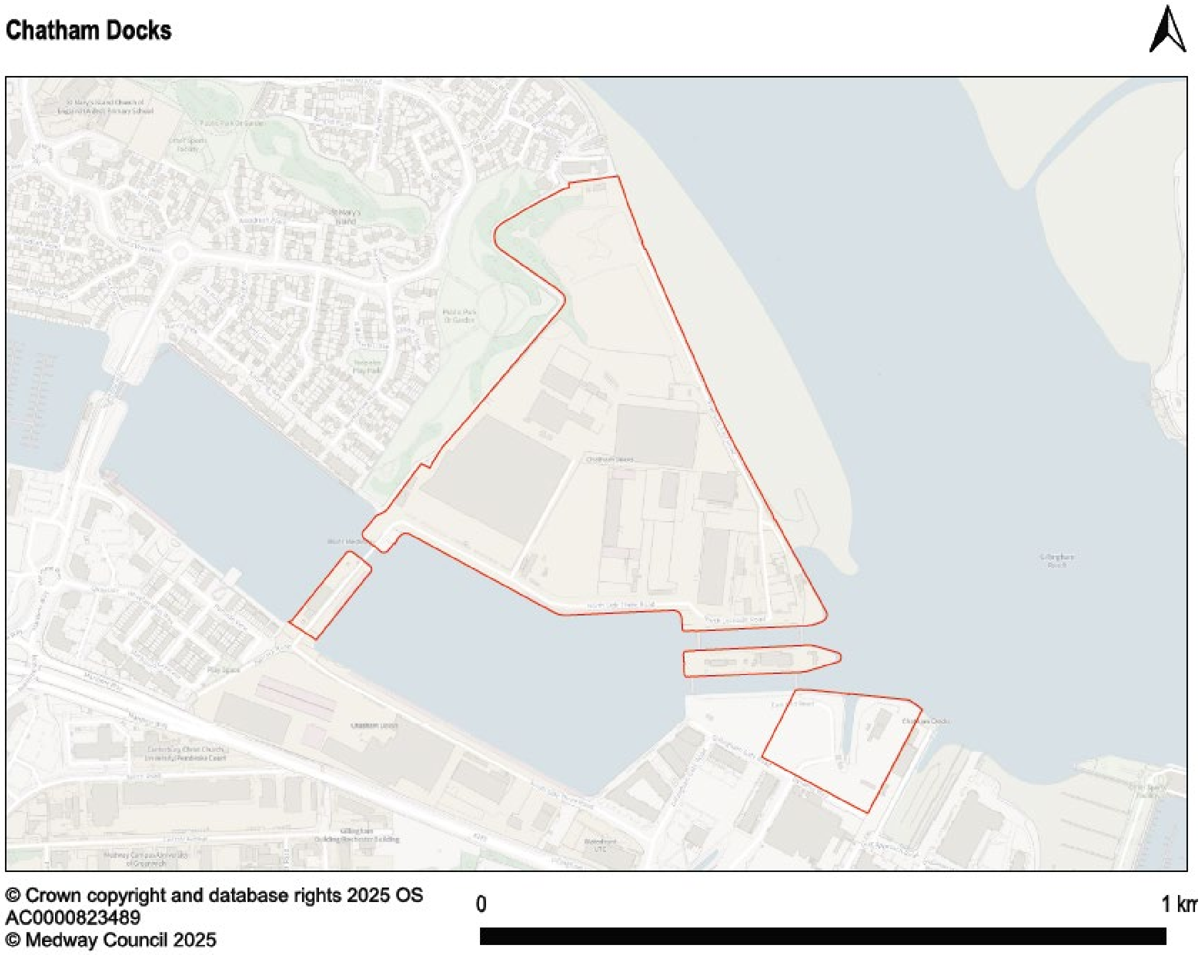
Chatham Docks



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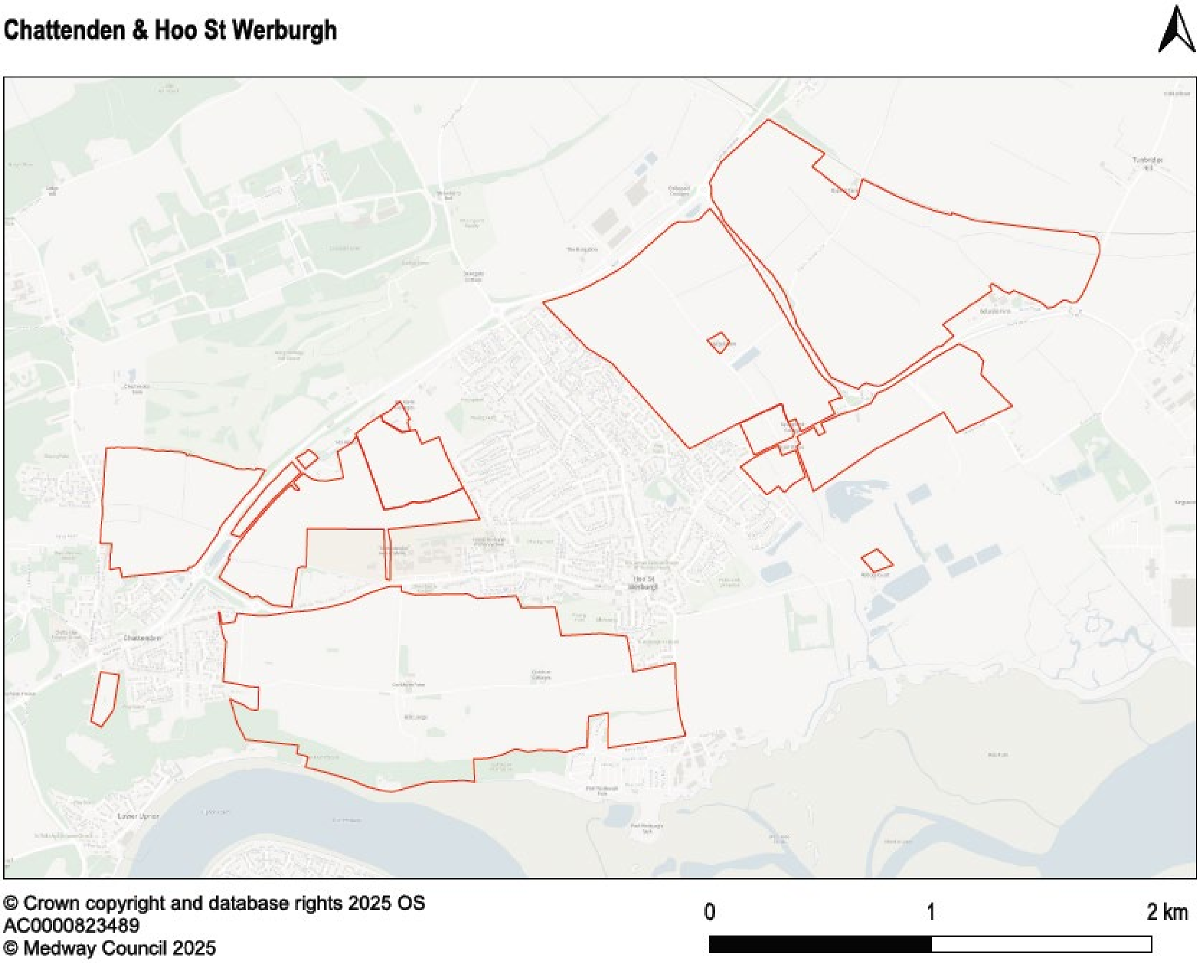
Chattenden & Hoo St Werburgh

Chattenden & Hoo St Werburgh



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Gillingham Waterfront

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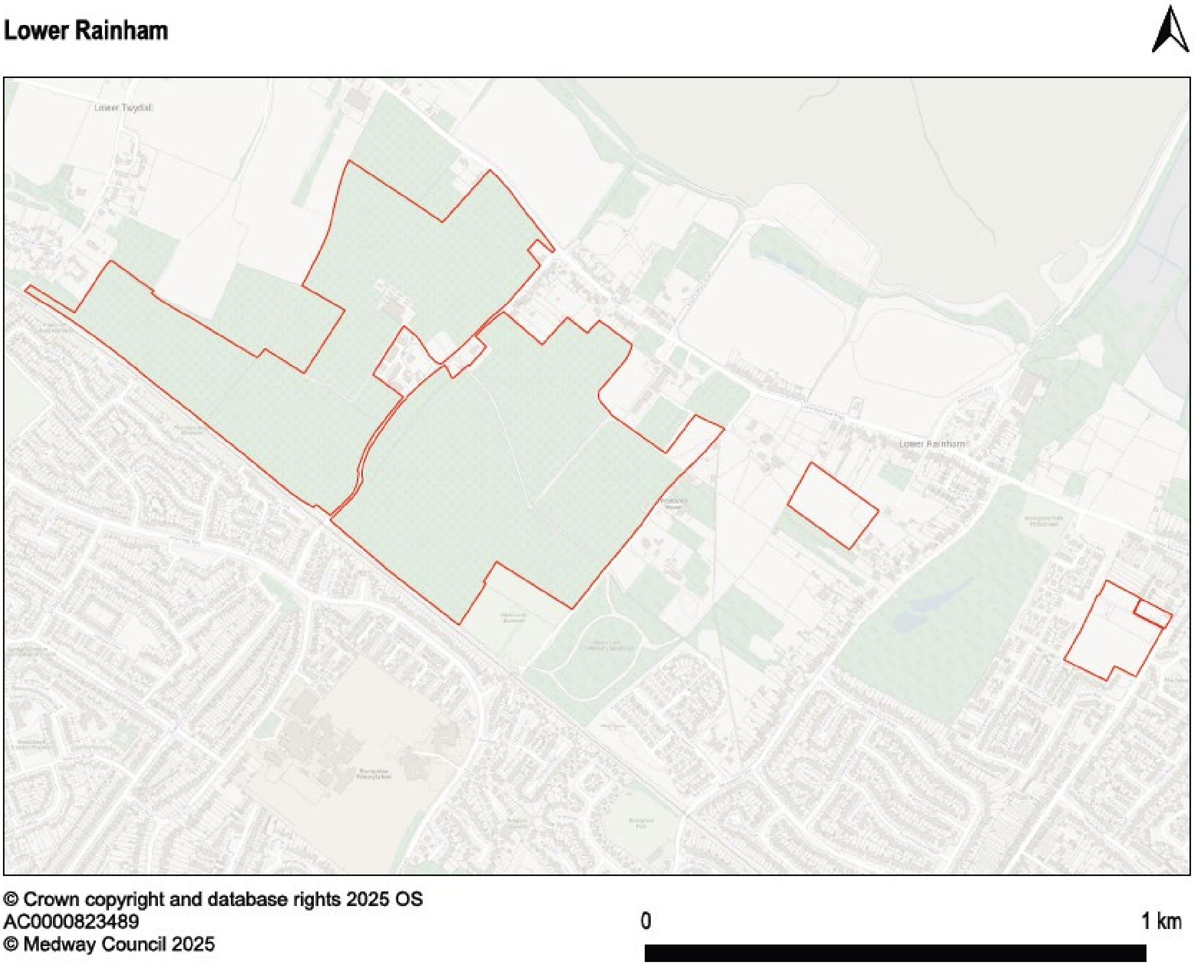
Lower Rainham



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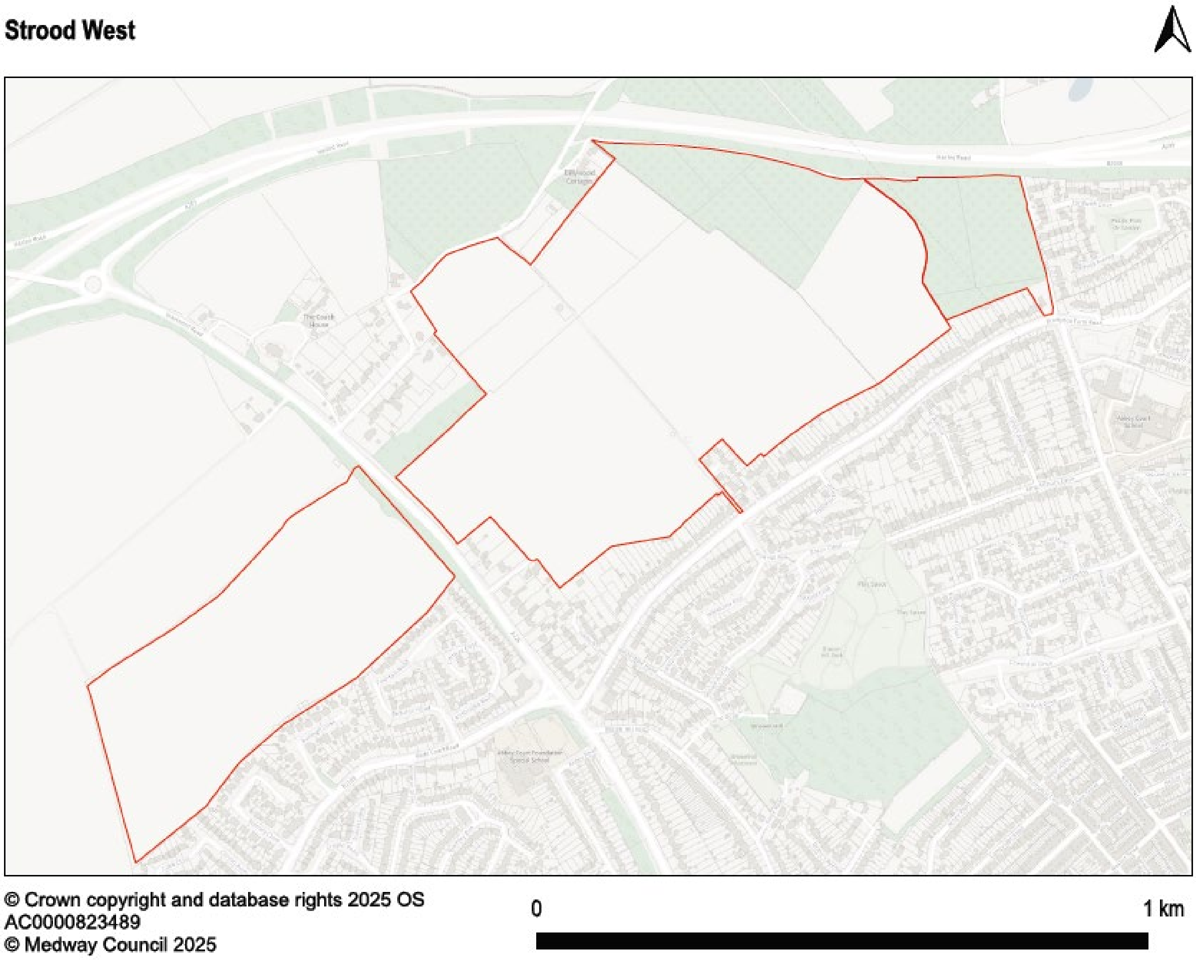
Strood West



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Appendix 12 – Appraisals – Residential Development

The pages in this appendix are not numbered.

Appendix 13 – Appraisals Results. Varied Developers' Return

			EUV	BLV	**Residual Value** (£ per gross ha)					
			Market Housing		15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
			Affordable Housing		5.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Green 400	Higher Value	25,000	375,000	1,602,010	1,535,586	1,487,778	1,400,009	1,368,597	1,258,038
Site 2	Large Green 250	Higher Value	25,000	375,000	1,739,808	1,665,122	1,608,817	1,513,384	1,476,916	1,352,605
Site 3	Green 150	Higher Value	25,000	375,000	987,368	913,129	859,591	763,070	730,160	612,657
Site 4	Green 75	Higher Value	25,000	375,000	1,042,574	959,196	901,182	794,644	759,791	629,146
Site 5	Green 30	Higher Value	25,000	375,000	1,070,932	994,532	922,231	824,609	773,530	654,686
Site 6	Green 12	Higher Value	25,000	375,000	1,361,899	1,286,798	1,210,468	1,114,505	1,059,037	942,212
Site 7	Green 8	Higher Value	50,000	400,000	1,247,006	1,120,291	1,080,245	918,331	913,483	716,372
Site 8	Green 6	Higher Value	50,000	400,000	1,323,514	1,194,679	1,153,962	989,339	984,410	781,362
Site 9	Green 3	Higher Value	50,000	400,000	1,475,985	1,344,662	1,303,159	1,135,357	1,130,333	923,610
Site 13	Flats 150	Higher Value	1,600,000	1,920,000	2,122,984	2,001,021	1,458,928	1,300,360	787,779	594,739
Site 14	Flats 60	Higher Value	1,600,000	1,920,000	1,695,250	1,595,682	1,148,550	1,021,324	601,849	446,965
Site 15	Flats 12	Higher Value	1,600,000	1,920,000	592,274	526,310	225,181	140,893	-141,913	-244,524
Site 16	Mixed 250	Higher Value	1,600,000	1,920,000	2,703,249	2,666,132	2,469,444	2,422,018	2,224,920	2,163,142
Site 17	Mixed 150	Higher Value	1,600,000	1,920,000	1,597,252	1,560,036	1,365,274	1,317,720	1,131,691	1,072,787
Site 18	Mixed 60	Higher Value	1,600,000	1,920,000	1,673,797	1,632,161	1,413,673	1,360,472	1,153,218	1,087,317
Site 19	Mixed 20	Higher Value	1,600,000	1,920,000	1,819,777	1,786,793	1,549,219	1,507,073	1,278,661	1,227,352
Site 20	Mixed 12	Higher Value	1,600,000	1,920,000	2,112,890	2,079,329	1,837,098	1,794,214	1,561,307	1,509,100
Site 21	Mixed 6	Higher Value	1,600,000	1,920,000	2,162,148	2,110,695	1,900,967	1,835,222	1,639,786	1,559,668
Site 22	Large Housing 500	Higher Value	1,600,000	1,920,000	1,732,825	1,712,522	1,598,441	1,572,499	1,459,328	1,425,536
Site 23	Large Housing 250	Higher Value	1,600,000	1,920,000	1,980,914	1,955,836	1,816,158	1,784,114	1,645,692	1,603,952
Site 24	Housing 100	Higher Value	1,600,000	1,920,000	1,530,735	1,497,831	1,314,201	1,271,421	1,096,489	1,044,409
Site 25	Housing 60	Higher Value	1,600,000	1,920,000	1,564,055	1,528,759	1,338,507	1,293,406	1,112,653	1,056,787
Site 26	Housing 24	Higher Value	1,600,000	1,920,000	1,597,366	1,565,231	1,363,789	1,322,729	1,130,213	1,080,226
Site 27	Housing 12	Higher Value	1,600,000	1,920,000	1,973,447	1,944,008	1,733,278	1,695,661	1,493,109	1,447,314
Site 28	Housing 8	Higher Value	1,600,000	1,920,000	1,765,870	1,713,159	1,498,303	1,430,951	1,230,737	1,148,742
Site 29	Housing 6	Higher Value	1,600,000	1,920,000	1,837,984	1,788,059	1,584,560	1,520,768	1,331,137	1,253,477
Site 30	Capstone Valley	Gillingham	25,000	312,500	1,119,128	1,070,174	1,033,310	966,138	941,349	852,671
Site 31	Chatham Docks	Waterfront	1,600,000	1,920,000	1,130,575	1,028,494	547,823	399,168	-112,375	-303,132
Site 32	Chattenden & Hoo St W	Hoo	25,000	312,500	438,820	403,569	377,501	329,068	311,232	247,040
Site 33	Gillingham Waterfront	Gillingham	1,600,000	1,920,000	-508,574	-663,425	-1,342,615	-1,554,331	-2,238,132	-2,513,916
Site 34	Lower Rainham	Rainham	25,000	312,500	844,149	795,934	761,518	699,910	678,888	603,886
Site 35	Strood West	Strood	25,000	312,500	1,359,229	1,299,634	1,256,919	1,175,835	1,147,842	1,047,991

			EUV	BLV	**Residual Value** (£ per gross ha)					
			Market Housing		15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
			Affordable Housing		5.0%	15.0%	6.0%	17.5%	6.0%	20.0%
Site 1	Large Green 400	Lower Value	25,000	375,000	1,334,347	1,271,388	1,225,189	1,139,111	1,109,338	1,004,548
Site 2	Large Green 250	Lower Value	25,000	375,000	1,450,937	1,380,147	1,326,780	1,233,229	1,197,167	1,079,341
Site 3	Green 150	Lower Value	25,000	375,000	442,163	375,413	327,266	240,482	210,892	105,242
Site 4	Green 75	Lower Value	25,000	375,000	465,470	390,503	338,342	242,551	211,214	93,733
Site 5	Green 30	Lower Value	25,000	375,000	492,771	424,078	359,071	271,297	225,370	116,878
Site 6	Green 12	Lower Value	25,000	375,000	769,905	702,380	633,750	547,468	497,594	391,252
Site 7	Green 8	Lower Value	50,000	400,000	546,071	428,836	391,747	238,995	234,422	48,464
Site 8	Green 6	Lower Value	50,000	400,000	621,090	501,438	463,025	307,717	303,067	113,997
Site 9	Green 3	Lower Value	50,000	400,000	614,733	496,914	459,679	309,133	304,625	121,352
Site 10	HD Flats 400	Lower Value	1,600,000	1,920,000	-8,727,169	-8,882,493	-9,575,180	-9,780,657	-10,451,369	-10,723,856
Site 11	HD Flats 150	Lower Value	1,600,000	1,920,000	-12,121,908	-12,282,881	-12,998,526	-13,207,812	-13,884,339	-14,139,123
Site 12	Flats 400	Lower Value	1,600,000	1,920,000	-1,371,584	-1,458,872	-1,841,353	-1,954,841	-2,318,846	-2,461,883
Site 13	Flats 150	Lower Value	1,600,000	1,920,000	-4,148,991	-4,250,242	-4,700,355	-4,831,994	-5,257,525	-5,417,782
Site 14	Flats 60	Lower Value	1,600,000	1,920,000	-3,397,693	-3,480,352	-3,851,549	-3,957,169	-4,305,406	-4,433,986
Site 15	Flats 12	Lower Value	1,600,000	1,920,000	-2,655,681	-2,706,975	-2,941,130	-3,006,671	-3,229,721	-3,310,906
Site 16	Mixed 250	Lower Value	1,600,000	1,920,000	727,872	696,983	533,295	493,825	329,928	278,515
Site 17	Mixed 150	Lower Value	1,600,000	1,920,000	-354,053	-385,035	-549,590	-589,769	-747,290	-797,059
Site 18	Mixed 60	Lower Value	1,600,000	1,920,000	-412,811	-447,990	-632,592	-677,542	-852,684	-908,363
Site 19	Mixed 20	Lower Value	1,600,000	1,920,000	-308,829	-335,747	-535,027	-570,637	-763,623	-806,974
Site 20	Mixed 12	Lower Value	1,600,000	1,920,000	-32,358	-59,747	-257,430	-292,427	-486,699	-530,809
Site 21	Mixed 6	Lower Value	1,600,000	1,920,000	54,404	12,414	-158,743	-212,397	-372,733	-440,357
Site 22	Large Housing 500	Lower Value	1,600,000	1,920,000	508,467	491,571	391,656	368,555	269,122	239,031
Site 23	Large Housing 250	Lower Value	1,600,000	1,920,000	593,452	572,581	456,338	429,670	316,068	281,331
Site 24	Housing 100	Lower Value	1,600,000	1,920,000	-222,451	-249,304	-402,028	-438,173	-585,973	-629,976
Site 25	Housing 60	Lower Value	1,600,000	1,920,000	-236,090	-264,895	-423,643	-461,749	-614,495	-661,696
Site 26	Housing 24	Lower Value	1,600,000	1,920,000	-244,057	-270,281	-438,488	-473,180	-635,838	-678,072
Site 27	Housing 12	Lower Value	1,600,000	1,920,000	94,043	70,018	-101,957	-132,656	-297,957	-335,946
Site 28	Housing 8	Lower Value	1,600,000	1,920,000	-408,895	-453,430	-634,963	-691,870	-861,032	-930,309
Site 29	Housing 6	Lower Value	1,600,000	1,920,000	-202,483	-243,226	-411,256	-465,155	-625,375	-690,990

Appendix 14 – Appraisals Results, Affordable Housing

Varied Total Amount of Affordable Housing

			EUV	BLV	**Residual Value** (£ per gross ha)										
			Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**	**45%**	**50%**
				Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Rent		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
		Affordable Home Ownership			35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Site 1	Large Green 400	Higher Value	25,000	375,000	2,283,532	2,136,761	1,989,989	1,843,218	1,696,446	1,548,578	1,400,009	1,251,439	1,102,870	954,301	805,731
Site 2	Large Green 250	Higher Value	25,000	375,000	2,461,538	2,303,512	2,145,487	1,987,461	1,829,435	1,671,409	1,513,384	1,354,573	1,194,182	1,033,791	873,400
Site 3	Green 150	Higher Value	25,000	375,000	1,638,655	1,492,724	1,346,793	1,200,863	1,054,932	909,001	763,070	617,140	471,209	325,278	179,347
Site 4	Green 75	Higher Value	25,000	375,000	1,716,092	1,562,517	1,408,943	1,255,368	1,101,793	948,219	794,644	641,069	487,494	333,920	180,345
Site 5	Green 30	Higher Value	25,000	375,000	1,735,070	1,583,327	1,431,583	1,279,840	1,128,096	976,353	824,609	672,866	521,122	369,379	217,635
Site 6	Green 12	Higher Value	25,000	375,000	2,051,979	1,895,734	1,739,488	1,583,242	1,426,997	1,270,751	1,114,505	958,259	802,014	645,768	489,522
Site 7	Green 8	Higher Value	50,000	400,000	2,101,663	1,904,441	1,707,219	1,509,997	1,312,775	1,115,553	918,331	721,109	520,051	315,602	108,665
Site 8	Green 6	Higher Value	50,000	400,000	2,167,126	1,970,828	1,774,531	1,578,233	1,381,935	1,185,637	989,339	790,666	588,678	383,965	177,997
Site 9	Green 3	Higher Value	50,000	400,000	2,331,864	2,135,332	1,938,800	1,742,044	1,539,815	1,337,586	1,135,357	930,826	724,612	518,399	312,185
Site 13	Flats 150	Higher Value	1,600,000	1,920,000	2,467,051	1,883,705	1,300,360	717,014	131,746	-480,104	-1,093,782	-1,727,597	-2,361,413	-2,995,229	-3,635,305
Site 14	Flats 60	Higher Value	1,600,000	1,920,000	1,964,237	1,492,780	1,021,324	549,867	65,721	-428,960	-926,213	-1,438,474	-1,950,735	-2,462,997	-2,975,258
Site 15	Flats 12	Higher Value	1,600,000	1,920,000	754,163	447,569	140,893	-165,783	-472,459	-787,119	-1,104,705	-1,422,292	-1,739,878	-2,057,465	-2,375,051
Site 16	Mixed 250	Higher Value	1,600,000	1,920,000	2,862,281	2,642,149	2,422,018	2,200,831	1,977,318	1,753,805	1,530,292	1,306,778	1,083,265	859,752	636,239
Site 17	Mixed 150	Higher Value	1,600,000	1,920,000	1,730,950	1,524,335	1,317,720	1,111,105	904,490	697,875	491,260	284,645	78,030	-137,247	-354,496
Site 18	Mixed 60	Higher Value	1,600,000	1,920,000	1,796,783	1,578,627	1,360,472	1,142,316	924,160	706,004	487,848	269,692	48,256	-180,646	-411,672
Site 19	Mixed 20	Higher Value	1,600,000	1,920,000	1,964,448	1,735,760	1,507,073	1,278,385	1,049,698	821,010	592,322	361,947	124,138	-115,815	-356,620
Site 20	Mixed 12	Higher Value	1,600,000	1,920,000	2,263,387	2,028,801	1,794,214	1,559,628	1,325,042	1,090,456	855,869	618,911	376,651	130,509	-115,633
Site 21	Mixed 6	Higher Value	1,600,000	1,920,000	2,310,624	2,072,923	1,835,222	1,597,521	1,353,945	1,109,354	863,330	613,920	364,509	115,099	-134,312
Site 22	Large Housing 500	Higher Value	1,600,000	1,920,000	1,842,509	1,707,504	1,572,499	1,437,494	1,301,620	1,164,749	1,027,878	891,008	754,137	617,267	477,744
Site 23	Large Housing 250	Higher Value	1,600,000	1,920,000	2,090,211	1,937,162	1,784,114	1,631,066	1,476,991	1,321,639	1,166,287	1,010,935	855,583	700,231	544,879
Site 24	Housing 100	Higher Value	1,600,000	1,920,000	1,637,482	1,454,451	1,271,421	1,088,391	905,360	722,330	539,300	356,269	173,239	-12,989	-205,036
Site 25	Housing 60	Higher Value	1,600,000	1,920,000	1,670,741	1,482,074	1,293,406	1,104,739	916,071	727,404	538,736	350,069	161,401	-33,135	-231,097
Site 26	Housing 24	Higher Value	1,600,000	1,920,000	1,684,104	1,503,416	1,322,729	1,142,041	961,354	780,666	599,979	419,291	237,594	49,454	-140,134
Site 27	Housing 12	Higher Value	1,600,000	1,920,000	2,062,040	1,878,850	1,695,661	1,512,472	1,329,282	1,146,093	962,904	779,714	596,525	409,465	218,854
Site 28	Housing 8	Higher Value	1,600,000	1,920,000	1,923,191	1,677,071	1,430,951	1,184,831	938,710	687,303	432,257	174,012	-84,232	-342,476	-608,164
Site 29	Housing 6	Higher Value	1,600,000	1,920,000	1,982,049	1,751,409	1,520,768	1,290,127	1,058,494	821,168	582,415	340,413	98,411	-143,591	-386,713
Site 30	Capstone Valley	Gillingham	25,000	312,500	1,687,187	1,568,051	1,447,928	1,327,541	1,207,154	1,086,766	966,138	843,957	721,777	598,725	474,139
Site 31	Chatham Docks	Waterfront	1,600,000	1,920,000	1,513,931	969,043	399,168	-191,177	-805,760	-1,469,759	-2,167,241	-2,948,562	-3,760,381	-4,572,200	-5,384,019
Site 32	Chattenden & Hoo St W	Hoo	25,000	312,500	812,882	732,928	652,973	573,019	492,086	410,696	329,068	245,791	161,903	76,205	-12,149
Site 33	Gillingham Waterfront	Gillingham	1,600,000	1,920,000	-99,289	-817,966	-1,554,331	-2,313,955	-3,143,914	-4,056,348	-4,968,782	-5,881,216	-6,793,649	-7,706,083	-8,618,517
Site 34	Lower Rainham	Rainham	25,000	312,500	1,277,772	1,181,462	1,085,151	988,841	892,531	796,220	699,910	603,600	507,290	410,979	314,669
Site 35	Strood West	Strood	25,000	312,500	2,007,780	1,869,945	1,732,110	1,594,242	1,454,773	1,315,304	1,175,835	1,036,365	896,896	757,427	615,287

			EUV	BLV	**Residual Value** (£ per gross ha)										
			Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**	**45%**	**50%**
				Social Rent	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
			Affordable Rent		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
		Affordable Home Ownership			35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Site 1	Large Green 400	Lower Value	25,000	375,000	1,967,106	1,830,193	1,693,280	1,554,827	1,416,255	1,277,683	1,139,111	1,000,539	861,967	723,395	584,668
Site 2	Large Green 250	Lower Value	25,000	375,000	2,119,857	1,972,602	1,825,346	1,678,091	1,530,836	1,382,668	1,233,229	1,083,791	934,352	784,914	635,475
Site 3	Green 150	Lower Value	25,000	375,000	996,245	870,284	744,324	618,363	492,403	366,442	240,482	114,521	-13,451	-145,616	-279,874
Site 4	Green 75	Lower Value	25,000	375,000	1,038,397	905,756	773,115	640,474	507,833	375,192	242,551	109,910	-26,748	-165,923	-308,051
Site 5	Green 30	Lower Value	25,000	375,000	1,043,345	914,670	785,995	657,321	528,646	399,971	271,297	141,683	7,393	-127,620	-264,410
Site 6	Green 12	Lower Value	25,000	375,000	1,340,008	1,207,918	1,075,828	943,738	811,648	679,558	547,468	414,736	278,817	140,542	1,945
Site 7	Green 8	Lower Value	50,000	400,000	1,317,616	1,140,289	962,962	785,636	606,919	424,453	238,995	52,933	-133,129	-320,428	-513,059
Site 8	Green 6	Lower Value	50,000	400,000	1,386,753	1,210,257	1,033,761	856,751	675,139	492,908	307,717	122,527	-62,663	-247,854	-438,627
Site 9	Green 3	Lower Value	50,000	400,000	1,391,009	1,213,082	1,034,863	853,431	671,998	490,566	309,133	127,701	-53,732	-235,164	-421,737
Site 10	HD Flats 400	Lower Value	1,600,000	1,920,000	-8,238,799	-9,002,845	-9,780,657	-10,558,496	-11,336,334	-12,177,674	-13,056,073	-13,935,803	-14,816,649	-15,697,495	-16,578,341
Site 11	HD Flats 150	Lower Value	1,600,000	1,920,000	-11,770,065	-12,488,939	-13,207,812	-13,926,685	-14,645,559	-15,364,432	-16,083,305	-16,802,179	-17,528,438	-18,260,858	-18,993,278
Site 12	Flats 400	Lower Value	1,600,000	1,920,000	-1,075,141	-1,514,991	-1,954,841	-2,397,126	-2,844,782	-3,296,103	-3,751,739	-4,207,376	-4,669,221	-5,133,034	-5,600,702
Site 13	Flats 150	Lower Value	1,600,000	1,920,000	-3,903,096	-4,367,545	-4,831,994	-5,296,443	-5,760,893	-6,232,200	-6,705,104	-7,178,008	-7,650,911	-8,123,815	-8,596,719
Site 14	Flats 60	Lower Value	1,600,000	1,920,000	-3,211,643	-3,584,237	-3,957,169	-4,330,101	-4,703,032	-5,075,964	-5,448,896	-5,821,828	-6,196,300	-6,576,156	-6,956,012
Site 15	Flats 12	Lower Value	1,600,000	1,920,000	-2,556,402	-2,781,537	-3,006,671	-3,235,259	-3,464,552	-3,693,846	-3,923,139	-4,152,433	-4,381,726	-4,611,020	-4,840,314
Site 16	Mixed 250	Lower Value	1,600,000	1,920,000	816,944	655,385	493,825	328,961	162,027	-6,544	-181,701	-362,708	-547,105	-740,863	-938,578
Site 17	Mixed 150	Lower Value	1,600,000	1,920,000	-273,618	-429,927	-589,769	-749,610	-909,452	-1,072,100	-1,234,883	-1,399,547	-1,565,384	-1,731,220	-1,898,126
Site 18	Mixed 60	Lower Value	1,600,000	1,920,000	-342,770	-509,442	-677,542	-845,642	-1,013,742	-1,181,842	-1,352,246	-1,523,486	-1,694,725	-1,865,964	-2,037,203
Site 19	Mixed 20	Lower Value	1,600,000	1,920,000	-243,107	-404,314	-570,637	-736,960	-903,284	-1,069,607	-1,235,930	-1,404,267	-1,573,863	-1,743,459	-1,913,054
Site 20	Mixed 12	Lower Value	1,600,000	1,920,000	39,384	-126,521	-292,427	-461,870	-633,826	-805,782	-977,737	-1,149,693	-1,321,649	-1,495,395	-1,670,763
Site 21	Mixed 6	Lower Value	1,600,000	1,920,000	175,574	-18,412	-212,397	-408,443	-609,278	-810,113	-1,010,947	-1,211,782	-1,412,617	-1,615,632	-1,819,981
Site 22	Large Housing 500	Lower Value	1,600,000	1,920,000	566,948	467,752	368,555	269,358	167,714	65,347	-40,872	-152,813	-269,388	-392,348	-525,649
Site 23	Large Housing 250	Lower Value	1,600,000	1,920,000	650,693	540,181	429,670	319,159	205,907	91,737	-24,407	-144,201	-268,990	-395,125	-529,431
Site 24	Housing 100	Lower Value	1,600,000	1,920,000	-165,801	-299,948	-438,173	-577,175	-716,177	-855,179	-996,543	-1,138,143	-1,279,743	-1,422,973	-1,567,310
Site 25	Housing 60	Lower Value	1,600,000	1,920,000	-178,343	-317,654	-461,749	-606,089	-750,429	-894,770	-1,039,162	-1,186,212	-1,333,263	-1,480,313	-1,627,363
Site 26	Housing 24	Lower Value	1,600,000	1,920,000	-218,534	-343,775	-473,180	-602,585	-731,990	-861,395	-990,800	-1,120,283	-1,252,266	-1,384,248	-1,516,231
Site 27	Housing 12	Lower Value	1,600,000	1,920,000	110,978	-10,839	-132,656	-254,473	-378,775	-505,104	-631,434	-757,763	-884,092	-1,010,422	-1,139,193
Site 28	Housing 8	Lower Value	1,600,000	1,920,000	-279,859	-483,921	-691,870	-899,818	-1,107,766	-1,315,714	-1,525,173	-1,736,761	-1,948,348	-2,159,935	-2,371,522
Site 29	Housing 6	Lower Value	1,600,000	1,920,000	-84,912	-273,136	-465,155	-660,024	-854,894	-1,049,763	-1,244,632	-1,439,502	-1,636,588	-1,834,868	-2,033,147
Site 30	Capstone Valley	Gillingham	25,000	312,500	1,687,187	1,568,051	1,447,928	1,327,541	1,207,154	1,086,766	966,138	843,957	721,777	598,725	474,139
Site 31	Chatham Docks	Waterfront	1,600,000	1,920,000	1,513,931	969,043	399,168	-191,177	-805,760	-1,469,759	-2,167,241	-2,948,562	-3,760,381	-4,572,200	-5,384,019
Site 32	Chattenden & Hoo St W	Hoo	25,000	312,500	812,882	732,928	652,973	573,019	492,086	410,696	329,068	245,791	161,903	76,205	-12,149
Site 33	Gillingham Waterfront	Gillingham	1,600,000	1,920,000	-99,289	-817,966	-1,554,331	-2,313,955	-3,143,914	-4,056,348	-4,968,782	-5,881,216	-6,793,649	-7,706,083	-8,618,517
Site 34	Lower Rainham	Rainham	25,000	312,500	1,277,772	1,181,462	1,085,151	988,841	892,531	796,220	699,910	603,600	507,290	410,979	314,669
Site 35	Strood West	Strood	25,000	312,500	2,007,780	1,869,945	1,732,110	1,594,242	1,454,773	1,315,304	1,175,835	1,036,365	896,896	757,427	615,287

Varied Tenure Mix

			EUV	BLV	**Residual Value** (£ per gross ha)											
				Affordable Housing	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**		**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**
				Social Rent	65%	55%	45%	40%	20%	10%	0%		40%	35%	33%	30%
				Affordable Rent	0%	10%	20%	25%	45%	55%	65%		25%	24%	22%	20%
				Affordable Home Ownership	35%	35%	35%	35%	35%	35%	35%		35%	40%	45%	50%
Site 1	Large Green 400	Higher Value	25,000	375,000	1,347,860	1,368,719	1,389,579	1,400,009	1,441,727	1,462,587	1,483,446		1,400,009	1,419,574	1,437,054	1,454,534
Site 2	Large Green 250	Higher Value	25,000	375,000	1,459,032	1,480,773	1,502,513	1,513,384	1,556,865	1,578,605	1,600,346		1,513,384	1,533,816	1,552,075	1,570,333
Site 3	Green 150	Higher Value	25,000	375,000	707,861	729,945	752,029	763,070	807,237	829,321	851,404		763,070	783,464	801,649	819,834
Site 4	Green 75	Higher Value	25,000	375,000	738,332	760,857	783,382	794,644	839,693	862,218	884,742		794,644	815,866	834,836	853,806
Site 5	Green 30	Higher Value	25,000	375,000	773,215	793,773	814,330	824,609	865,725	886,283	906,840		824,609	844,385	862,106	879,826
Site 6	Green 12	Higher Value	25,000	375,000	1,074,782	1,090,671	1,106,561	1,114,505	1,146,283	1,162,173	1,178,062		1,114,505	1,132,678	1,149,262	1,165,846
Site 7	Green 8	Higher Value	50,000	400,000	830,893	865,868	900,844	918,331	988,282	1,023,257	1,058,233		918,331	949,809	977,790	1,005,770
Site 8	Green 6	Higher Value	50,000	400,000	902,311	937,122	971,933	989,339	1,058,962	1,093,773	1,128,585		989,339	1,020,669	1,048,519	1,076,368
Site 9	Green 3	Higher Value	50,000	400,000	1,045,615	1,081,563	1,117,426	1,135,357	1,207,084	1,242,947	1,278,810		1,135,357	1,167,634	1,196,325	1,225,015
Site 13	Flats 150	Higher Value	1,600,000	1,920,000	1,216,790	1,250,218	1,283,646	1,300,360	1,367,216	1,400,644	1,434,072		1,300,360	1,329,323	1,354,943	1,380,563
Site 14	Flats 60	Higher Value	1,600,000	1,920,000	953,548	980,658	1,007,769	1,021,324	1,075,544	1,102,654	1,129,764		1,021,324	1,045,280	1,066,525	1,087,770
Site 15	Flats 12	Higher Value	1,600,000	1,920,000	96,334	114,157	131,981	140,893	176,540	194,364	212,187		140,893	156,934	171,193	185,452
Site 16	Mixed 250	Higher Value	1,600,000	1,920,000	2,394,334	2,405,407	2,416,481	2,422,018	2,444,165	2,455,239	2,466,313		2,422,018	2,431,891	2,440,657	2,449,423
Site 17	Mixed 150	Higher Value	1,600,000	1,920,000	1,290,466	1,301,368	1,312,269	1,317,720	1,339,523	1,350,424	1,361,326		1,317,720	1,327,375	1,335,940	1,344,505
Site 18	Mixed 60	Higher Value	1,600,000	1,920,000	1,332,118	1,343,459	1,354,801	1,360,472	1,383,154	1,394,496	1,405,837		1,360,472	1,370,335	1,379,064	1,387,793
Site 19	Mixed 20	Higher Value	1,600,000	1,920,000	1,484,312	1,493,416	1,502,521	1,507,073	1,525,281	1,534,385	1,543,489		1,507,073	1,515,266	1,522,550	1,529,833
Site 20	Mixed 12	Higher Value	1,600,000	1,920,000	1,771,301	1,780,466	1,789,632	1,794,214	1,812,545	1,821,710	1,830,876		1,794,214	1,802,463	1,809,795	1,817,128
Site 21	Mixed 6	Higher Value	1,600,000	1,920,000	1,800,094	1,814,145	1,828,196	1,835,222	1,863,324	1,877,376	1,891,427		1,835,222	1,847,868	1,859,109	1,870,350
Site 22	Large Housing 500	Higher Value	1,600,000	1,920,000	1,556,332	1,562,799	1,569,266	1,572,499	1,585,433	1,591,900	1,598,367		1,572,499	1,578,515	1,583,883	1,589,252
Site 23	Large Housing 250	Higher Value	1,600,000	1,920,000	1,765,396	1,772,883	1,780,370	1,784,114	1,799,089	1,806,576	1,814,063		1,784,114	1,790,977	1,797,091	1,803,205
Site 24	Housing 100	Higher Value	1,600,000	1,920,000	1,247,426	1,257,024	1,266,622	1,271,421	1,290,617	1,300,215	1,309,813		1,271,421	1,280,331	1,288,281	1,296,232
Site 25	Housing 60	Higher Value	1,600,000	1,920,000	1,267,990	1,278,157	1,288,323	1,293,406	1,313,739	1,323,905	1,334,072		1,293,406	1,302,765	1,311,107	1,319,449
Site 26	Housing 24	Higher Value	1,600,000	1,920,000	1,299,276	1,308,657	1,318,038	1,322,729	1,341,491	1,350,873	1,360,254		1,322,729	1,330,729	1,337,791	1,344,853
Site 27	Housing 12	Higher Value	1,600,000	1,920,000	1,675,346	1,683,472	1,691,598	1,695,661	1,711,912	1,720,038	1,728,164		1,695,661	1,702,974	1,709,475	1,715,975
Site 28	Housing 8	Higher Value	1,600,000	1,920,000	1,394,578	1,409,127	1,423,676	1,430,951	1,460,049	1,474,598	1,489,147		1,430,951	1,444,045	1,455,684	1,467,323
Site 29	Housing 6	Higher Value	1,600,000	1,920,000	1,486,683	1,500,317	1,513,951	1,520,768	1,548,036	1,561,670	1,575,304		1,520,768	1,533,039	1,543,946	1,554,853
Site 30	Capstone Valley	Gillingham	25,000	312,500	922,575	940,000	957,426	966,138	1,000,666	1,017,809	1,034,952		966,138	982,431	996,768	1,011,105
Site 31	Chatham Docks	Waterfront	1,600,000	1,920,000	318,732	350,906	383,081	399,168	463,517	495,691	527,865		399,168	426,367	450,349	474,330
Site 32	Chattenden & Hoo St W	Hoo	25,000	312,500	298,483	310,717	322,951	329,068	353,196	365,141	377,086		329,068	340,447	350,394	360,341
Site 33	Gillingham Waterfront	Gillingham	1,600,000	1,920,000	-1,664,896	-1,620,670	-1,576,444	-1,554,331	-1,465,880	-1,421,654	-1,377,428		-1,554,331	-1,515,827	-1,481,744	-1,447,662
Site 34	Lower Rainham	Rainham	25,000	312,500	665,337	679,166	692,996	699,910	727,569	741,398	755,227		699,910	712,809	724,325	735,841
Site 35	Strood West	Strood	25,000	312,500	1,126,427	1,146,190	1,165,953	1,175,835	1,215,361	1,235,124	1,254,888		1,175,835	1,194,333	1,210,855	1,227,377

			EUV	BLV	**Residual Value** (£ per gross ha)											
				Affordable Housing	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**		**30% - 10%**	**30% - 10%**	**30% - 10%**	**30% - 10%**
				Social Rent	65%	55%	45%	40%	20%	10%	0%		40%	35%	33%	30%
				Affordable Rent	0%	10%	20%	25%	45%	55%	65%		25%	24%	22%	20%
				Affordable Home Ownership	35%	35%	35%	35%	35%	35%	35%		35%	40%	45%	50%
Site 1	Large Green 400	Lower Value	25,000	375,000	1,089,683	1,109,455	1,129,226	1,139,111	1,178,654	1,198,425	1,218,196		1,139,111	1,157,619	1,174,150	1,190,681
Site 2	Large Green 250	Lower Value	25,000	375,000	1,180,844	1,201,798	1,222,752	1,233,229	1,275,137	1,296,092	1,317,046		1,233,229	1,252,871	1,270,416	1,287,962
Site 3	Green 150	Lower Value	25,000	375,000	190,842	210,698	230,554	240,482	280,193	300,049	319,905		240,482	258,905	275,343	291,780
Site 4	Green 75	Lower Value	25,000	375,000	192,455	212,494	232,532	242,551	282,627	302,665	322,704		242,551	261,541	278,527	295,513
Site 5	Green 30	Lower Value	25,000	375,000	225,087	243,571	262,055	271,297	308,265	326,749	345,233		271,297	289,061	304,978	320,894
Site 6	Green 12	Lower Value	25,000	375,000	515,932	528,546	541,160	547,468	572,696	585,310	597,924		547,468	563,974	579,220	594,465
Site 7	Green 8	Lower Value	50,000	400,000	156,505	189,501	222,497	238,995	304,988	337,984	370,980		238,995	268,692	295,089	321,486
Site 8	Green 6	Lower Value	50,000	400,000	225,613	258,455	291,296	307,717	373,400	406,242	439,084		307,717	337,275	363,548	389,821
Site 9	Green 3	Lower Value	50,000	400,000	228,695	260,871	293,046	309,133	373,484	405,659	437,834		309,133	338,091	363,831	389,571
Site 10	HD Flats 400	Lower Value	1,600,000	1,920,000	-9,898,187	-9,851,175	-9,804,163	-9,780,657	-9,686,633	-9,639,621	-9,592,608		-9,780,657	-9,740,989	-9,706,022	-9,671,055
Site 11	HD Flats 150	Lower Value	1,600,000	1,920,000	-13,318,111	-13,273,991	-13,229,872	-13,207,812	-13,119,572	-13,075,453	-13,031,333		-13,207,812	-13,173,551	-13,143,701	-13,113,852
Site 12	Flats 400	Lower Value	1,600,000	1,920,000	-2,019,754	-1,993,789	-1,967,823	-1,954,841	-1,902,910	-1,876,945	-1,850,979		-1,954,841	-1,932,366	-1,912,488	-1,892,610
Site 13	Flats 150	Lower Value	1,600,000	1,920,000	-4,901,372	-4,873,621	-4,845,870	-4,831,994	-4,776,492	-4,748,741	-4,720,990		-4,831,994	-4,809,461	-4,789,702	-4,769,943
Site 14	Flats 60	Lower Value	1,600,000	1,920,000	-4,013,434	-3,990,928	-3,968,422	-3,957,169	-3,912,157	-3,889,651	-3,867,144		-3,957,169	-3,937,872	-3,920,826	-3,903,780
Site 15	Flats 12	Lower Value	1,600,000	1,920,000	-3,041,320	-3,027,460	-3,013,601	-3,006,671	-2,978,952	-2,965,093	-2,951,233		-3,006,671	-2,994,198	-2,983,110	-2,972,023
Site 16	Mixed 250	Lower Value	1,600,000	1,920,000	471,930	480,688	489,446	493,825	511,342	520,100	528,859		493,825	501,704	508,708	515,711
Site 17	Mixed 150	Lower Value	1,600,000	1,920,000	-612,796	-603,585	-594,374	-589,769	-571,347	-562,137	-552,926		-589,769	-581,687	-574,527	-567,367
Site 18	Mixed 60	Lower Value	1,600,000	1,920,000	-701,498	-691,915	-682,333	-677,542	-658,377	-648,794	-639,212		-677,542	-669,598	-662,613	-655,628
Site 19	Mixed 20	Lower Value	1,600,000	1,920,000	-589,867	-582,175	-574,483	-570,637	-555,253	-547,560	-539,868		-570,637	-563,714	-557,560	-551,407
Site 20	Mixed 12	Lower Value	1,600,000	1,920,000	-311,126	-303,647	-296,167	-292,427	-277,467	-269,988	-262,508		-292,427	-285,695	-279,711	-273,728
Site 21	Mixed 6	Lower Value	1,600,000	1,920,000	-241,065	-229,598	-218,131	-212,397	-189,463	-177,996	-166,529		-212,397	-202,077	-192,903	-183,730
Site 22	Large Housing 500	Lower Value	1,600,000	1,920,000	355,480	360,710	365,940	368,555	379,015	384,245	389,475		368,555	373,402	377,726	382,050
Site 23	Large Housing 250	Lower Value	1,600,000	1,920,000	414,866	420,788	426,709	429,670	441,514	447,436	453,357		429,670	435,195	440,127	445,060
Site 24	Housing 100	Lower Value	1,600,000	1,920,000	-458,446	-450,337	-442,227	-438,173	-421,954	-413,844	-405,735		-438,173	-430,410	-423,458	-416,506
Site 25	Housing 60	Lower Value	1,600,000	1,920,000	-483,223	-474,633	-466,043	-461,749	-444,569	-435,980	-427,390		-461,749	-453,432	-445,975	-438,517
Site 26	Housing 24	Lower Value	1,600,000	1,920,000	-493,802	-485,553	-477,304	-473,180	-456,682	-448,434	-440,185		-473,180	-466,453	-460,550	-454,648
Site 27	Housing 12	Lower Value	1,600,000	1,920,000	-149,234	-142,603	-135,972	-132,656	-119,393	-112,762	-106,130		-132,656	-126,688	-121,383	-116,078
Site 28	Housing 8	Lower Value	1,600,000	1,920,000	-722,601	-710,308	-698,016	-691,870	-667,285	-654,992	-642,700		-691,870	-680,806	-670,972	-661,138
Site 29	Housing 6	Lower Value	1,600,000	1,920,000	-493,953	-482,434	-470,914	-465,155	-442,116	-430,597	-419,077		-465,155	-454,787	-445,572	-436,356

Appendix 15 – Appraisals Results, Varied Policy Requirements

			EUV	**BLV**	**Residual Value** (£ per gross ha)														
					Towards Zero Carbon				Biodiversity Net Gain			Accessible Standards					Water Efficency		
					FHS 1	Zero CO2	Zero CO2+		10%	20%		100% M4(2)	2% M4(3)	5% M4(3)	10% M4(3)		110 LPPPD	100 LPPPD	90 LPPPD
Site 1	Large Green 400	Higher Value	25,000	375,000	1,400,009	1,338,358	1,276,708		1,400,009	1,398,409		1,400,009	1,394,935	1,387,352	1,374,713		1,400,009	1,393,984	1,364,612
Site 2	Large Green 250	Higher Value	25,000	375,000	1,513,384	1,448,431	1,382,075		1,513,384	1,511,699		1,513,384	1,508,021	1,500,006	1,486,647		1,513,384	1,507,015	1,475,970
Site 3	Green 150	Higher Value	25,000	375,000	763,070	686,570	610,069		763,070	761,087		763,070	757,582	749,377	735,704		763,070	756,554	724,777
Site 4	Green 75	Higher Value	25,000	375,000	794,644	713,658	632,672		794,644	792,544		794,644	788,846	780,179	765,734		794,644	787,761	754,192
Site 5	Green 30	Higher Value	25,000	375,000	824,609	744,125	663,641		824,609	822,522		824,609	818,662	809,773	794,957		824,609	817,542	783,111
Site 6	Green 12	Higher Value	25,000	375,000	1,114,505	1,036,694	958,883		1,114,505	1,112,487		1,114,505	1,108,604	1,099,783	1,085,082		1,114,505	1,107,488	1,073,323
Site 7	Green 8	Higher Value	50,000	400,000	918,331	817,565	716,799		918,331	915,721		918,331	912,430	903,610	888,909		918,331	911,367	877,202
Site 8	Green 6	Higher Value	50,000	400,000	989,339	890,446	789,133		989,339	986,777		989,339	983,345	974,387	959,455		989,339	982,260	947,560
Site 9	Green 3	Higher Value	50,000	400,000	1,135,357	1,035,610	934,180		1,135,357	1,132,780		1,135,357	1,129,238	1,120,091	1,104,846		1,135,357	1,128,126	1,092,697
Site 13	Flats 150	Higher Value	1,600,000	1,920,000	1,300,360	928,133	555,905		1,300,360	1,255,408		1,300,360	1,266,217	1,215,184	1,130,127		1,300,360	1,259,423	1,061,757
Site 14	Flats 60	Higher Value	1,600,000	1,920,000	1,021,324	719,025	416,726		1,021,324	984,816		1,021,324	993,585	952,122	883,018		1,021,324	988,064	827,470
Site 15	Flats 12	Higher Value	1,600,000	1,920,000	140,893	-67,122	-275,137		140,893	115,727		140,893	122,417	94,800	48,771		140,893	118,758	11,790
Site 16	Mixed 250	Higher Value	1,600,000	1,920,000	2,422,018	2,316,686	2,209,027		2,422,018	2,409,266		2,422,018	2,413,156	2,399,910	2,377,834		2,422,018	2,411,492	2,360,188
Site 17	Mixed 150	Higher Value	1,600,000	1,920,000	1,317,720	1,194,377	1,071,034		1,317,720	1,302,782		1,317,720	1,308,581	1,294,922	1,272,155		1,317,720	1,306,865	1,253,957
Site 18	Mixed 60	Higher Value	1,600,000	1,920,000	1,360,472	1,228,427	1,096,383		1,360,472	1,344,481		1,360,472	1,350,795	1,336,330	1,312,223		1,360,472	1,348,981	1,292,957
Site 19	Mixed 20	Higher Value	1,600,000	1,920,000	1,507,073	1,374,563	1,242,053		1,507,073	1,491,025		1,507,073	1,497,321	1,482,744	1,458,450		1,507,073	1,495,488	1,439,029
Site 20	Mixed 12	Higher Value	1,600,000	1,920,000	1,794,214	1,665,550	1,536,887		1,794,214	1,778,658		1,794,214	1,784,386	1,769,696	1,745,212		1,794,214	1,782,524	1,725,625
Site 21	Mixed 6	Higher Value	1,600,000	1,920,000	1,835,222	1,713,015	1,590,808		1,835,222	1,820,436		1,835,222	1,824,302	1,807,979	1,780,775		1,835,222	1,822,186	1,758,965
Site 22	Large Housing 500	Higher Value	1,600,000	1,920,000	1,572,499	1,507,441	1,442,384		1,572,499	1,564,620		1,572,499	1,567,603	1,560,286	1,548,089		1,572,499	1,566,704	1,538,360
Site 23	Large Housing 250	Higher Value	1,600,000	1,920,000	1,784,114	1,710,813	1,637,512		1,784,114	1,775,236		1,784,114	1,778,600	1,770,358	1,756,622		1,784,114	1,777,588	1,745,665
Site 24	Housing 100	Higher Value	1,600,000	1,920,000	1,271,421	1,161,151	1,050,880		1,271,421	1,258,072		1,271,421	1,264,086	1,253,122	1,234,849		1,271,421	1,262,737	1,220,272
Site 25	Housing 60	Higher Value	1,600,000	1,920,000	1,293,406	1,180,241	1,067,077		1,293,406	1,279,707		1,293,406	1,285,880	1,274,630	1,255,880		1,293,406	1,284,496	1,240,922
Site 26	Housing 24	Higher Value	1,600,000	1,920,000	1,322,729	1,207,258	1,091,788		1,322,729	1,308,751		1,322,729	1,315,144	1,303,806	1,284,911		1,322,729	1,313,752	1,269,840
Site 27	Housing 12	Higher Value	1,600,000	1,920,000	1,695,661	1,583,444	1,471,227		1,695,661	1,682,100		1,695,661	1,688,076	1,676,739	1,657,843		1,695,661	1,686,677	1,642,764
Site 28	Housing 8	Higher Value	1,600,000	1,920,000	1,430,951	1,292,546	1,154,140		1,430,951	1,414,233		1,430,951	1,422,860	1,410,767	1,390,612		1,430,951	1,421,398	1,374,558
Site 29	Housing 6	Higher Value	1,600,000	1,920,000	1,520,768	1,394,331	1,267,893		1,520,768	1,505,494		1,520,768	1,513,124	1,501,698	1,482,655		1,520,768	1,511,740	1,467,485
Site 30	Capstone Valley	Gillingham	25,000	312,500	966,138	911,687	857,235		966,138	964,759		966,138	961,657	954,959	943,796		966,138	960,817	934,874
Site 31	Chatham Docks	Waterfront	1,600,000	1,920,000	399,168	19,318	-378,745		399,168	355,042		399,168	367,887	321,129	243,200		399,168	361,824	180,721
Site 32	Chattenden & Hoo St W	Hoo	25,000	312,500	329,068	287,254	245,440		329,068	328,009		329,068	325,627	320,483	311,911		329,068	324,981	305,060
Site 33	Gillingham Waterfront	Gillingham	1,600,000	1,920,000	-1,554,331	-2,094,756	-2,654,192		-1,554,331	-1,617,099		-1,554,331	-1,597,149	-1,661,151	-1,767,820		-1,554,331	-1,605,469	-1,853,362
Site 34	Lower Rainham	Rainham	25,000	312,500	699,910	656,696	613,481		699,910	698,816		699,910	696,356	691,043	682,188		699,910	695,689	675,111
Site 35	Strood West	Strood	25,000	312,500	1,175,835	1,116,010	1,056,186		1,175,835	1,174,320		1,175,835	1,170,913	1,163,556	1,151,295		1,175,835	1,169,990	1,141,496

			EUV	**BLV**	**Residual Value** (£ per gross ha)														
					Towards Zero Carbon				Biodiversity Net Gain			Accessible Standards					Water Efficency		
					FHS 1	Zero CO2	Zero CO2+		10%	20%		100% M4(2)	2% M4(3)	5% M4(3)	10% M4(3)		110 LPPPD	100 LPPPD	90 LPPPD
Site 1	Large Green 400	Lower Value	25,000	375,000	1,139,111	1,077,461	1,015,811		1,139,111	1,137,512		1,139,111	1,134,038	1,126,455	1,113,816		1,139,111	1,133,087	1,103,715
Site 2	Large Green 250	Lower Value	25,000	375,000	1,233,229	1,166,785	1,100,341		1,233,229	1,231,506		1,233,229	1,227,744	1,219,544	1,205,879		1,233,229	1,226,714	1,194,956
Site 3	Green 150	Lower Value	25,000	375,000	240,482	163,981	87,481		240,482	238,499		240,482	234,993	226,789	213,115		240,482	233,965	202,188
Site 4	Green 75	Lower Value	25,000	375,000	242,551	161,565	80,579		242,551	240,451		242,551	236,753	228,086	213,641		242,551	235,668	202,099
Site 5	Green 30	Lower Value	25,000	375,000	271,297	190,812	108,453		271,297	269,210		271,297	265,350	256,460	241,645		271,297	264,229	229,799
Site 6	Green 12	Lower Value	25,000	375,000	547,468	469,656	390,522		547,468	545,450		547,468	541,566	532,746	518,045		547,468	540,450	506,286
Site 7	Green 8	Lower Value	50,000	400,000	238,995	133,266	27,536		238,995	236,256		238,995	232,804	223,549	208,123		238,995	231,688	195,840
Site 8	Green 6	Lower Value	50,000	400,000	307,717	203,952	100,187		307,717	305,029		307,717	301,428	292,028	276,361		307,717	300,289	263,880
Site 9	Green 3	Lower Value	50,000	400,000	309,133	207,704	106,275		309,133	306,505		309,133	302,893	293,566	278,021		309,133	301,759	265,632
Site 10	HD Flats 400	Lower Value	1,600,000	1,920,000	-9,780,657	-10,495,015	-11,209,373		-9,780,657	-9,866,902		-9,780,657	-9,842,280	-9,934,391	-10,087,909		-9,780,657	-9,854,424	-10,211,190
Site 11	HD Flats 150	Lower Value	1,600,000	1,920,000	-13,207,812	-13,963,367	-14,718,922		-13,207,812	-13,298,993		-13,207,812	-13,267,295	-13,356,207	-13,504,393		-13,207,812	-13,279,017	-13,623,393
Site 12	Flats 400	Lower Value	1,600,000	1,920,000	-1,954,841	-2,284,308	-2,618,494		-1,954,841	-1,994,656		-1,954,841	-1,989,180	-2,040,509	-2,126,057		-1,954,841	-1,996,014	-2,194,822
Site 13	Flats 150	Lower Value	1,600,000	1,920,000	-4,831,994	-5,241,672	-5,651,350		-4,831,994	-4,881,469		-4,831,994	-4,869,572	-4,925,740	-5,019,355		-4,831,994	-4,877,050	-5,094,604
Site 14	Flats 60	Lower Value	1,600,000	1,920,000	-3,957,169	-4,289,754	-4,622,339		-3,957,169	-3,997,334		-3,957,169	-3,987,687	-4,033,303	-4,109,331		-3,957,169	-3,993,760	-4,170,444
Site 15	Flats 12	Lower Value	1,600,000	1,920,000	-3,006,671	-3,223,800	-3,441,635		-3,006,671	-3,032,683		-3,006,671	-3,025,768	-3,054,313	-3,102,435		-3,006,671	-3,029,550	-3,141,162
Site 16	Mixed 250	Lower Value	1,600,000	1,920,000	493,825	384,355	272,816		493,825	480,780		493,825	484,760	471,210	448,627		493,825	483,058	430,364
Site 17	Mixed 150	Lower Value	1,600,000	1,920,000	-589,769	-723,519	-857,269		-589,769	-605,967		-589,769	-599,678	-614,491	-639,178		-589,769	-601,540	-658,911
Site 18	Mixed 60	Lower Value	1,600,000	1,920,000	-677,542	-820,742	-963,941		-677,542	-694,883		-677,542	-688,036	-703,722	-729,866		-677,542	-690,003	-750,760
Site 19	Mixed 20	Lower Value	1,600,000	1,920,000	-570,637	-714,343	-858,049		-570,637	-588,040		-570,637	-581,213	-597,021	-623,369		-570,637	-583,200	-644,430
Site 20	Mixed 12	Lower Value	1,600,000	1,920,000	-292,427	-429,452	-568,989		-292,427	-308,749		-292,427	-302,739	-318,153	-343,843		-292,427	-304,694	-364,396
Site 21	Mixed 6	Lower Value	1,600,000	1,920,000	-212,397	-340,624	-472,678		-212,397	-227,911		-212,397	-223,855	-240,982	-269,526		-212,397	-226,076	-292,411
Site 22	Large Housing 500	Lower Value	1,600,000	1,920,000	368,555	300,286	231,190		368,555	360,287		368,555	363,418	355,738	342,940		368,555	362,474	332,731
Site 23	Large Housing 250	Lower Value	1,600,000	1,920,000	429,670	354,685	278,872		429,670	420,589		429,670	424,030	415,599	401,547		429,670	422,994	390,338
Site 24	Housing 100	Lower Value	1,600,000	1,920,000	-438,173	-557,754	-677,335		-438,173	-452,649		-438,173	-446,127	-458,016	-477,832		-438,173	-447,590	-493,641
Site 25	Housing 60	Lower Value	1,600,000	1,920,000	-461,749	-584,474	-707,199		-461,749	-476,605		-461,749	-469,911	-482,111	-502,445		-461,749	-471,411	-518,666
Site 26	Housing 24	Lower Value	1,600,000	1,920,000	-473,180	-598,407	-723,635		-473,180	-488,339		-473,180	-481,406	-493,701	-514,193		-473,180	-482,915	-530,538
Site 27	Housing 12	Lower Value	1,600,000	1,920,000	-132,656	-250,401	-369,513		-132,656	-146,885		-132,656	-140,614	-152,510	-172,337		-132,656	-142,083	-188,158
Site 28	Housing 8	Lower Value	1,600,000	1,920,000	-691,870	-841,970	-992,070		-691,870	-710,000		-691,870	-700,644	-713,759	-735,617		-691,870	-702,230	-753,028
Site 29	Housing 6	Lower Value	1,600,000	1,920,000	-465,155	-602,277	-739,400		-465,155	-481,719		-465,155	-473,445	-485,836	-506,488		-465,155	-474,946	-522,941

Appendix 16 – Appraisal Results – Varied Costs and Values

Change in Value

			EUV	BLV	**Residual Value** (£ per gross ha)						
					-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Green 400	Higher Value	25,000	375,000	924,846	1,176,958	1,429,071	1,680,250	1,928,862	2,177,475	2,426,087
Site 2	Large Green 250	Higher Value	25,000	375,000	1,001,081	1,273,288	1,543,487	1,811,175	2,078,862	2,346,550	2,614,238
Site 3	Green 150	Higher Value	25,000	375,000	271,083	532,314	793,544	1,054,775	1,316,005	1,577,236	1,838,466
Site 4	Green 75	Higher Value	25,000	375,000	273,006	549,117	825,228	1,101,339	1,377,450	1,653,561	1,929,672
Site 5	Green 30	Higher Value	25,000	375,000	298,276	574,582	850,888	1,127,195	1,403,501	1,679,807	1,956,114
Site 6	Green 12	Higher Value	25,000	375,000	562,962	847,262	1,131,562	1,415,862	1,700,162	1,984,462	2,268,762
Site 7	Green 8	Higher Value	50,000	400,000	1,309,712	1,698,327	2,086,942	2,475,556	2,864,171	3,252,786	3,641,401
Site 8	Green 6	Higher Value	50,000	400,000	1,378,586	1,765,380	2,152,174	2,538,968	2,925,761	3,312,555	3,699,349
Site 9	Green 3	Higher Value	50,000	400,000	1,536,503	1,929,772	2,317,028	2,704,283	3,091,538	3,478,794	3,866,049
Site 13	Flats 150	Higher Value	1,600,000	1,920,000	-1,095,552	121,174	1,282,039	2,440,684	3,599,329	4,757,974	5,916,619
Site 14	Flats 60	Higher Value	1,600,000	1,920,000	-934,784	53,440	1,006,342	1,945,979	2,885,615	3,825,251	4,764,888
Site 15	Flats 12	Higher Value	1,600,000	1,920,000	-1,123,181	-486,803	130,447	747,696	1,350,160	1,938,431	2,526,701
Site 16	Mixed 250	Higher Value	1,600,000	1,920,000	1,553,265	1,988,758	2,422,058	2,850,321	3,278,584	3,706,847	4,135,110
Site 17	Mixed 150	Higher Value	1,600,000	1,920,000	472,888	894,806	1,316,725	1,738,643	2,160,561	2,582,479	3,004,397
Site 18	Mixed 60	Higher Value	1,600,000	1,920,000	460,852	909,933	1,359,013	1,808,094	2,257,174	2,706,255	3,155,335
Site 19	Mixed 20	Higher Value	1,600,000	1,920,000	586,540	1,043,746	1,500,952	1,958,158	2,415,364	2,872,570	3,329,776
Site 20	Mixed 12	Higher Value	1,600,000	1,920,000	865,861	1,326,944	1,788,027	2,249,109	2,710,192	3,171,275	3,632,358
Site 21	Mixed 6	Higher Value	1,600,000	1,920,000	1,340,371	1,815,005	2,283,381	2,751,758	3,220,134	3,688,510	4,156,887
Site 22	Large Housing 500	Higher Value	1,600,000	1,920,000	1,034,567	1,305,295	1,573,219	1,839,802	2,106,384	2,372,967	2,639,549
Site 23	Large Housing 250	Higher Value	1,600,000	1,920,000	1,176,217	1,482,534	1,785,333	2,086,564	2,387,796	2,689,028	2,990,259
Site 24	Housing 100	Higher Value	1,600,000	1,920,000	513,252	892,785	1,272,318	1,651,851	2,031,385	2,410,918	2,790,451
Site 25	Housing 60	Higher Value	1,600,000	1,920,000	516,858	905,910	1,294,962	1,684,015	2,073,067	2,462,120	2,851,172
Site 26	Housing 24	Higher Value	1,600,000	1,920,000	529,794	926,182	1,322,569	1,718,956	2,115,344	2,511,731	2,908,119
Site 27	Housing 12	Higher Value	1,600,000	1,920,000	881,130	1,287,060	1,692,990	2,098,920	2,504,850	2,910,780	3,316,710
Site 28	Housing 8	Higher Value	1,600,000	1,920,000	933,076	1,418,042	1,903,007	2,387,973	2,872,939	3,357,905	3,842,871
Site 29	Housing 6	Higher Value	1,600,000	1,920,000	1,052,900	1,508,515	1,962,979	2,417,444	2,871,908	3,326,372	3,780,836
Site 30	Capstone Valley	Gillingham	25,000	312,500	566,465	779,162	989,720	1,196,959	1,404,198	1,609,680	1,814,411
Site 31	Chatham Docks	Waterfront	1,600,000	1,920,000	-2,152,736	-808,123	385,478	1,490,477	2,565,738	3,635,737	4,676,045
Site 32	Chattenden & Hoo St W	Hoo	25,000	312,500	45,067	197,096	344,835	489,200	631,688	773,321	913,524
Site 33	Gillingham Waterfront	Gillingham	1,600,000	1,920,000	-4,966,793	-3,152,963	-1,572,699	-122,950	1,209,066	2,513,123	3,786,706
Site 34	Lower Rainham	Rainham	25,000	312,500	386,027	552,364	718,702	885,039	1,051,376	1,217,713	1,384,050
Site 35	Strood West	Strood	25,000	312,500	725,183	964,732	1,203,083	1,441,433	1,678,024	1,913,175	2,148,327

Change in BCIS

			EUV	BLV	**Residual Value** (£ per gross ha)						
					-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Green 400	Higher Value	25,000	375,000	1,751,888	1,591,763	1,429,071	1,265,698	1,102,325	938,952	775,580
Site 2	Large Green 250	Higher Value	25,000	375,000	1,887,735	1,715,611	1,543,487	1,369,417	1,193,340	1,017,262	841,185
Site 3	Green 150	Higher Value	25,000	375,000	1,198,997	996,271	793,544	590,818	388,092	185,365	-19,665
Site 4	Green 75	Higher Value	25,000	375,000	1,254,878	1,040,053	825,228	610,403	395,578	180,754	-38,646
Site 5	Green 30	Higher Value	25,000	375,000	1,277,455	1,064,172	850,888	637,605	424,321	211,038	-9,598
Site 6	Green 12	Higher Value	25,000	375,000	1,547,276	1,339,419	1,131,562	923,704	715,847	507,990	296,151
Site 7	Green 8	Higher Value	50,000	400,000	2,621,002	2,353,972	2,086,942	1,819,912	1,552,882	1,285,852	1,018,822
Site 8	Green 6	Higher Value	50,000	400,000	2,676,310	2,414,242	2,152,174	1,890,106	1,628,038	1,365,970	1,103,901
Site 9	Green 3	Higher Value	50,000	400,000	2,829,365	2,573,196	2,317,028	2,060,859	1,804,690	1,542,681	1,279,087
Site 13	Flats 150	Higher Value	1,600,000	1,920,000	3,254,844	2,268,441	1,282,039	295,637	-733,069	-1,787,431	-2,857,153
Site 14	Flats 60	Higher Value	1,600,000	1,920,000	2,608,527	1,807,435	1,006,342	198,809	-641,746	-1,499,664	-2,368,446
Site 15	Flats 12	Higher Value	1,600,000	1,920,000	1,223,594	681,687	130,447	-420,793	-984,628	-1,554,394	-2,124,159
Site 16	Mixed 250	Higher Value	1,600,000	1,920,000	2,979,839	2,700,949	2,422,058	2,138,954	1,853,658	1,568,362	1,283,065
Site 17	Mixed 150	Higher Value	1,600,000	1,920,000	1,970,443	1,643,584	1,316,725	989,866	663,007	336,148	7,419
Site 18	Mixed 60	Higher Value	1,600,000	1,920,000	2,058,849	1,708,931	1,359,013	1,009,095	659,178	309,260	-48,479
Site 19	Mixed 20	Higher Value	1,600,000	1,920,000	2,203,253	1,852,103	1,500,952	1,149,802	798,651	447,501	83,640
Site 20	Mixed 12	Higher Value	1,600,000	1,920,000	2,469,945	2,128,986	1,788,027	1,447,067	1,106,108	765,149	415,991
Site 21	Mixed 6	Higher Value	1,600,000	1,920,000	2,931,078	2,607,230	2,283,381	1,959,533	1,635,685	1,304,571	971,335
Site 22	Large Housing 500	Higher Value	1,600,000	1,920,000	1,918,025	1,745,622	1,573,219	1,399,981	1,223,937	1,047,894	871,850
Site 23	Large Housing 250	Higher Value	1,600,000	1,920,000	2,173,829	1,979,581	1,785,333	1,590,141	1,391,431	1,192,722	994,012
Site 24	Housing 100	Higher Value	1,600,000	1,920,000	1,856,751	1,564,535	1,272,318	980,102	687,886	395,669	103,453
Site 25	Housing 60	Higher Value	1,600,000	1,920,000	1,894,735	1,594,849	1,294,962	995,076	695,190	395,303	95,012
Site 26	Housing 24	Higher Value	1,600,000	1,920,000	1,934,293	1,628,431	1,322,569	1,016,707	710,845	404,983	92,689
Site 27	Housing 12	Higher Value	1,600,000	1,920,000	2,287,739	1,990,365	1,692,990	1,395,615	1,098,241	800,866	502,234
Site 28	Housing 8	Higher Value	1,600,000	1,920,000	2,636,555	2,269,781	1,903,007	1,536,234	1,169,460	800,590	421,179
Site 29	Housing 6	Higher Value	1,600,000	1,920,000	2,633,098	2,298,038	1,962,979	1,627,920	1,292,861	953,862	608,161
Site 30	Capstone Valley	Gillingham	25,000	312,500	1,272,299	1,131,009	989,720	845,513	700,799	552,896	404,992
Site 31	Chatham Docks	Waterfront	1,600,000	1,920,000	2,293,195	1,354,205	385,478	-652,174	-1,785,992	-3,027,172	-4,400,794
Site 32	Chattenden & Hoo St W	Hoo	25,000	312,500	559,424	452,752	344,835	234,144	121,136	5,452	-120,175
Site 33	Gillingham Waterfront	Gillingham	1,600,000	1,920,000	1,092,175	-186,830	-1,572,699	-3,056,666	-4,740,960	-6,441,873	-8,142,786
Site 34	Lower Rainham	Rainham	25,000	312,500	947,781	833,241	718,702	604,162	489,622	375,083	258,981
Site 35	Strood West	Strood	25,000	312,500	1,518,766	1,361,617	1,203,083	1,044,549	886,014	724,281	561,761

Change in Value

			EUV	BLV	**Residual Value** (£ per gross ha)						
					-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Green 400	Lower Value	25,000	375,000	802,558	1,050,269	1,297,979	1,545,689	1,791,173	2,035,444	2,279,714
Site 2	Large Green 250	Lower Value	25,000	375,000	868,699	1,136,303	1,403,906	1,667,709	1,930,870	2,194,031	2,457,192
Site 3	Green 150	Lower Value	25,000	375,000	-107,478	142,395	385,842	629,290	872,737	1,116,184	1,359,631
Site 4	Green 75	Lower Value	25,000	375,000	-129,134	136,906	394,124	651,341	908,559	1,165,776	1,422,993
Site 5	Green 30	Lower Value	25,000	375,000	-113,081	157,029	415,941	674,347	932,753	1,191,159	1,449,565
Site 6	Green 12	Lower Value	25,000	375,000	143,547	419,452	685,859	951,759	1,217,658	1,483,557	1,749,456
Site 7	Green 8	Lower Value	50,000	400,000	602,557	953,482	1,302,894	1,652,307	2,001,719	2,351,132	2,700,544
Site 8	Green 6	Lower Value	50,000	400,000	670,489	1,024,025	1,371,800	1,719,575	2,067,351	2,415,126	2,762,901
Site 9	Green 3	Lower Value	50,000	400,000	667,156	1,024,659	1,375,742	1,726,337	2,067,722	2,408,440	2,749,158
Site 10	HD Flats 400	Lower Value	1,600,000	1,920,000	-13,195,004	-11,436,999	-9,840,367	-8,256,992	-6,687,821	-5,141,003	-3,617,545
Site 11	HD Flats 150	Lower Value	1,600,000	1,920,000	-16,326,434	-14,797,201	-13,267,967	-11,738,734	-10,217,113	-8,714,181	-7,211,249
Site 12	Flats 400	Lower Value	1,600,000	1,920,000	-3,789,623	-2,880,881	-1,988,579	-1,106,740	-249,092	577,337	1,389,113
Site 13	Flats 150	Lower Value	1,600,000	1,920,000	-6,809,407	-5,832,115	-4,870,238	-3,908,362	-2,953,807	-2,008,474	-1,063,218
Site 14	Flats 60	Lower Value	1,600,000	1,920,000	-5,548,414	-4,768,353	-3,988,291	-3,208,434	-2,441,789	-1,675,144	-908,499
Site 15	Flats 12	Lower Value	1,600,000	1,920,000	-4,002,764	-3,514,397	-3,026,594	-2,546,627	-2,066,660	-1,586,692	-1,106,725
Site 16	Mixed 250	Lower Value	1,600,000	1,920,000	-221,635	140,339	488,727	827,443	1,166,160	1,504,877	1,843,593
Site 17	Mixed 150	Lower Value	1,600,000	1,920,000	-1,315,545	-952,826	-596,069	-243,981	97,850	426,009	754,167
Site 18	Mixed 60	Lower Value	1,600,000	1,920,000	-1,446,496	-1,063,988	-684,558	-307,603	58,888	410,954	760,239
Site 19	Mixed 20	Lower Value	1,600,000	1,920,000	-1,354,228	-967,933	-581,637	-201,570	171,552	535,740	891,344
Site 20	Mixed 12	Lower Value	1,600,000	1,920,000	-1,080,160	-690,588	-303,194	73,092	448,847	814,630	1,173,250
Site 21	Mixed 6	Lower Value	1,600,000	1,920,000	-626,951	-235,248	146,990	529,228	911,466	1,286,821	1,658,879
Site 22	Large Housing 500	Lower Value	1,600,000	1,920,000	-82,724	147,325	366,199	581,794	793,919	1,004,486	1,215,052
Site 23	Large Housing 250	Lower Value	1,600,000	1,920,000	-64,649	185,564	427,442	665,689	903,935	1,142,182	1,380,428
Site 24	Housing 100	Lower Value	1,600,000	1,920,000	-1,086,348	-762,467	-441,798	-127,896	175,889	471,081	766,274
Site 25	Housing 60	Lower Value	1,600,000	1,920,000	-1,123,074	-793,644	-464,932	-142,570	171,033	473,630	776,226
Site 26	Housing 24	Lower Value	1,600,000	1,920,000	-1,147,023	-812,113	-477,204	-148,612	174,668	485,751	794,052
Site 27	Housing 12	Lower Value	1,600,000	1,920,000	-818,851	-475,878	-139,248	192,029	519,533	836,027	1,151,750
Site 28	Housing 8	Lower Value	1,600,000	1,920,000	-1,117,363	-707,613	-301,037	94,740	490,517	879,190	1,256,386
Site 29	Housing 6	Lower Value	1,600,000	1,920,000	-864,056	-480,076	-104,921	265,963	636,848	1,000,941	1,357,027

Change in BCIS

			EUV	BLV	**Residual Value** (£ per gross ha)						
					-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Green 400	Lower Value	25,000	375,000	1,626,837	1,463,370	1,297,979	1,132,588	967,197	801,805	633,989
Site 2	Large Green 250	Lower Value	25,000	375,000	1,753,351	1,578,949	1,403,906	1,225,499	1,047,092	868,684	690,277
Site 3	Green 150	Lower Value	25,000	375,000	796,218	591,030	385,842	180,655	-27,190	-242,485	-464,125
Site 4	Green 75	Lower Value	25,000	375,000	828,799	611,461	394,124	176,786	-45,445	-273,623	-509,317
Site 5	Green 30	Lower Value	25,000	375,000	849,896	632,919	415,941	198,964	-26,142	-253,808	-488,728
Site 6	Green 12	Lower Value	25,000	375,000	1,109,028	897,444	685,859	474,275	257,528	35,521	-186,487
Site 7	Green 8	Lower Value	50,000	400,000	1,836,954	1,569,924	1,302,894	1,035,864	768,834	497,328	219,184
Site 8	Green 6	Lower Value	50,000	400,000	1,895,936	1,633,868	1,371,800	1,109,732	846,872	577,207	303,258
Site 9	Green 3	Lower Value	50,000	400,000	1,898,623	1,639,336	1,375,742	1,112,148	844,585	575,797	307,009
Site 10	HD Flats 400	Lower Value	1,600,000	1,920,000	-6,090,658	-7,958,411	-9,840,367	-11,733,415	-13,725,138	-15,787,196	-17,851,586
Site 11	HD Flats 150	Lower Value	1,600,000	1,920,000	-9,270,259	-11,265,747	-13,267,967	-15,270,188	-17,272,409	-19,274,629	-21,286,401
Site 12	Flats 400	Lower Value	1,600,000	1,920,000	-262,911	-1,115,490	-1,988,579	-2,870,068	-3,762,477	-4,661,877	-5,567,401
Site 13	Flats 150	Lower Value	1,600,000	1,920,000	-2,705,029	-3,784,592	-4,870,238	-5,955,885	-7,051,694	-8,151,546	-9,251,399
Site 14	Flats 60	Lower Value	1,600,000	1,920,000	-2,237,514	-3,106,940	-3,988,291	-4,869,642	-5,750,993	-6,632,344	-7,515,371
Site 15	Flats 12	Lower Value	1,600,000	1,920,000	-1,887,063	-2,456,829	-3,026,594	-3,603,292	-4,180,554	-4,757,816	-5,335,078
Site 16	Mixed 250	Lower Value	1,600,000	1,920,000	1,059,319	774,023	488,727	194,998	-106,930	-423,120	-748,648
Site 17	Mixed 150	Lower Value	1,600,000	1,920,000	95,251	-245,345	-596,069	-950,507	-1,309,802	-1,671,809	-2,036,828
Site 18	Mixed 60	Lower Value	1,600,000	1,920,000	60,216	-306,939	-684,558	-1,064,037	-1,444,487	-1,829,553	-2,214,620
Site 19	Mixed 20	Lower Value	1,600,000	1,920,000	162,205	-206,244	-581,637	-962,459	-1,343,280	-1,726,392	-2,112,723
Site 20	Mixed 12	Lower Value	1,600,000	1,920,000	412,317	54,562	-303,194	-670,791	-1,040,565	-1,410,339	-1,780,113
Site 21	Mixed 6	Lower Value	1,600,000	1,920,000	826,593	486,791	146,990	-192,812	-537,918	-889,135	-1,240,351
Site 22	Large Housing 500	Lower Value	1,600,000	1,920,000	724,872	547,111	366,199	182,826	-4,987	-209,512	-425,089
Site 23	Large Housing 250	Lower Value	1,600,000	1,920,000	824,862	626,152	427,442	226,043	20,148	-195,715	-421,639
Site 24	Housing 100	Lower Value	1,600,000	1,920,000	169,937	-131,019	-441,798	-758,687	-1,077,138	-1,398,814	-1,720,697
Site 25	Housing 60	Lower Value	1,600,000	1,920,000	165,613	-145,413	-464,932	-790,154	-1,115,375	-1,444,172	-1,774,181
Site 26	Housing 24	Lower Value	1,600,000	1,920,000	169,648	-151,171	-477,204	-808,910	-1,140,616	-1,473,926	-1,810,431
Site 27	Housing 12	Lower Value	1,600,000	1,920,000	481,772	172,776	-139,248	-455,408	-777,910	-1,100,412	-1,423,316
Site 28	Housing 8	Lower Value	1,600,000	1,920,000	468,646	83,804	-301,037	-695,627	-1,093,392	-1,491,157	-1,891,933
Site 29	Housing 6	Lower Value	1,600,000	1,920,000	598,208	246,643	-104,921	-459,473	-822,848	-1,186,223	-1,549,598

Appendix 17 – Appraisal Results – Specialist Housing

			EUV	BLV	**Residual Value** (£ per gross ha)						
				Affordable %	0%	5%	10%	15%	20%	25%	30%
Site 1	Sheltered 60 Greenfield	Medway BC	25,000	375,000	-158,195	-597,439	-1,041,662	-1,496,414	-1,951,166	-2,405,917	-2,860,669
Site 2	Sheltered 60 Brownfield	Medway BC	1,600,000	1,920,000	-1,312,212	-1,772,378	-2,232,544	-2,692,710	-3,152,877	-3,616,579	-4,084,799
Site 3	Extracare 60 Greenfield	Medway BC	25,000	375,000	-1,535,408	-1,973,253	-2,411,097	-2,848,941	-3,286,785	-3,731,824	-4,177,336
Site 4	Extracare 60 Brownfield	Medway BC	1,600,000	1,920,000	-2,779,684	-3,222,723	-3,667,813	-4,118,612	-4,569,410	-5,020,209	-5,471,008
Site 5	BtR Flats 60 Greenfield	Medway BC	25,000	375,000	781,616	718,699	655,782	592,865	529,948	467,031	404,114
Site 6	BtR Houses 60 Greenfiel	Medway BC	25,000	375,000	1,155,971	1,107,682	1,059,393	1,011,103	962,814	914,525	866,235
Site 7	BtR Flats 60 Brownfield	Medway BC	1,600,000	1,920,000	479,632	401,527	323,421	245,316	166,170	85,090	3,137
Site 8	BtR Flats 120 HD Brown	Medway BC	1,600,000	1,920,000	-1,985,358	-2,149,204	-2,313,050	-2,476,896	-2,640,742	-2,804,588	-2,968,434
Site 9	BtR Houses 60 Brownfie	Medway BC	1,600,000	1,920,000	1,324,076	1,324,076	1,324,076	1,324,076	1,324,076	1,324,076	1,324,076

Appendix 18 – Appraisals – Non-Residential Development

Employment

Greenfield

Results (2)			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Hoo	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2		500	500	2,000	4,000	4,000	400	5,000
	£/m2		3,000	2,590	3,000	2,450	1,500	2,270	3,450
	Capital Value		**1,350,000**	**1,165,500**	**5,400,000**	**9,310,000**	**5,700,000**	**908,000**	**17,250,000**
	Buyers Costs		60,750	52,448	243,000	418,950	256,500	40,860	776,250
	Capital Value		**1,289,250**	**1,113,053**	**5,157,000**	**8,891,050**	**5,443,500**	**867,140**	**16,473,750**
Costs	Land Used	Coverage	210%	50%	50%	40%	40%	40%	35%
		ha	0.024	0.100	0.400	1.000	1.000	0.100	1.429
		£/ha	50,000	50,000	50,000	25,000	25,000	50,000	25,000
		Uplift £/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000
			0	0	0	0		0	0
		Site Cost	**9,524**	**40,000**	**160,000**	**375,000**	**375,000**	**40,000**	**535,714**
	Stamp Duty (on VT)	4.00%	381	1,600	6,400	15,000	15,000	1,600	21,429
	Acquisition	1.50%	143	600	2,400	5,625	5,625	600	8,036
	Strategic Promotion	0.00%	0	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	3,071	3,071	2,363	1,017	1,017	1,594	914
		£	1,535,625	1,535,625	4,725,000	4,066,160	4,066,160	637,696	4,568,600
	Infrastructure	15.00%	230,344	230,344	708,750	609,924	609,924	95,654	685,290
	BNG	3,150	75	315	1,260	3,150	3,150	315	4,500
	Abnormals	0.00%	0	0	0	0	0	0	0
	Fees	8.00%	141,278	141,278	434,700	374,087	374,087	58,668	420,311
	S106		0	0	0	0	0	0	0
	CIL		0	0	0	0	0	0	0
	Contingency	2.50%	44,149	44,149	135,844	116,902	116,902	18,334	131,347
	Finance Costs	0.00%	0	0	0	0	0	0	0
	Sales	2.50%	16,875	14,569	67,500	116,375	71,250	11,350	215,625
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal		**1,988,869**	**1,988,479**	**6,101,854**	**5,327,223**	**5,282,098**	**844,217**	**6,075,138**
	Interest	7.50%	74,583	74,568	228,820	186,453	184,873	31,658	227,818
	Profit % GDV	15.00%	193,388	166,958	773,550	1,333,658	816,525	130,071	2,471,063
							0.00%		
	COSTS		**2,256,839**	**2,230,005**	**7,104,223**	**6,847,333**	**6,283,496**	**1,005,946**	**8,774,018**
Residual Land Worth		**Site**	**-967,589**	**-1,116,953**	**-1,947,223**	**2,043,717**	**-839,996**	**-138,806**	**7,699,732**
	Existing Use Value	£/ha	50,000	50,000	50,000	25,000	25,000	50,000	25,000
	Benchmark Land Valu	£/ha	400,000	400,000	400,000	375,000	375,000	400,000	375,000
	Residual Value	£/ha	-40,638,754	-11,169,526	-4,868,058	2,043,717	-839,996	-1,388,063	5,389,812

Brownfield

Results (3)			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Hoo	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2		500	500	2,000	4,000	4,000	400	5,000
	£/m2		3,000	2,590	3,000	2,450	1,500	2,270	3,450
	Capital Value		**1,350,000**	**1,165,500**	**5,400,000**	**9,310,000**	**5,700,000**	**908,000**	**17,250,000**
	Buyers Costs		60,750	52,448	243,000	418,950	256,500	40,860	776,250
	Capital Value		**1,289,250**	**1,113,053**	**5,157,000**	**8,891,050**	**5,443,500**	**867,140**	**16,473,750**
Costs	Land Used	Coverage	210%	50%	50%	40%	40%	40%	35%
		ha	0.024	0.100	0.400	1.000	1.000	0.100	1.429
		£/ha	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
		Uplift £/ha	0	0	0	0	0	0	0
			320,000	320,000	320,000	320,000	320,000	320,000	320,000
		Site Cost	**45,714**	**192,000**	**768,000**	**1,920,000**	**1,920,000**	**192,000**	**2,742,857**
	Stamp Duty (on VT)	4.00%	1,829	7,680	30,720	76,800	76,800	7,680	109,714
	Acquisition	1.50%	686	2,880	11,520	28,800	28,800	2,880	41,143
	Strategic Promotion	0.00%	0	0	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	3,071	3,071	2,363	1,017	1,017	1,594	914
		£	1,535,625	1,535,625	4,725,000	4,066,160	4,066,160	637,696	4,568,600
	Infrastructure	15.00%	230,344	230,344	708,750	609,924	609,924	95,654	685,290
	BNG	47,885	1,140	4,789	19,154	47,885	47,885	4,789	68,407
	Abnormals	5.00%	88,298	88,298	271,688	233,804	233,804	36,668	262,695
	Fees	8.00%	148,341	148,341	456,435	392,791	392,791	61,601	441,327
	S106		0	0	0	0	0	0	0
	CIL		0	0	0	0	0	0	0
	Contingency	5.00%	92,713	92,713	285,272	245,494	245,494	38,501	137,915
	Finance Costs	0.00%	0	0	0	0	0	0	0
	Sales	2.50%	16,875	14,569	67,500	116,375	71,250	11,350	215,625
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal	**0.00%**	**2,135,851**	**2,145,239**	**6,596,038**	**5,838,034**	**5,792,909**	**916,819**	**6,550,715**
	Interest	7.00%	74,755	75,083	230,861	204,331	202,752	32,089	229,275
	Profit % GDV	15.00%	193,388	166,958	773,550	1,333,658	816,525	130,071	2,471,063
							0.00%		
	COSTS		**2,403,994**	**2,387,280**	**7,600,450**	**7,376,022**	**6,812,185**	**1,078,978**	**9,251,053**
Residual Land Worth		**Site**	**-1,114,744**	**-1,274,228**	**-2,443,450**	**1,515,028**	**-1,368,685**	**-211,838**	**7,222,697**
	Existing Use Value	£/ha	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
	Benchmark Land Valu	£/ha	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000
	Residual Value	£/ha	-46,819,232	-12,742,279	-6,108,624	1,515,028	-1,368,685	-2,118,384	5,055,888

Retail

Greenfield

#REF!			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
	CIL	**£/m2**	**0**	**0**	**0**	**0**
Income	m2		200	200	2,000	4,000
	£/m2		3,450	1,400	5,400	4,000
	Capital Value		**690,000**	**280,000**	**10,800,000**	**16,000,000**
	Buyers Costs		31,050	12,600	486,000	720,000
	Capital Value		**658,950**	**267,400**	**10,314,000**	**15,280,000**
Costs	Land Used	Coverage	80%	80%	33%	50%
		ha	0.025	0.025	0.600	0.800
		£/ha	50,000	50,000	25,000	25,000
		Uplift £/ha	350,000	350,000	350,000	350,000
			0	0	0	0
		Site Cost	**10,000**	**10,000**	**225,023**	**300,000**
	Stamp Duty (on VT)	4.00%	400	400	9,001	12,000
	Acquisition	1.50%	150	150	3,375	4,500
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000
	Construction	/m2	1,744	1,744	1,949	1,141
		£	348,810	348,810	3,898,680	4,562,240
	Infrastructure	15.00%	52,322	52,322	584,802	684,336
	BNG	3,150	79	79	1,890	2,520
	Abnormals	0.00%	0	0	0	0
	Fees	8.00%	32,091	32,091	358,679	419,726
	S106		0	0	0	0
	CIL		0	0	0	0
	Contingency	2.50%	10,028	10,028	112,087	131,164
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	8,625	3,500	135,000	200,000
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	**0.00%**	**472,504**	**482,379**	**5,138,514**	**6,051,486**
	Interest	7.50%	17,719	18,089	192,694	226,931
	Profit % GDV	15.00%	98,843	40,110	1,547,100	2,292,000
	COSTS		**589,065**	**540,578**	**6,878,308**	**8,570,417**
Residual Land Worth		**Site**	**69,885**	**-273,178**	**3,435,692**	**6,709,583**
	Existing Use Value	£/ha	50,000	50,000	25,000	25,000
	Benchmark Land Valu	£/ha	400,000	400,000	375,000	375,000
	Residual Value	£/ha	2,795,382	-10,927,131	5,725,580	8,386,978

Brownfield

#REF!			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
	CIL	**£/m2**	**0**	**0**	**220.66**	**102.97**
Income	m2		200	200	2,000	4,000
	£/m2		3,450	1,400	5,400	4,000
	Capital Value		**690,000**	**280,000**	**10,800,000**	**16,000,000**
	Buyers Costs		31,050	12,600	486,000	720,000
	Capital Value		**658,950**	**267,400**	**10,314,000**	**15,280,000**
Costs	Land Used	Coverage	80%	80%	33%	50%
		ha	0.025	0.025	0.600	0.800
		£/ha	3,500,000	1,600,000	1,600,000	1,600,000
		Uplift £/ha	0	0	0	0
			320,000	320,000	320,000	320,000
		Site Cost	**105,000**	**48,000**	**1,152,115**	**1,536,000**
	Stamp Duty (on VT)	4.00%	4,200	1,920	46,085	61,440
	Acquisition	1.50%	1,575	720	17,282	23,040
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000
	Construction	/m2	1,744	1,744	1,949	1,141
		£	348,810	348,810	3,898,680	4,562,240
	Infrastructure	15.00%	52,322	52,322	584,802	684,336
	BNG	47,885	1,197	1,197	28,734	38,308
	Abnormals	5.00%	20,057	20,057	224,174	262,329
	Fees	8.00%	33,695	33,695	376,612	440,712
	S106		0	0	0	0
	CIL		0	0	441,320	411,880
	Contingency	5.00%	21,059	21,059	235,383	275,445
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	8,625	3,500	135,000	200,000
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	**0.00%**	**511,540**	**518,280**	**6,023,072**	**6,994,730**
	Interest	7.00%	17,904	18,140	210,808	244,816
	Profit % GDV	15.00%	98,843	40,110	1,547,100	2,292,000
	COSTS		**628,286**	**576,529**	**7,780,979**	**9,531,546**
Residual Land Worth		**Site**	**30,664**	**-309,129**	**2,533,021**	**5,748,454**
	Existing Use Value	£/ha	3,500,000	1,600,000	1,600,000	1,600,000
	Benchmark Land Valu	£/ha	4,200,000	1,920,000	1,920,000	1,920,000
	Residual Value	£/ha	1,226,559	-12,365,177	4,221,279	7,185,568

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, landowners and developers. The firm is regulated by the RICS.
The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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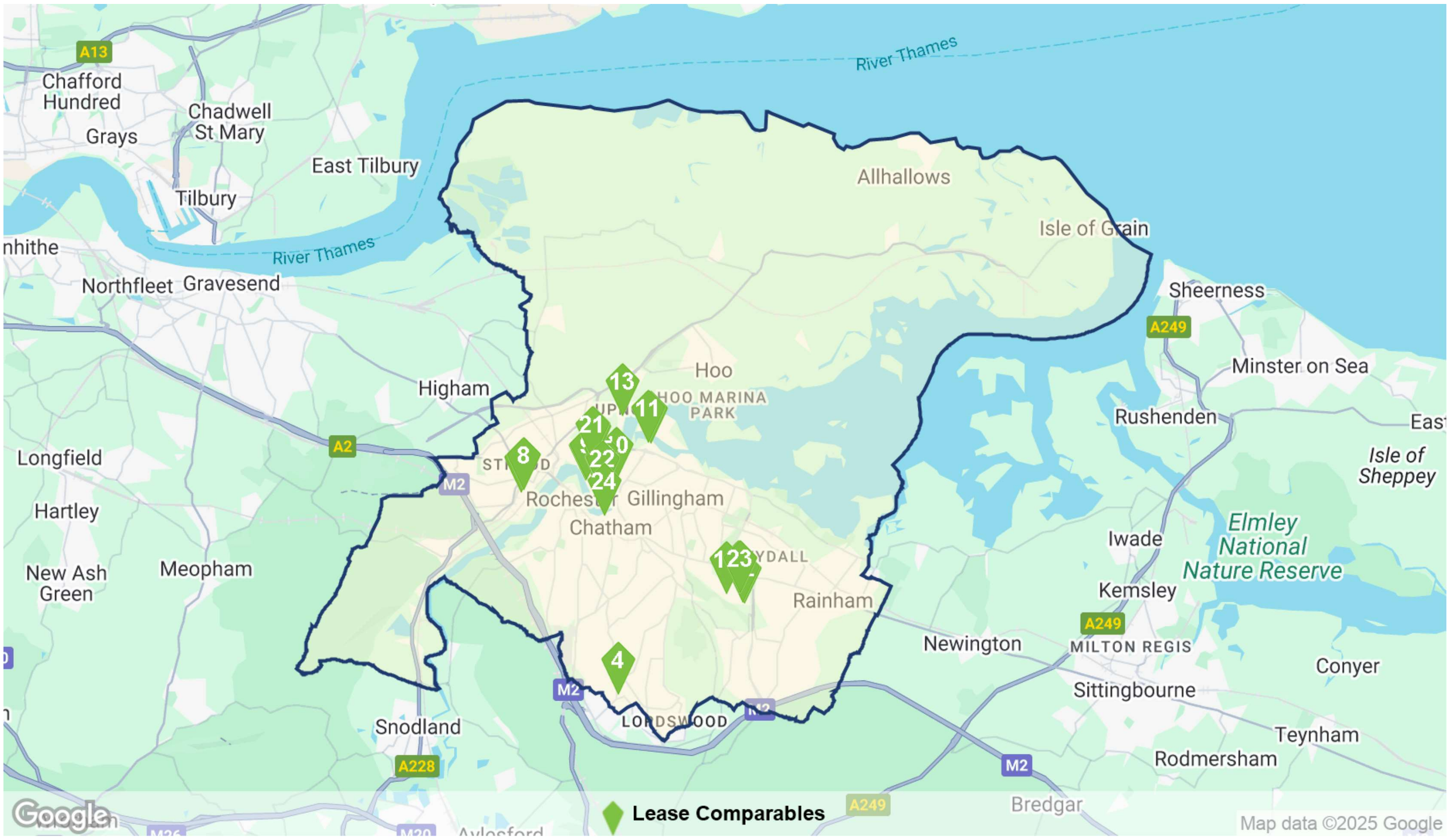
info@hdhplanning.co.uk, 015242 51831

Lease Comps Summary

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
41	**£15.30**	**£12.34**	**17**

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	38	£6.95	£15.30	£14.84	£31.00
Achieved Rent Per Sq ft	16	£6.95	£12.34	£12.63	£29.17
Effective Rent Per Sq ft	3	£11.89	£13.04	£12.84	£14.91
Asking Rent Discount	15	-6.8%	-1.2%	0.0%	21.8%
TI Allowance	-	-	-	-	-
Rent Free Months	5	1	2	3	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	38	1	17	7	105
Deal Size	41	87	3,590	1,255	75,042
Deal in Months	11	12.0	61.0	72.0	120.0
Floor Number	41	BSMT	RDJ	RDJ	3

Lease Comps Summary

		Lease				Rents	
Property Name - Address	**Rating**	**Sq ft Leased**	**Floor**	**Sign Date**	**Type**	**Rent**	**Rent Type**
1 **Bose House** Chatham Maritime	★★★★☆	1,651	GRND	12/02/2025	New Lease	£24.00	Asking
1 **Bose House** Chatham Maritime	★★★★☆	6,213	2nd	10/12/2024	New Lease	£24.00	Asking
1 **Bose House** Chatham Maritime	★★★★☆	1,689	3rd	10/12/2024	New Lease	£24.00	Asking
2 **Beta House** Culpeper Close	★★★☆☆	957	GRND	09/12/2024	New Lease	£10.97/fri	Achieved
3 **Riverside Estate** Sir Thomas Longley Rd	★★★☆☆	1,652	GRND,1	07/10/2024	New Lease	£9.07/fri	Achieved
1 **Bose House** Chatham Maritime	★★★★☆	6,082	1st	15/07/2024	New Lease	£24.00	Asking
4 **Sherwood House** Walderslade Rd	★★★☆☆	336	1st	11/06/2024	New Lease	£15.47	Asking
5 **Knight Rd**	★★★☆☆	478	GRND,…	22/04/2024	New Lease	£27.61	Asking
6 **Anthonys Way**	★★☆☆☆	2,367	GRND	16/03/2024	New Lease	-	-
3 **Riverside Estate** Sir Thomas Longley Rd	★★★☆☆	1,255	GRND,1	16/02/2024	New Lease	£9.52	Asking
7 **Campus Way**	★★★☆☆	3,178	GRND,1	24/01/2024	New Lease	£14.91/fri	Effective
5 **Knight Rd**	★★★☆☆	357	GRND,…	01/11/2023	New Lease	£24.37	Asking
8 **Knight Rd**	★★☆☆☆	1,840	GRND,1	02/10/2023	New Lease	£9.78	Asking
9 **Gamma House** Culpeper Close	★★★☆☆	1,682	GRND	20/09/2023	New Lease	£14.27	Asking
10 **Storehouse 3** The Historic Dockyard	★★★☆☆	1,167	1st	15/09/2023	New Lease	£16.00	Asking
11 **Quayside House** Pembroke Rd	★★★☆☆	696	GRND	06/06/2023	New Lease	£20.26	Asking
12 **7 The Courtyard**	★★★☆☆	4,303	GRND,1	30/05/2023	New Lease	£13.51	Achieved
13 **Magazine B** Upnor Rd	★★☆☆☆	1,119	GRND,1	24/05/2023	New Lease	£14.52	Asking
7 **Campus Way**	★★★☆☆	4,439	GRND,1	06/05/2023	New Lease	£12.84/fri	Effective
14 **Christchurch House** Sir Thomas Longley Rd	★★★☆☆	1,812	GRND	21/04/2023	New Lease	£10.49	Asking
15 **Stratford House** Neptune Close	★★☆☆☆	1,161	GRND	01/03/2023	New Lease	£11.81	Asking

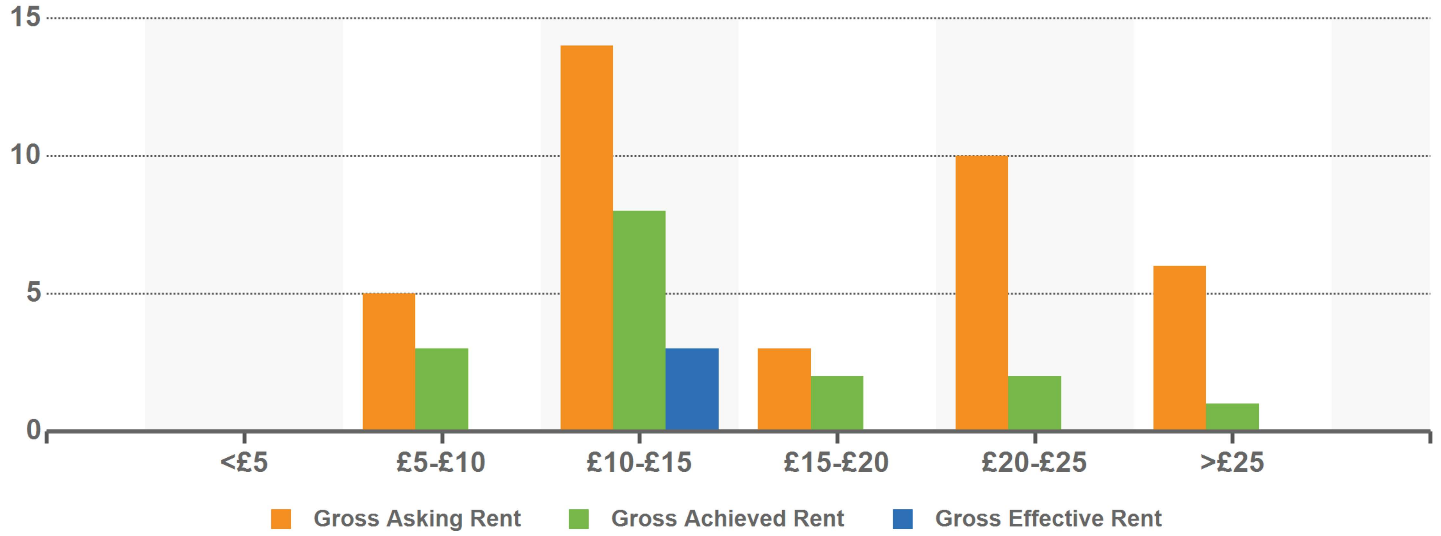
Lease Comps Summary

			Lease				Rents	
Property Name - Address		Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
16	**Ambley Grn**	★★★☆☆	6,324	GRND,1	06/02/2023	New Lease	£12.65/fri	Achieved
11	**Quayside House** Pembroke Rd	★★★☆☆	414	GRND	12/12/2022	New Lease	£20.14/fri	Achieved
17	**Beaufort House** Sir Thomas Longley Rd	★★☆☆☆	1,159	GRND	12/12/2022	New Lease	£11.00/fri	Achieved
11	**Quayside House** Pembroke Rd	★★★☆☆	477	GRND	03/11/2022	New Lease	£17.17	Achieved
18	**Bailey Dr**	★★★☆☆	75,042	GRND,2	02/11/2022	Renewal	-	-
19	**Anthonys Way**	★★☆☆☆	1,078	GRND,1	28/10/2022	New Lease	£10.20	Achieved
20	**Cliffe House** Anthonys Way	★★☆☆☆	137	1st	22/10/2022	New Lease	£29.17/fri	Achieved
21	**Spectrum Business Centre** A9-A10 Medway City Centre	★★★☆☆	2,129	GRND,1	02/09/2022	New Lease	£11.00/fri	Achieved
20	**Cliffe House** Anthonys Way	★★☆☆☆	148	1st	09/08/2022	New Lease	£29.00	Asking
20	**Cliffe House** Anthonys Way	★★☆☆☆	190	1st	09/08/2022	New Lease	£29.00	Asking
20	**Cliffe House** Anthonys Way	★★☆☆☆	87	GRND	09/08/2022	New Lease	£31.00	Asking
20	**Cliffe House** Anthonys Way	★★☆☆☆	348	GRND	09/08/2022	New Lease	£30.17	Asking
14	**Christchurch House** Sir Thomas Longley Rd	★★★☆☆	1,812	GRND	06/07/2022	New Lease	£10.49	Asking
11	**Quayside House** Pembroke Rd	★★★☆☆	224	GRND	05/07/2022	New Lease	£21.96/fri	Asking
11	**Quayside House** Pembroke Rd	★★★☆☆	414	GRND	05/07/2022	New Lease	£20.14/fri	Asking
22	**Sir Thomas Longley Rd**	★★★☆☆	3,787	GRND,1	01/07/2022	New Lease	£8.59	Achieved
5	**Knight Rd**	★★★☆☆	390	GRND	29/04/2022	New Lease	£23.08	Achieved
3	**Riverside Estate** Sir Thomas Longley Rd	★★★☆☆	1,255	GRND,1	29/04/2022	New Lease	£6.95/fri	Achieved
23	**Oasis House** Ambley Grn	★★★☆☆	4,360	GRND,1	01/04/2022	New Lease	£11.89/fri	Effective
24	**81 High St**	★★★☆☆	3,014	BSMT,G…	21/03/2022	New Lease	£12.44	Asking

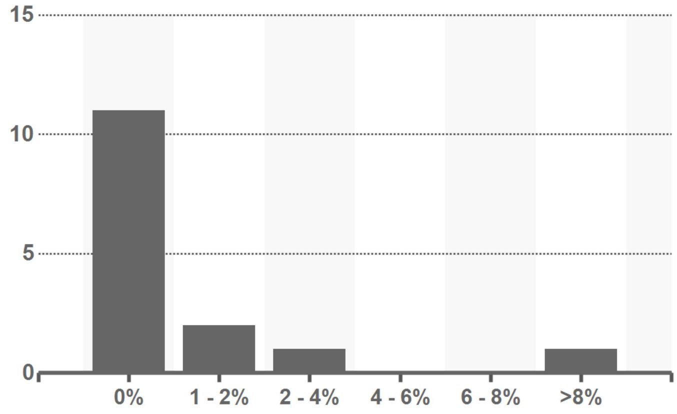
Rents

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£15.30	£12.34	£13.04	2.4

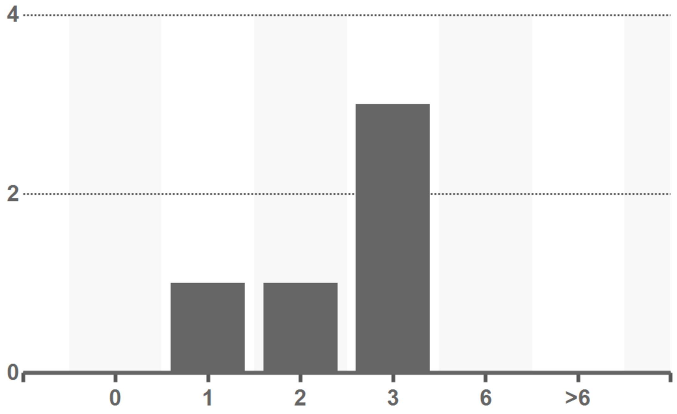
DEALS BY GROSS ASKING, GROSS ACHIEVED, AND GROSS EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



Lease Comps Search Criteria

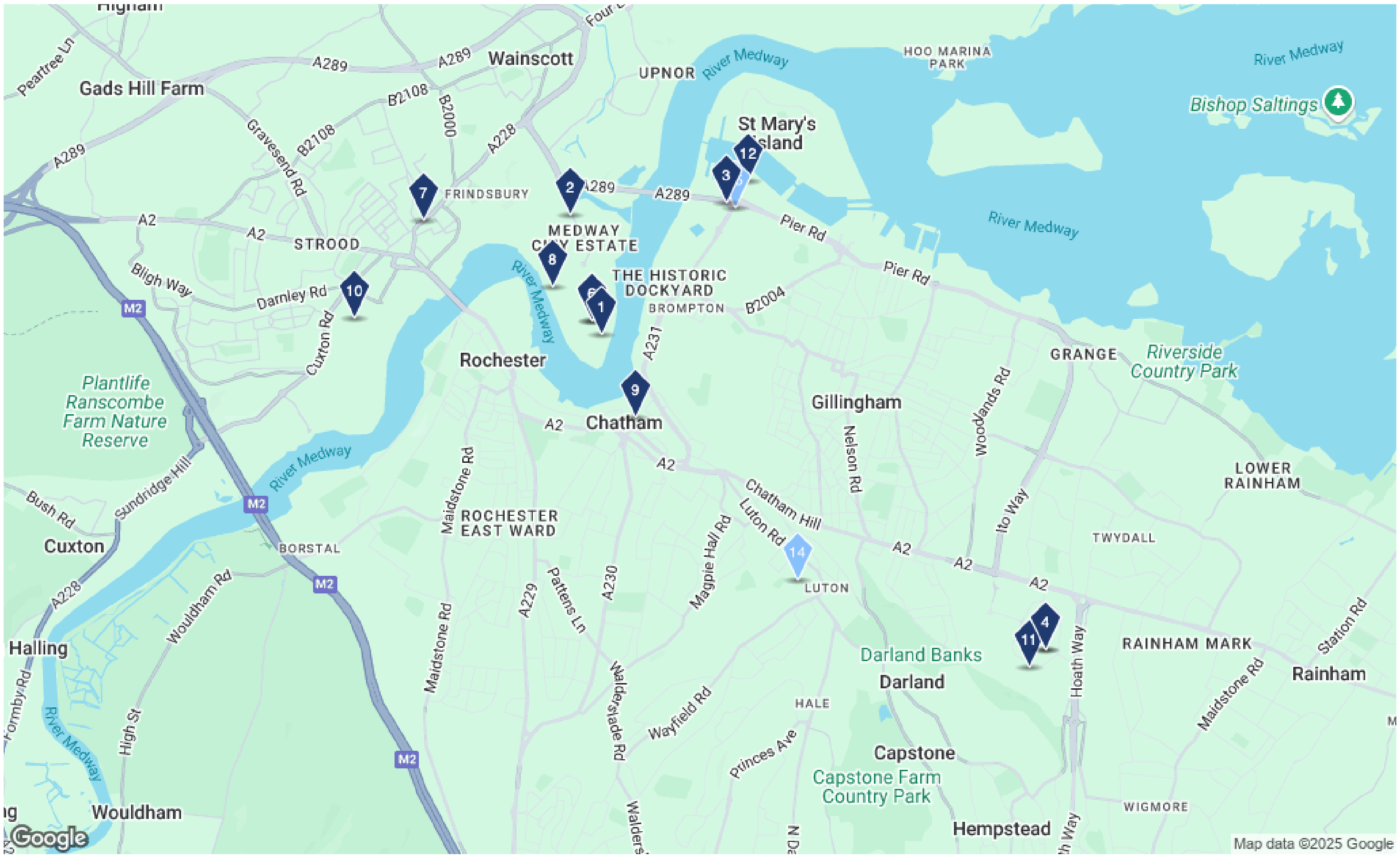
Basic Criteria

Space Use	Office
Sign Date	21/03/2022 - 21/03/2025

Geography Criteria

Submarket	Medway (Kent)

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£195,000	£1,187,500	£1,050,000	£3,000,000
Sale Price Per Sq ft	£57	£77	£98	£191
Yield	11.3%	11.3%	11.3%	11.3%
Sale Price Per ac	£23,573	£127,061	£915,947	£9,134,615

Property Attributes	Low	Average	Median	High
Building Sq ft	1,020 Sq ft	13,183 Sq ft	10,175 Sq ft	53,000 Sq ft
Year Built	1890	1976	1991	2004
% Leased At Sale	0.0%	57.7%	100%	100%
Star Rating	★★☆☆☆ 2	★★★☆☆ 3	★★★☆☆ 3	★★★★☆ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Ashford House: Suite 6 Sir Thomas Longley Rd Rochester ME2 4FA	Office Unit ★★★☆☆	1990	1,802 Sq ft	12/02/2025	£195,000 (£108.21/Sq ft)	-

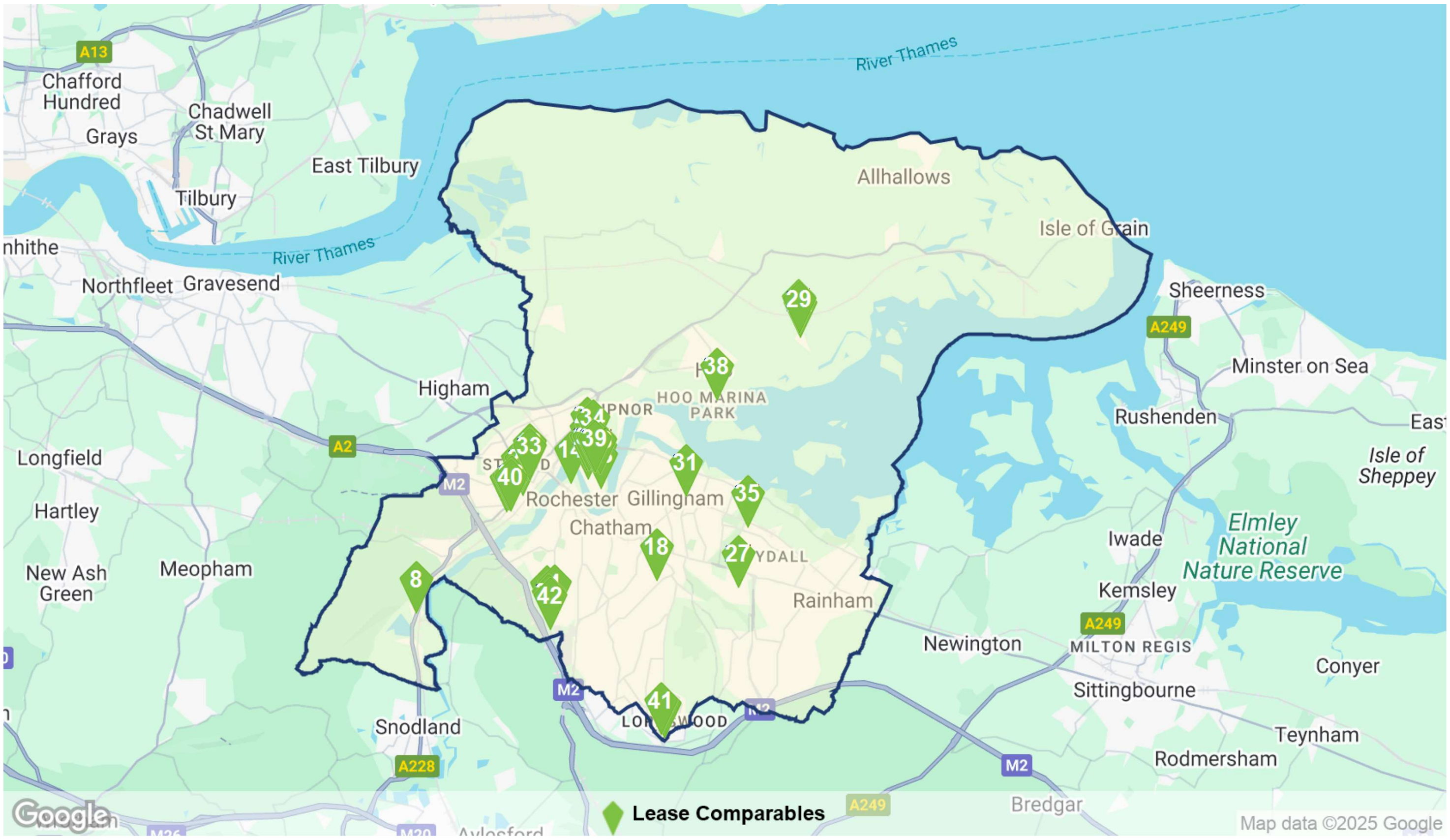
Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Rochester Court: Suite 8 Anthonys Way Rochester ME2 4NW	Office/Retail Unit ★★★☆☆	1999	1,179 Sq ft	28/06/2024	£225,000 (£190.84/Sq ft)	-
3	Waterfront House Maritime Way Chatham ME4 4UH	Office ★★★☆☆	1998	53,000 Sq ft (0%)	17/05/2024	£3,000,000 (£56.60/Sq ft)	-
4	Gillingham Business Park Ambley Green Gillingham ME8 0NJ	Office ★★★☆☆	1990	10,175 Sq ft (100%)	01/03/2024	£1,200,000 (£117.94/Sq ft)	-
5	Riverside Estate Sir Thomas Longley Rd Rochester ME2 4BH	Office ★★★☆☆	1993	14,094 Sq ft	08/02/2024	Not Disclosed	11.25% Actual
6	Riverside Estate: Suite 61 Sir Thomas Longley Rd Rochester ME2 4BH	Office Unit ★★★☆☆	1993	1,258 Sq ft	05/02/2024	Not Disclosed	-
7	St Marys Medical Centre Vicarage Rd Rochester ME2 4DG	Office ★★★☆☆	1900	12,138 Sq ft (100%)	04/09/2023	£1,800,000 (£148.29/Sq ft)	-
8	Delta House: Suite 6 Culpeper Close Rochester ME2 4HU	Office Unit ★★☆☆☆	2004	1,020 Sq ft	21/06/2023	Not Disclosed	-
9	9 Railway St Chatham ME4 4DG	Office ★★★☆☆	1890	2,158 Sq ft (0%)	25/05/2023	£285,000 (£132.07/Sq ft)	-
10	Industrial Unit: Suite H3 Knight Rd Rochester ME2 2LS	Multiple ★★★☆☆	1989	8,618 Sq ft	03/03/2023	£750,000 (£87.03/Sq ft)	-
11	Big Motoring World Bailey Dr Gillingham ME8 0LS	Office ★★★☆☆	1991	38,287 Sq ft (19.6%)	13/02/2023	£2,250,000 (£58.77/Sq ft)	-
12	Prince Regent House Quayside Chatham ME4 4QZ	Office ★★★★☆	1993	17,478 Sq ft (0%)	03/11/2022	£1,270,000 (£72.66/Sq ft)	-
13	Gillingham Business Park Ambley Green Gillingham ME8 0NJ	Office ★★★☆☆	1990	10,175 Sq ft (100%)	31/05/2022	£900,000 (£88.45/Sq ft)	-
14	Kelleher House Second Ave Chatham ME4 5AU	Office ★★★☆☆	1940	4,830 Sq ft (100%)	Pending	£600,000 (£124.22/Sq ft)	7.00% Actual
15	Compass Centre North: Suite C Chatham Maritime Chatham ME4 4YG	Office Unit ★★★☆☆	1989	4,022 Sq ft	Pending	£595,000 (£147.94/Sq ft)	-

Lease Comps Summary

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
63	£11.47	£12.71	12

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	41	£6.00	£11.47	£12.11	£25.79
Achieved Rent Per Sq ft	38	£6.17	£12.71	£13.16	£40.80
Effective Rent Per Sq ft	6	£8.37	£11.10	£10.75	£13.37
Asking Rent Discount	25	-208.2%	-14.1%	0.0%	35.8%
TI Allowance	-	-	-	-	-
Rent Free Months	15	0	4	3	14

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	48	1	12	7	127
Deal Size	63	349	5,193	2,936	34,234
Deal in Months	38	12.0	83.0	72.0	245.0
Floor Number	63	GRND	GRND	GRND	MEZZ

Lease Comps Summary

			Lease				Rents	
	Property Name - Address	Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1	651 Maidstone Rd	★★☆☆☆	9,499	GRND	25/02/2025	New Lease	-	-
2	Knight Rd	★★☆☆☆	776	GRND	21/02/2025	New Lease	-	-
3	Trident Close	★★★☆☆	4,052	GRND	22/11/2024	New Lease	£6.17/fri	Achieved
4	Laker Rd	★★★☆☆	4,454	GRND	12/11/2024	New Lease	-	-
5	Sandhurst Whitewall Rd	★★★☆☆	11,076	GRND,1	18/10/2024	New Lease	£16.93	Asking
6	Lakeside Neptune Close	★★★☆☆	5,820	GRND	06/09/2024	New Lease	£12.56/fri	Achieved
7	Neptune Close	★★★☆☆	3,656	GRND,1	30/08/2024	New Lease	£12.99	Asking
8	Oscar Innovation Centre Formby Rd	★★★☆☆	2,936	GRND	26/06/2024	New Lease	-	-
9	Communication House Knight Rd	★★★☆☆	34,234	GRND,1	22/05/2024	New Lease	-	-
10	Mcd House Viking Close	★★★☆☆	17,319	GRND	22/05/2024	New Lease	-	-
11	Saxon Pl	★★★☆☆	8,234	GRND	15/04/2024	New Lease	£12.14	Achieved
12	Trident Close	★★★☆☆	1,014	GRND	15/04/2024	New Lease	£14.49/fri	Achieved
13	Culpeper Close	★★★☆☆	2,317	GRND,1	27/03/2024	New Lease	£10.14/fri	Achieved
6	Lakeside Neptune Close	★★★☆☆	1,868	GRND	13/03/2024	New Lease	£16.06/fri	Achieved
6	Lakeside Neptune Close	★★★☆☆	1,890	GRND	12/03/2024	New Lease	£16.53/fri	Achieved
14	Gas House Rd	★★★☆☆	2,859	GRND,1	01/03/2024	New Lease	£8.39	Asking
15	17B Kingsnorth Industri...	★★★☆☆	4,011	GRND,1	09/02/2024	New Lease	£10.22/fri	Asking
16	Neptune Close	★★★☆☆	375	GRND	22/12/2023	New Lease	£20.00/fri	Achieved
17	Neptune Close	★★★☆☆	2,384	GRND	20/12/2023	New Lease	£14.97/fri	Achieved
18	55 Second Av	★★☆☆☆	8,738	GRND	15/12/2023	New Lease	£6.29	Asking
6	Lakeside Neptune Close	★★★☆☆	1,868	GRND	01/12/2023	New Lease	£16.06/fri	Achieved

Lease Comps Summary

		Lease				Rents	
Property Name - Address	Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
19 Knight Rd	★★★☆☆	9,050	GRND,1…	22/11/2023	New Lease	-	-
20 Trident Close	★★★☆☆	5,016	GRND,1	20/11/2023	New Lease	£7.17	Asking
21 The Enterprise Centre Revenge Rd	★★★☆☆	1,457	GRND	23/10/2023	New Lease	£14.76	Asking
22 Kingsnorth Industrial Es…	★★★☆☆	3,843	GRND	04/10/2023	New Lease	£19.52	Asking
23 Knight Rd	★★★☆☆	349	GRND,…	29/09/2023	New Lease	£25.79/fri	Achieved
24 Neptune Close	★★★☆☆	6,129	GRND	02/07/2023	New Lease	£11.34/fri	Achieved
25 Maritime Close	★★★☆☆	3,000	GRND	27/06/2023	New Lease	-	-
26 Saxon Pl	★★★☆☆	8,366	GRND,1	15/06/2023	Renewal	£11.74/fri	Effective
27 Valentine Close	★★★☆☆	950	GRND,…	21/04/2023	New Lease	£10.89	Asking
28 Sir Thomas Longley Rd	★★★☆☆	4,137	GRND,1	21/04/2023	New Lease	£10.00	Asking
29 Kingsnorth Industrial Es…	★★★☆☆	3,133	GRND	07/03/2023	New Lease	£17.56	Asking
23 Knight Rd	★★★☆☆	605	GRND	22/02/2023	New Lease	£16.19/fri	Achieved
30 Trident Close	★★★☆☆	2,672	GRND,1…	09/02/2023	New Lease	£9.75/fri	Effective
31 Railway Street Industrial… Railway St	★★★☆☆	2,380	GRND	20/01/2023	New Lease	£10.50	Asking
32 Maidstone Rd	★★★☆☆	2,036	GRND,1	22/12/2022	New Lease	£14.24/fri	Achieved
33 Global House 1-2 Priory Rd	★★☆☆☆	9,920	GRND,1-2	15/12/2022	New Lease	£8.97	Achieved
34 M2 City Link Medway	★★★★☆	16,580	GRND,1	01/12/2022	New Lease	£12.75/fri	Achieved
17 Neptune Close	★★★☆☆	3,247	GRND	01/12/2022	New Lease	£40.00/fri	Achieved
35 6 Bredgar Rd	★★★☆☆	2,607	GRND	22/11/2022	Renewal	£9.16/fri	Effective
36 Medway City Estate Neptune Close	★★★☆☆	1,897	GRND,1	07/10/2022	New Lease	£15.02/fri	Achieved
37 Centre Court Sir Thomas Longley Rd	★★☆☆☆	5,439	GRND,1	15/09/2022	New Lease	£15.63/fri	Achieved

Lease Comps Summary

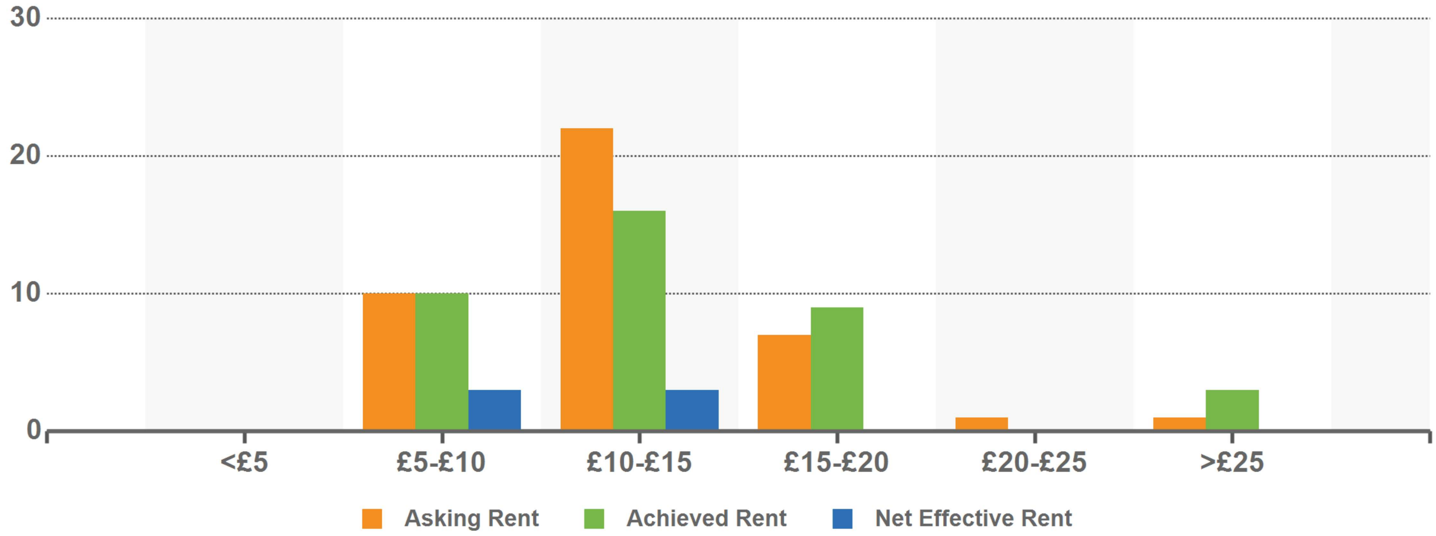
Lease Comps Report

			Lease				Rents	
Property Name - Address		Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
38	Vicarage Ln	★★☆☆☆	9,863	GRND,1…	09/09/2022	New Lease	£6.79	Achieved
39	Neptune Close	★★★☆☆	1,326	GRND	07/09/2022	New Lease	£13.57/fri	Achieved
17	Neptune Close	★★★☆☆	1,897	GRND,1	01/09/2022	New Lease	£40.80/fri	Achieved
35	6 Bredgar Rd	★★★☆☆	14,338	GRND	26/08/2022	Renewal	-	-
40	Block C Norman Close	★★★☆☆	23,215	GRND	27/07/2022	New Lease	£10.98/fri	Asking
41	Revenge Rd	★★☆☆☆	3,008	GRND,1	26/07/2022	New Lease	£12.11	Asking
42	27-35 Laker Rd	★★★☆☆	4,707	GRND,1	22/07/2022	New Lease	£7.50	Achieved
28	Sir Thomas Longley Rd	★★★☆☆	2,211	GRND	24/06/2022	New Lease	£9.50/fri	Achieved

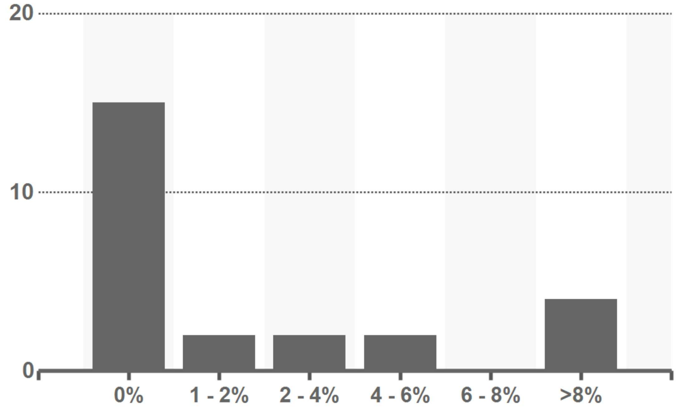
Rents

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£11.47	£12.71	£11.10	3.7

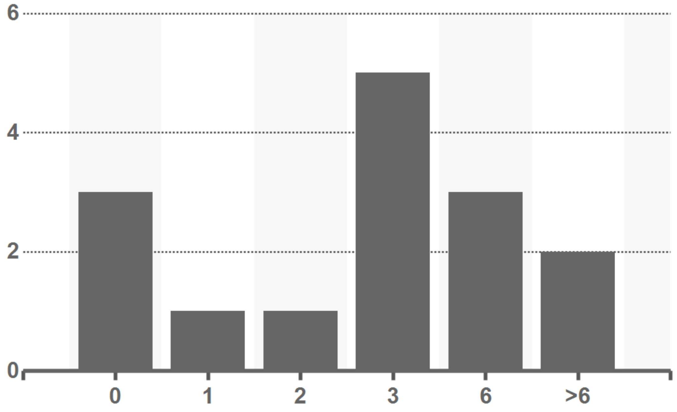
DEALS BY ASKING, ACHIEVED AND EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



Lease Comps Search Criteria

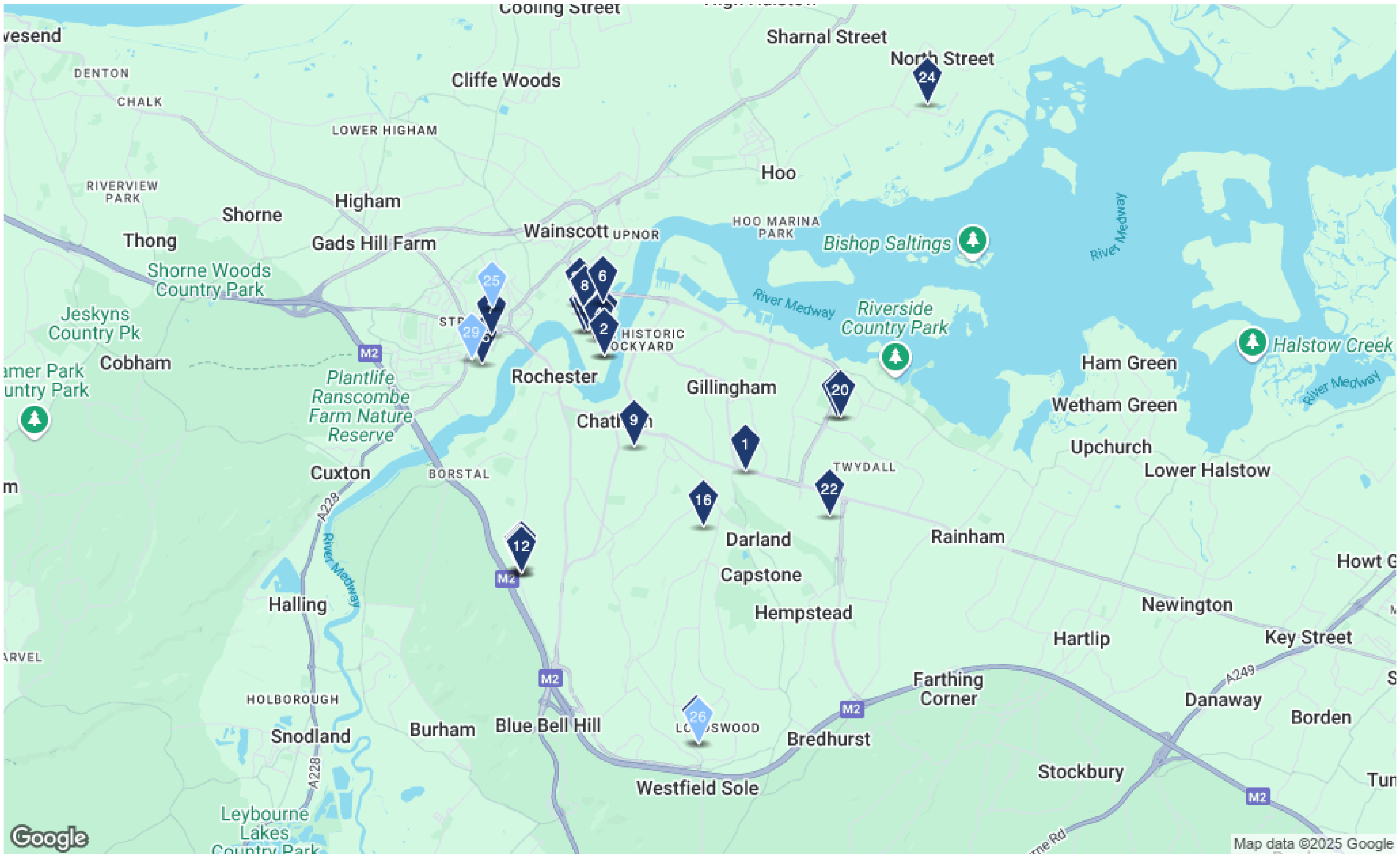
Basic Criteria

Space Use	Industrial, Light Industrial
Sign Date	21/03/2022 - 21/03/2025

Geography Criteria

Submarket	Medway (Kent)

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£80,000	£2,218,692	£1,062,500	£12,516,930
Sale Price Per Sq ft	£4	£104	£115	£851
Yield	5.1%	6.6%	6.4%	8.5%
Sale Price Per ac	£181,818	£2,007,436	£1,760,855	£6,523,456

Property Attributes	Low	Average	Median	High
Building Sq ft	1,205 Sq ft	20,164 Sq ft	10,582 Sq ft	71,072 Sq ft
Year Built	1961	1995	2000	2018
% Leased At Sale	0.0%	73.5%	100%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.7	★★★☆☆ 3	★★★☆☆ 3

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	Medway Ambulance Station 425 Maynard Pl Chatham ME5 7HE	Industrial ★★☆☆☆	1980	10,830 Sq ft (0%)	26/07/2024	£1,100,000 (£101.57/Sq ft)	-

Sale Comps List (Continued)

◆	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Industrial Unit: Suite 25 Sir Thomas Longley Rd Rochester ME2 4DP	Industrial Unit ★★★☆☆	1987	2,211 Sq ft	16/07/2024	£240,000 (£108.55/Sq ft)	8.53% Actual
3	6-8 Revenge Rd Chatham ME5 8UD	Industrial ★★☆☆☆ Part of a Portfolio	2005	36,663 Sq ft	13/05/2024	£7,539,810 (£205.65/Sq ft)	5.50% Actual
4	Industrial Unit: Suite A2 Neptune Close Rochester ME2 4LT	Industrial Unit ★★★☆☆	1961	2,193 Sq ft	19/04/2024	£330,000 (£150.48/Sq ft)	-
5	Industrial Unit: Suite 1 Clipper Close Rochester ME2 4QR	Multiple ★★★☆☆	1999	2,737 Sq ft	13/02/2024	Not Disclosed	-
6	Swift Place 3 George Summers Close Rochester ME2 4NS	Warehouse ★★☆☆☆	2005	1,205 Sq ft (0%)	13/12/2023	£1,025,000 (£850.62/Sq ft)	-
7	Industrial Unit: Suite Unit 5 Knight Rd Rochester ME2 2AU	Industrial Unit ★★★☆☆	1980	9,050 Sq ft	22/11/2023	£800,000 (£88.40/Sq ft)	-
8	Arden Business Park Enterprise Close Rochester ME2 4LY	Warehouse ★★★☆☆	1985	18,385 Sq ft	19/09/2023	£80,000 (£4.35/Sq ft)	5.06% Actual
9	Jenkins Dale Chatham ME4 5RD	Industrial ★★☆☆☆	1970	7,923 Sq ft (0%)	31/08/2023	£902,400 (£113.90/Sq ft)	-
10	Rochester Trade Park Maidstone Rd Rochester ME1 3QY	Industrial ★★★☆☆ Part of a Portfolio	2007	10,582 Sq ft	16/08/2023	£2,070,777 (£195.69/Sq ft)	5.30% Actual 5.50% Pro-Forma
11	Rochester Trade Park Maidstone Rd Rochester ME1 3QY	Industrial ★★★☆☆ Part of a Portfolio	2006	10,800 Sq ft	16/08/2023	£2,067,445 (£191.43/Sq ft)	5.30% Actual 5.50% Pro-Forma
12	Rochester Trade Park Maidstone Rd Rochester ME1 3QY	Industrial ★★★☆☆ Part of a Portfolio	2009	8,500 Sq ft	16/08/2023	£1,679,563 (£197.60/Sq ft)	5.30% Actual 5.50% Pro-Forma
13	Rochester Trade Park Maidstone Rd Rochester ME1 3QY	Industrial ★★★☆☆ Part of a Portfolio	2006	8,000 Sq ft	16/08/2023	£1,491,350 (£186.42/Sq ft)	5.30% Actual 5.50% Pro-Forma
14	Rochester Trade Park Maidstone Rd Rochester ME1 3QY	Industrial ★★★☆☆ Part of a Portfolio	2006	3,000 Sq ft	16/08/2023	£545,865 (£181.96/Sq ft)	5.30% Actual 5.50% Pro-Forma
15	Knight Rd Rochester ME2 2AW	Industrial ★★★☆☆	2010	45,000 Sq ft (100%)	11/07/2023	£365,000 (£8.11/Sq ft)	5.69% Actual
16	Apex House 96 Hopewell Dr Chatham ME5 7PY	Warehouse ★★★☆☆	1980/2014	30,475 Sq ft (0%)	14/02/2023	£5,348,501 (£175.50/Sq ft)	-
17	Key Promotions (UK) Ltd Trident Close Rochester ME2 4EZ	Industrial ★★★☆☆ Part of a Portfolio	1986	37,900 Sq ft	16/12/2022	£4,324,577 (£114.10/Sq ft)	-
18	Industrial Unit: Suite 33 Sir Thomas Longley Rd Rochester ME2 4DP	Multiple ★★★☆☆	1987	4,127 Sq ft	02/12/2022	£475,000 (£115.10/Sq ft)	-
19	Industrial Unit: Suite 8 Trident Close Rochester ME2 4EW	Industrial Unit ★★★☆☆	1995	3,160 Sq ft	26/10/2022	Not Disclosed	-

Sale Comps List (Continued)

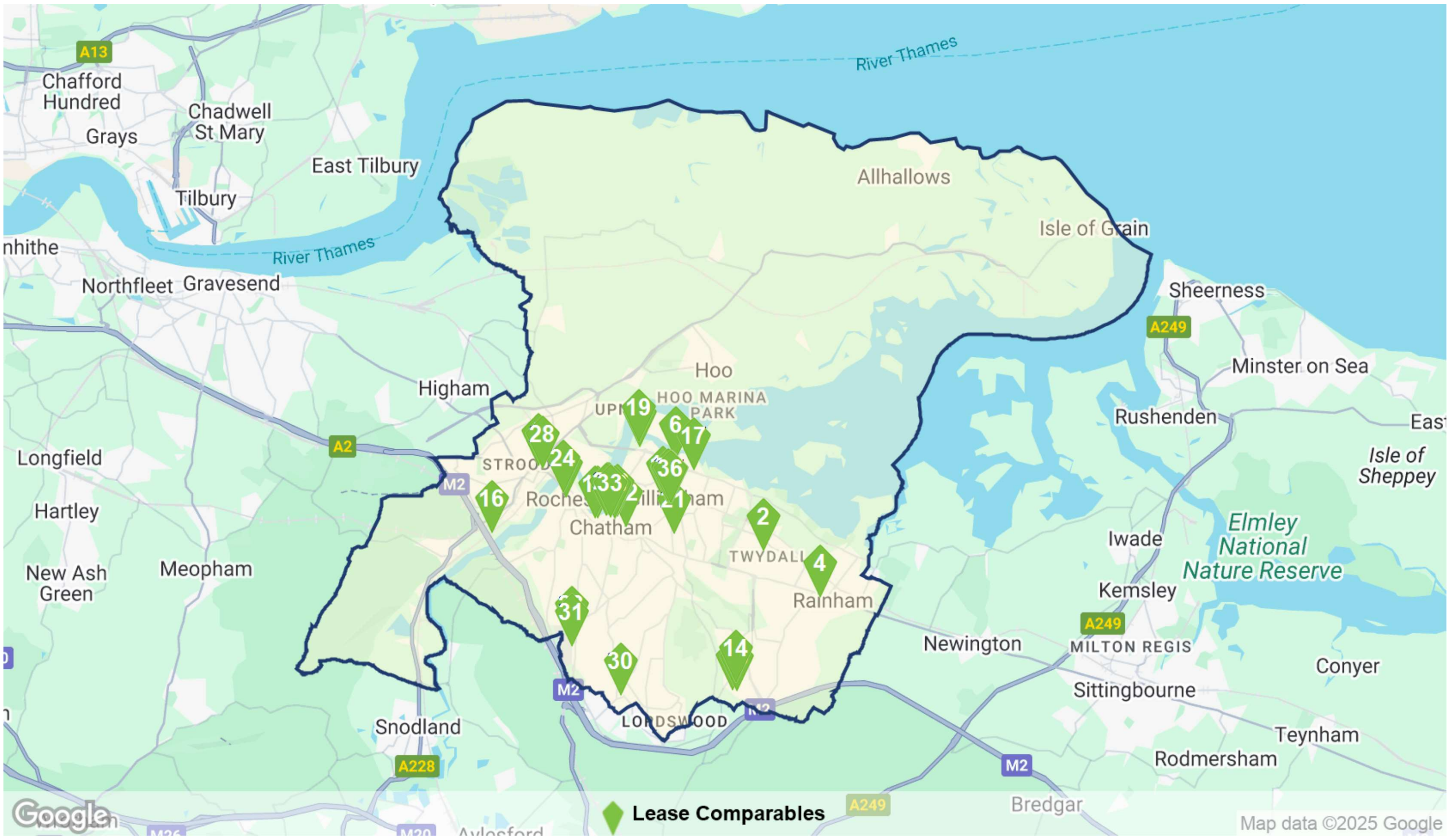
	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
20	Invicta Business Centre Bredgar Rd Gillingham ME8 6PG	Industrial ★★★☆☆ Part of a Portfolio	2000	13,907 Sq ft	30/09/2022	£655,008 (£47.10/Sq ft)	-
21	Invicta Business Centre 6 Bredgar Rd Gillingham ME8 6PG	Industrial ★★★☆☆ Part of a Portfolio	2005	52,150 Sq ft	30/09/2022	£478,992 (£9.18/Sq ft)	-
22	Pentland House Saracen Close Gillingham ME8 0QN	Industrial ★★☆☆☆	1985	20,340 Sq ft (100%)	03/08/2022	£1,975,000 (£97.10/Sq ft)	7.00% Actual
23	Enterprise Close Rochester ME2 4LY	Manufacturing ★★☆☆☆	2005	71,072 Sq ft (100%)	26/07/2022	£2,800,000 (£39.40/Sq ft)	-
24	Sicame UK Stoke Rd Rochester ME3 9GX	Industrial ★★★☆☆ Part of a Portfolio	2018	64,399 Sq ft	20/04/2022	£12,516,930 (£194.37/Sq ft)	3.10% Actual
25	32 Montfort Rd Rochester ME2 3EU	Warehouse ★★★☆☆	1990	1,427 Sq ft (0%)	Pending	£550,000 (£385.42/Sq ft)	-
26	Industrial Unit: Suite 2 Revenge Rd Chatham ME5 8UD	Industrial Unit ★★☆☆☆	1980	2,308 Sq ft	Pending	£450,000 (£194.97/Sq ft)	-
27	Industrial Unit: Suite 3 George Summers Close Rochester ME2 4EL	Industrial Unit ★★★☆☆	2000	2,590 Sq ft	Pending	£415,000 (£160.23/Sq ft)	6.08% Actual
28	Cliffe Court: Suite 8 George Summers Close Rochester ME2 4GU	Industrial Unit ★★★☆☆	2000	3,203 Sq ft	Pending	£400,000 (£124.88/Sq ft)	6.45% Actual
29	Industrial Unit: Suite 26 Knight Rd Rochester ME2 2BF	Industrial Unit ★★☆☆☆	1990	998 Sq ft	Pending	£220,000 (£220.44/Sq ft)	-

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
61	£15.40	£15.26	10

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	35	£5.31	£15.40	£18.77	£40.74
Achieved Rent Per Sq ft	26	£5.07	£15.26	£18.43	£37.04
Effective Rent Per Sq ft	5	£9.59	£12.39	£12.82	£27.16
Asking Rent Discount	15	-11.8%	0.0%	0.0%	8.3%
TI Allowance	-	-	-	-	-
Rent Free Months	12	0	5	4	15

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	39	1	10	9	22
Deal Size	61	264	3,561	1,695	27,852
Deal in Months	26	12.0	131.0	120.0	300.0
Floor Number	61	BSMT	GRND	GRND	MEZZ

Lease Comps Summary

			Lease				Rents	
	Property Name - Address	Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1	Former Coombs of Med... Medway St	★★★☆☆	894	GRND	18/02/2025	New Lease	£31.54/fri	Achieved
2	Spar Convenience Store 64 Twydall Green	★★★☆☆	5,077	GRND,1	07/02/2025	Renewal	£7.37	Achieved
3	12-14 High St	★★☆☆☆	767	GRND	06/01/2025	New Lease	£18.77/fri	Achieved
4	66A High St	★★★☆☆	772	GRND	06/01/2025	New Lease	£20.73/fri	Achieved
5	108-110 High St	★★★☆☆	14,529	GRND,1	16/12/2024	New Lease	£9.64/fri	Achieved
6	The Kell South Side Three Rd	★★★☆☆	2,101	GRND	16/12/2024	New Lease	£14.75/fri	Achieved
7	Dockside Outlet Centre Maritime	★★★☆☆	5,000	GRND	10/10/2024	New Lease	£26.00/fri	Achieved
7	Dockside Outlet Centre Maritime	★★★☆☆	9,100	GRND	10/10/2024	New Lease	-	-
8	Burger King Hempstead Valley Dr	★★★☆☆	3,348	GRND	01/10/2024	New Lease	-	-
9	118-120 High St	★★☆☆☆	6,200	GRND	24/07/2024	New Lease	£8.47	Asking
10	The Venue	★★★☆☆	2,622	GRND	12/06/2024	New Lease	-	-
11	102 High St	★★★☆☆	540	GRND	07/06/2024	New Lease	£40.74	Asking
12	297 High St	★★☆☆☆	613	GRND	07/06/2024	New Lease	£31.81	Asking
13	The Pentagon Centre Pentagon Centre	★★★☆☆	742	GRND	07/06/2024	New Lease	£33.69/fri	Asking
14	Hempstead Valley Shop... Hempstead Valley Dr	★★★☆☆	1,308	GRND	06/06/2024	New Lease	-	-
15	49 High St	★★☆☆☆	596	GRND	01/05/2024	New Lease	£25.17/fri	Asking
13	The Pentagon Centre Pentagon Centre	★★★☆☆	859	GRND	25/04/2024	New Lease	£32.01/fri	Achieved
14	Hempstead Valley Shop... Hempstead Valley Dr	★★★☆☆	1,037	GRND	11/04/2024	New Lease	-	-
16	Turkuaz Chariot Way	★★★☆☆	3,501	GRND	15/03/2024	New Lease	£10.85/fri	Achieved
14	Hempstead Valley Shop... Hempstead Valley Dr	★★★☆☆	2,800	GRND	06/02/2024	New Lease	-	-
14	Hempstead Valley Shop... Hempstead Valley Dr	★★★☆☆	818	GRND	01/02/2024	New Lease	-	-

Lease Comps Summary

		Lease				Rents	
Property Name - Address	Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
17 Victory Pier Blake Ave	★★★☆☆	751	GRND	31/01/2024	New Lease	£24.63	Asking
14 Hempstead Valley Shop… Hempstead Valley Dr	★★★☆☆	311	GRND	06/01/2024	New Lease	-	-
18 392 High St	★★☆☆☆	707	GRND	04/12/2023	New Lease	£18.32	Asking
19 Pier 5 Leviathan Way	★★★☆☆	17,736	GRND	04/12/2023	New Lease	-	-
13 The Pentagon Centre Pentagon Centre	★★★☆☆	699	GRND	30/10/2023	New Lease	£28.61/fri	Asking
20 162 High St	★★☆☆☆	1,055	GRND	20/09/2023	New Lease	£23.70/fri	Achieved
21 258 Canterbury St	★★★☆☆	264	GRND	31/08/2023	New Lease	£18.94/fri	Achieved
22 105-107 High St	★★☆☆☆	1,300	GRND	31/08/2023	New Lease	£23.08/fri	Asking
23 E1-E2 Maidstone Rd	★★★☆☆	18,298	GRND	07/08/2023	New Lease	£13.22/fri	Effective
24 70 High St	★★★☆☆	862	GRND	29/06/2023	New Lease	£29.00/fri	Asking
25 Medway St	★★★☆☆	1,831	GRND	16/06/2023	New Lease	£9.83	Achieved
13 The Pentagon Centre Pentagon Centre	★★★☆☆	3,205	GRND	05/06/2023	New Lease	£9.36/fri	Asking
26 159-163 High St	★★★☆☆	2,291	GRND	02/06/2023	New Lease	£11.35	Asking
19 Pier 5 Leviathan Way	★★★☆☆	1,437	GRND	31/05/2023	New Lease	£26.10	Achieved
24 70 High St	★★★☆☆	324	GRND	05/04/2023	New Lease	£37.04/fri	Achieved
26 161-163 High St	★★★☆☆	4,109	GRND	03/04/2023	New Lease	£5.31	Asking
27 131 High St	★★☆☆☆	871	GRND	02/04/2023	New Lease	£17.22	Achieved
28 84A High St	★★★☆☆	1,600	GRND	01/04/2023	New Lease	£18.75	Asking
29 87-89 High St	★★★☆☆	1,757	GRND	30/03/2023	New Lease	£14.51	Asking
30 Spar Robin Hood Ln	★★☆☆☆	2,218	1st	21/03/2023	New Lease	-	-
14 Hempstead Valley Shop… Hempstead Valley Dr	★★★☆☆	1,636	GRND	01/03/2023	New Lease	-	-

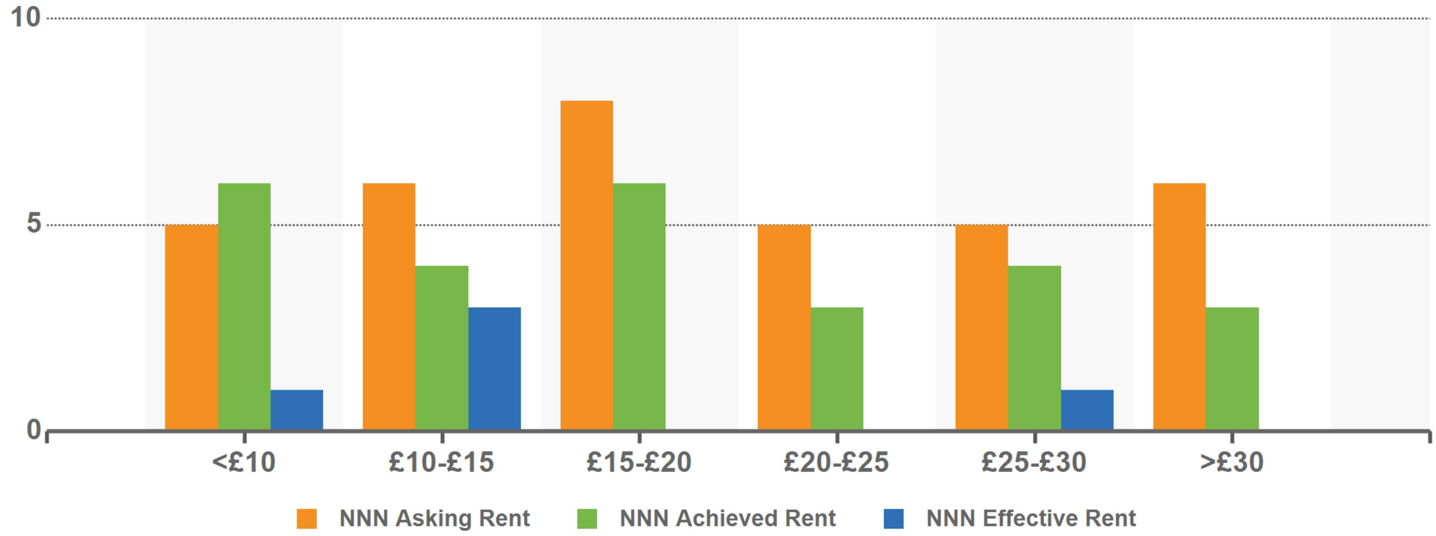
Lease Comps Summary

		Lease				Rents	
Property Name - Address	Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
7 Dockside Outlet Centre Maritime	★★★☆☆	3,521	GRND	26/01/2023	Renewal	£9.59/fri	Effective
31 Maidstone Rd	★★★☆☆	27,852	GRND,…	25/12/2022	Renewal	£12.02/fri	Effective
32 87 High St	★★☆☆☆	2,207	GRND	05/12/2022	New Lease	£16.99/fri	Asking
33 124 High St	★★★☆☆	829	GRND	05/12/2022	New Lease	£18.09	Achieved
34 116 High St	★★☆☆☆	855	GRND	08/11/2022	New Lease	£29.24/fri	Asking
14 Hempstead Valley Shop… Hempstead Valley Dr	★★★☆☆	2,800	GRND	14/09/2022	New Lease	-	-
35 98-100 High	★★★☆☆	1,994	BSMT,G…	26/08/2022	Renewal	£12.82/fri	Effective
36 129 High St	★★★☆☆	841	GRND	16/08/2022	New Lease	£29.73/fri	Achieved

Rents

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£15.40	£15.26	£12.39	5.3

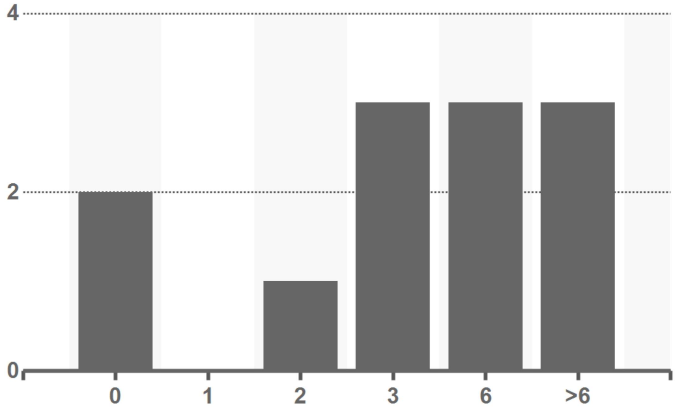
DEALS BY NNN ASKING, NNN ACHIEVED, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT

No data available for the current selection

DEALS BY MONTHS FREE RENT



Lease Comps Search Criteria

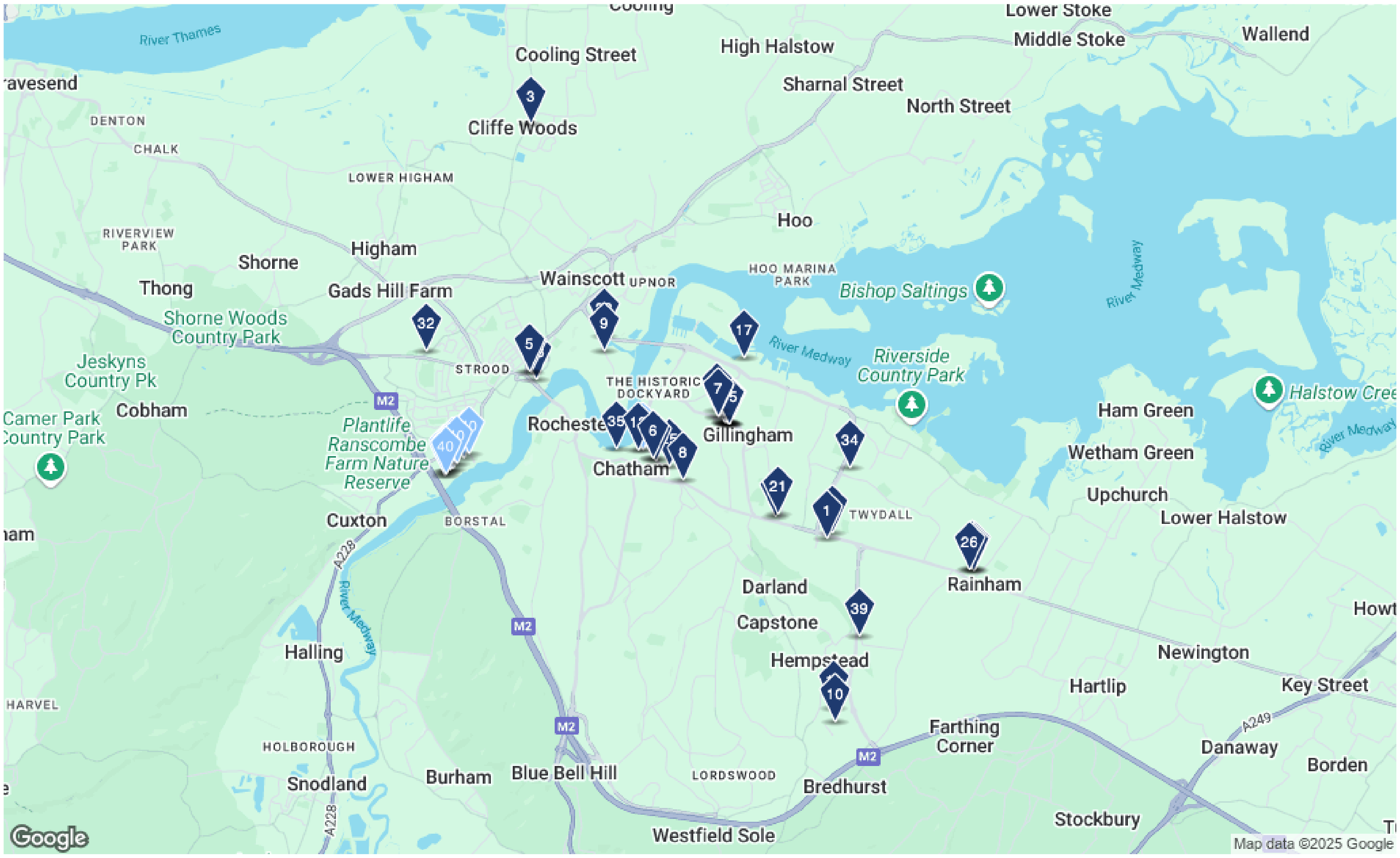
Basic Criteria

Space Use	Retail
Sign Date	21/03/2022 - 21/03/2025

Geography Criteria

Submarket	Medway (Kent)

Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£90,909	£1,157,897	£327,046	£7,000,000
Sale Price Per Sq ft	£35	£88	£114	£370
Yield	7.0%	8.3%	8.1%	10.5%
Sale Price Per ac	£154,638	£786,600	£3,163,369	£9,049,080

Property Attributes	Low	Average	Median	High
Building Sq ft	499 Sq ft	22,000 Sq ft	3,254 Sq ft	449,079 Sq ft
Year Built	1860	1970	1979	2019
% Leased At Sale	0.0%	91.8%	100%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2.6	★★★☆☆ 3	★★★★☆ 4

Summary Statistics exclude For Sale and In Exchange listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
1	B&Q Will Adams Way Gillingham ME8 6BY	Retail Unit ★★★☆☆	1995	34,498 Sq ft	30/01/2025	£7,000,000 (£202.91/Sq ft)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Roko Health Clubs Will Adams Way Gillingham ME8 6BY	Retail ★★★☆☆ Part of a Portfolio	2007	31,889 Sq ft	19/12/2024	Not Disclosed	-
3	Parkside Parade: Suite 7 7-27 Parkside Rd Rochester ME3 8HX	Retail Unit ★★☆☆☆	1995	499 Sq ft	11/12/2024	Not Disclosed	-
4	Retail Unit: Suite 51 47-53 High St Gillingham ME7 1BQ	Retail Unit ★★☆☆☆	1970	640 Sq ft	14/10/2024	Not Disclosed	-
5	78-80 High St Rochester ME2 4AR	Retail ★★★☆☆	1970	4,798 Sq ft (100%)	26/08/2024	£540,000 (£112.55/Sq ft)	8.50% Actual
6	245 High St Chatham ME4 4BQ	Retail ★★☆☆☆	1920	1,055 Sq ft (100%)	23/08/2024	£200,000 (£189.57/Sq ft)	-
7	51 High St Gillingham ME7 1BQ	Retail ★★★☆☆	1970	640 Sq ft	19/08/2024	£110,000 (£171.88/Sq ft)	-
8	Retail Unit: Suite 6a 6-6A Luton Rd Chatham ME4 5AA	Retail Unit ★★☆☆☆	1950	1,700 Sq ft	21/07/2024	£238,000 (£140.00/Sq ft)	-
9	Rochester Court: Suite 8 Anthonys Way Rochester ME2 4NW	Office/Retail Unit ★★★☆☆	1999	1,179 Sq ft	28/06/2024	£225,000 (£190.84/Sq ft)	-
10	Hempstead Valley Shopping Cen… The Venue Gillingham ME7 3PD	Retail ★★★☆☆ Part of a Portfolio	2015	16,734 Sq ft	17/06/2024	Not Disclosed	-
11	Hempstead Valley Shopping Cen… Hempstead Valley Dr Gillingham ME7 3PE	Retail ★★★☆☆ Part of a Portfolio	1978	449,079 Sq ft	17/06/2024	Not Disclosed	-
12	The Monarch 18 Arden St Gillingham ME7 1HG	Retail ★★★☆☆	1900	1,923 Sq ft	12/03/2024	£175,000 (£91.00/Sq ft)	8.70% Actual
13	Prince of Wales 1-3 Railway St Chatham ME4 4HU	Retail ★★☆☆☆	1905	9,842 Sq ft (100%)	01/10/2023	£907,301 (£92.19/Sq ft)	10.45% Actual
14	263-269 High St Chatham ME4 4BN	Retail ★★★☆☆	1966	12,015 Sq ft (30.0%)	06/09/2023	£1,250,000 (£104.04/Sq ft)	8.00% Actual
15	117 High St Gillingham ME7 1AG	Retail ★★★☆☆	1980	6,271 Sq ft	31/08/2023	Not Disclosed	-
16	87 High St Gillingham ME7 1BP	Retail ★★☆☆☆	1979	2,207 Sq ft	23/06/2023	Not Disclosed	-
17	Mast & Rigging Gillingham Gate Rd Chatham ME4 4FT	Retail ★★★☆☆ Part of a Portfolio	2019	6,478 Sq ft	26/05/2023	£2,400,000 (£370.48/Sq ft)	-
18	115-115C High St Gillingham ME7 1BS	Retail ★★★☆☆	1975	3,849 Sq ft (100%)	17/05/2023	£1,120,000 (£290.98/Sq ft)	8.09% Actual
19	Multi-Property Sale 92-94 High St Gillingham ME7 1AX	Retail ★★☆☆☆ Part of a Portfolio	1960	2,938 Sq ft	21/04/2023	£324,091 (£110.31/Sq ft)	-
20	Multi-Property Sale 90 High St Gillingham ME7 1AX	Retail ★★☆☆☆ Part of a Portfolio	1993	1,249 Sq ft	21/04/2023	£90,909 (£72.79/Sq ft)	-
21	Kwik-Fit-Gillingham 96-100 Watling St Gillingham ME7 2YS	Retail ★★☆☆☆ Part of a Portfolio	1990	6,405 Sq ft	30/03/2023	Not Disclosed	5.35% Actual

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
22	116 High St Gillingham ME7 1AU	Retail ★★☆☆☆	1957	889 Sq ft	28/02/2023	£295,000 (£331.83/Sq ft)	-
23	58 High St Rochester ME2 4AR	Retail ★★☆☆☆	1898	1,515 Sq ft	16/02/2023	£365,000 (£240.92/Sq ft)	7.15% Actual
24	243 High St Chatham ME4 4BQ	Retail ★★★☆☆	1960	2,292 Sq ft (100%)	09/02/2023	£250,000 (£109.08/Sq ft)	-
25	Former GO Outdoors The Brk Chatham ME4 4NZ	Retail ★★★☆☆	1995	106,047 Sq ft (100%)	31/01/2023	£3,750,000 (£35.36/Sq ft)	-
26	Rainham Shopping Centre 1-10 Rainham Rd Gillingham ME8 7HW	Retail ★★★☆☆ Part of a Portfolio	1987	48,902 Sq ft	11/01/2023	£2,723,274 (£55.69/Sq ft)	-
27	Rainham Shopping Centre 18-21 Rainham Rd Gillingham ME8 7HW	Retail ★★★☆☆ Part of a Portfolio	1987	29,781 Sq ft	11/01/2023	£1,043,121 (£35.03/Sq ft)	-
28	Rainham Shopping Centre 20-24 Rainham Rd Gillingham ME8 7HW	Retail ★★★☆☆ Part of a Portfolio	1987	6,190 Sq ft	11/01/2023	£317,408 (£51.28/Sq ft)	-
29	Rainham Shopping Centre Rainham Shopping Centre Gillingham ME8 7HW	Retail ★★★☆☆ Part of a Portfolio	1987	3,254 Sq ft	11/01/2023	£179,420 (£55.14/Sq ft)	-
30	111-111A Watling St Gillingham ME7 2YX	Retail ★★★☆☆	1980	2,560 Sq ft	04/01/2023	£330,000 (£128.91/Sq ft)	-
31	116 High St Gillingham ME7 1AU	Retail ★★☆☆☆	1957	889 Sq ft	08/11/2022	Not Disclosed	-
32	202 Watling St Rochester ME2 3QL	Retail ★★★★☆ Part of a Portfolio	-	3,045 Sq ft	31/10/2022	Not Disclosed	-
33	Petrol Filling Station Anthonys Way Rochester ME2 4DW	Retail ★★☆☆☆ Part of a Portfolio	1998	7,745 Sq ft	31/10/2022	Not Disclosed	-
34	Co-Operative Beechings Way Gillingham ME8 6PS	Retail ★★☆☆☆ Part of a Portfolio	-	2,798 Sq ft	31/10/2022	Not Disclosed	-
35	18 High St Chatham ME4 4EP	Retail ★★☆☆☆	1860	3,344 Sq ft	21/10/2022	Not Disclosed	-
36	125-127 High St Gillingham ME7 1BS	Retail ★★★☆☆	1957	6,936 Sq ft	15/09/2022	Not Disclosed	-
37	Retail Unit: Suite 5 & 6 87 High St Gillingham ME7 1BP	Retail Unit ★★☆☆☆	1979	2,207 Sq ft	01/08/2022	Not Disclosed	-
38	Retail Unit: Suite 15 11-17 High St Rochester ME2 4AB	Retail Unit ★★☆☆☆	1954	628 Sq ft	29/05/2022	£176,000 (£217.02/Sq ft)	7.00% Actual
39	26-28 Hoath Ln Gillingham ME8 0SW	Retail ★★★☆☆	2013	32,910 Sq ft (0%)	29/03/2022	£3,780,000 (£114.86/Sq ft)	-
40	Medway Valley Leisure Park 10 Properties	Multiple	Multiple	212,673 Sq ft	Pending	£25,000,000 (£117.55/Sq ft)	9.64% Actual
41	173 High St Chatham ME4 4BA	Retail ★★★☆☆	1950	935 Sq ft (100%)	Pending	£395,000 (£422.46/Sq ft)	-

Appendix
Cover

Medway Council LPVA Update - June 2025

Higher Value Area

16/06/2025
09:49

Large Green 400

								Rounded	Modelling			Area ha			Characteristics	
1	UNITS	**400**		Social Rent	33.33%	% of Aff	39.996	40	Density	35	units/ha	Total	19.048		Sub Area	Higher Value
	Affordable	30%	120	Affordable Re	33.33%		39.996	40	Net:Gross	60%		Gross	19.048	ha	Green Brov	Green
				Shared Owne	33.34%		40.008	40				Net	11.429	ha	Use	Agricultural
				First Homes	0.00%		0	0								
							120	120								

	Beds	m2	Circulation	Market				m2	Circulation
				280		Rounded	m2		
Terrace	2	75	0.0%	25%	70.00	70	5,250	70	0.0%
Terrace	3	95	0.0%	10%	28.00	28	2,660	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	56.00	56	5,880	93	0.0%
Semi	4	120	0.0%	20%	56.00	56	6,720	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	42.00	42	5,670	115	0.0%
Det	5	145	0.0%	10%	28.00	28	4,060	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	280.00	280	30,240		

	Beds	Social Rent				Affordable Rent				Shared Ownership				First Homes			
		40		Rounded	m2	40		Rounded	m2	40		Rounded	m2	0		Rounded	m2
Terrace	2	15%	6.00	6	420	15%	6.00	6	420	30%	12.00	12	840	30%	0.00	0	0
Terrace	3	10%	4.00	4	336	10%	4.00	4	336	20%	8.00	8	672	20%	0.00	0	0
Terrace	4	20%	8.00	8	776	20%	8.00	8	776	15%	6.00	6	582	15%	0.00	0	0
Semi	2	10%	4.00	4	316	10%	4.00	4	316	15%	6.00	6	474	15%	0.00	0	0
Semi	3	10%	4.00	4	372	10%	4.00	4	372	10%	4.00	4	372	10%	0.00	0	0
Semi	4	15%	6.00	6	636	15%	6.00	6	636	10%	4.00	4	424	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	8.00	8	450	20%	8.00	8	450		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	40.00	40	3,306	100%	40.00	40	3,306	100%	40.00	40	3,364	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	6,930	9,750,510
Terrace	3		1,407		1,407	4,004	5,633,628
Terrace	4		1,407		1,407	2,134	3,002,538
Semi	2		1,457		1,457	1,106	1,611,442
Semi	3		1,457		1,457	6,996	10,193,172
Semi	4		1,457		1,457	8,416	12,262,112
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	5,670	9,491,580
Det	5		1,674		1,674	4,060	6,796,440
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	900	1,485,000
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						40,216	60,226,422

1,498 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	2.4	38
2 bed	108	2.4	259
3 bed	112	2.4	269
4 bed	136	2.4	326
5 bed	28	2.4	67
		Residents	**960**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required		
	53,760	m2
	5.376	ha
Gross - Net	7.619	ha
Shortfall / Surplus	2.243	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	280	30,240	108.00	30,240	108.00
Social Rent	40	3,306	82.65	3,256	81.40
Affordable Rent	40	3,306	82.65	3,256	81.40
Shared Ownership	40	3,364	84.10	3,364	84.10
First Homes	0	0	84.10	0	84.10
Total	**400**	**40,216**		**40,116**	
per ha		3,519		3,510	

Greenfield, LHMA mix with emphasis on larger units. 5.376ha POS on site.

Large Green 250

								Rounded
2	UNITS	**250**		Social Rent	33.33%	% of Aff	24.9975	25
	Affordable	30%	75	Affordable Re	33.33%		24.9975	25
				Shared Owne	33.34%		25.005	25
				First Homes	0.00%		0	0
							75	75

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	11.905		Sub Area	Higher Value
Net:Gross	60%		Gross	11.905	ha	Green Brov	Green
			Net	7.143	ha	Use	Agricultural

				Market					
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	43.75	43	3,225	70	0.0%
Terrace	3	95	0.0%	10%	17.50	18	1,710	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	35.00	35	3,675	93	0.0%
Semi	4	120	0.0%	20%	35.00	35	4,200	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	26.25	26	3,510	115	0.0%
Det	5	145	0.0%	10%	17.50	18	2,610	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**175.00**	**175**	**18,930**		

		Social Rent				**Affordable Rent**			
	Beds	25		Rounded	m2	25		Rounded	m2
Terrace	2	15%	3.75	4	280	15%	3.75	4	280
Terrace	3	10%	2.50	3	252	10%	2.50	3	252
Terrace	4	20%	5.00	5	485	20%	5.00	5	485
Semi	2	10%	2.50	3	237	10%	2.50	3	237
Semi	3	10%	2.50	3	279	10%	2.50	3	279
Semi	4	15%	3.75	2	212	15%	3.75	2	212
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	5.00	5	281	20%	5.00	5	281
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**25.00**	**25**	**2,026**	**100%**	**25.00**	**25**	**2,026**

		Shared Ownership				**First Homes**			
	Beds	25		Rounded	m2	0		Rounded	m2
Terrace	2	30%	7.50	8	560	30%	0.00	0	0
Terrace	3	20%	5.00	5	420	20%	0.00	0	0
Terrace	4	15%	3.75	4	388	15%	0.00	0	0
Semi	2	15%	3.75	4	316	15%	0.00	0	0
Semi	3	10%	2.50	3	279	10%	0.00	0	0
Semi	4	10%	2.50	1	106	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**25.00**	**25**	**2,069**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	4,345	6,113,415
Terrace	3		1,407		1,407	2,634	3,706,038
Terrace	4		1,407		1,407	1,358	1,910,706
Semi	2		1,457		1,457	790	1,151,030
Semi	3		1,457		1,457	4,512	6,573,984
Semi	4		1,457		1,457	4,730	6,891,610
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	3,510	5,875,740
Det	5		1,674		1,674	2,610	4,369,140
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	563	928,125
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						25,052	37,519,788

1,498 £/m2

Occupants		Population	
	Count	per unit	
1 bed	10	2.4	24
2 bed	69	2.4	166
3 bed	73	2.4	175
4 bed	80	2.4	192
5 bed	18	2.4	43
		Residents	**600**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		8,400	m2
		0.840	ha
Gross - Net		4.762	ha
Shortfall / Surplus		3.922	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		175	18,930	108.17	18,930	108.17
Social Rent		25	2,026	81.05	1,995	79.80
Affordable Rent		25	2,026	81.05	1,995	79.80
Shared Ownership		25	2,069	82.76	2,069	82.76
First Homes		0	0	82.76	0	82.76
	Total	**250**	**25,052**		**24,989**	
	per ha		3,507		3,498	

Greenfield, LHMA mix with emphasis on larger units. 0.84ha POS on site.

Green 150								Rounded
3	UNITS	**150**		Social Rent	33.33%	% of Aff	14.9985	15
	Affordable	30%	45	Affordable Re	33.33%		14.9985	15
				Shared Owne	33.34%		15.003	15
				First Homes	0.00%		0	0
							45	45

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	7.143		Sub Area	Higher Value
Net:Gross	60%		Gross	7.143	ha	Green Brov	Green
			Net	4.286	ha	Use	Agricultural

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	15		Rounded	m2	15		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	26.25	25	1,875	70	0.0%	15%	2.25	2	140	15%	2.25	2	140	30%	4.50	5	350	30%	0.00	0	0
Terrace	3	95	0.0%	10%	10.50	11	1,045	84	0.0%	10%	1.50	2	168	10%	1.50	2	168	20%	3.00	3	252	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	3.00	3	291	20%	3.00	3	291	15%	2.25	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	1.50	2	158	10%	1.50	2	158	15%	2.25	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	21.00	21	2,205	93	0.0%	10%	1.50	2	186	10%	1.50	2	186	10%	1.50	2	186	10%	0.00	0	0
Semi	4	120	0.0%	20%	21.00	21	2,520	106	0.0%	15%	2.25	2	212	15%	2.25	2	212	10%	1.50	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	15.75	16	2,160	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	10.50	11	1,595	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	3.00	2	113	20%	3.00	2	113		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**105.00**	**105**	**11,400**			**100%**	**15.00**	**15**	**1,268**	**100%**	**15.00**	**15**	**1,268**	**100%**	**15.00**	**15**	**1,246**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	2,505	4,010,505
Terrace	3			1,601	1,601	1,633	2,614,433
Terrace	4			1,601	1,601	776	1,242,376
Semi	2			1,664	1,664	474	788,736
Semi	3			1,664	1,664	2,763	4,597,632
Semi	4			1,664	1,664	3,050	5,075,200
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	2,160	4,116,960
Det	5			1,906	1,906	1,595	3,040,070
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	225	421,875
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						15,181	25,907,787

1,707 £/m2

Occupants		Population	
	Count	per unit	
1 bed	4	2.4	10
2 bed	40	2.4	96
3 bed	45	2.4	108
4 bed	50	2.4	120
5 bed	11	2.4	26
		Residents	**360**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		5,040	m2
		0.504	ha
Gross - Net		2.857	ha
Shortfall / Surplus		2.353	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		105	11,400	108.57	11,400	108.57
Social Rent		15	1,268	84.50	1,255	83.67
Affordable Rent		15	1,268	84.50	1,255	83.67
Shared Ownership		15	1,246	83.07	1,246	83.07
First Homes		0	0	83.07	0	83.07
	Total	**150**	**15,181**		**15,156**	
	per ha		3,542		3,536	

Greenfield, LHMA mix with emphasis on larger units. 0.504ha POS on site.

Green 75

4	UNITS	75		Social Rent	33.33%	% of Aff	7.49925	7
	Affordable	30%	22.5	Affordable Re	33.33%		7.49925	8
				Shared Owne	33.34%		7.5015	8
				First Homes	0.00%		0	0
							22.5	23

(Column header of last column: Rounded)

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	3.571		Sub Area	Higher Value
Net:Gross	60%		Gross	3.571	ha	Green Brov	Green
			Net	2.143	ha	Use	Agricultural

	Beds	m2	Circulation	Market			
				52.5		Rounded	m2
Terrace	2	75	0.0%	25%	13.13	12	900
Terrace	3	95	0.0%	10%	5.25	5	475
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	20%	10.50	11	1,155
Semi	4	120	0.0%	20%	10.50	11	1,320
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	15%	7.88	8	1,080
Det	5	145	0.0%	10%	5.25	5	725
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**52.50**	**52**	**5,655**

		m2	Circulation	Social Rent				Affordable Rent			
				7		Rounded	m2	8		Rounded	m2
Terrace	2	70	0.0%	15%	1.05	1	70	15%	1.20	1	70
Terrace	3	84	0.0%	10%	0.70	1	84	10%	0.80	1	84
Terrace	4	97	0.0%	20%	1.40	1	97	20%	1.60	2	194
Semi	2	79	0.0%	10%	0.70	1	79	10%	0.80	1	79
Semi	3	93	0.0%	10%	0.70	1	93	10%	0.80	1	93
Semi	4	106	0.0%	15%	1.05	1	106	15%	1.20	1	106
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	20%	1.40	1	56	20%	1.60	1	56
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0
				100%	**7.00**	**7**	**585**	**100%**	**8.00**	**8**	**682**

		Shared Ownership				First Homes			
		8		Rounded	m2	0		Rounded	m2
Terrace	2	30%	2.40	2	140	30%	0.00	0	0
Terrace	3	20%	1.60	2	168	20%	0.00	0	0
Terrace	4	15%	1.20	1	97	15%	0.00	0	0
Semi	2	15%	1.20	1	79	15%	0.00	0	0
Semi	3	10%	0.80	1	93	10%	0.00	0	0
Semi	4	10%	0.80	1	106	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**8.00**	**8**	**683**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,180	1,889,180
Terrace	3			1,601	1,601	811	1,298,411
Terrace	4			1,601	1,601	388	621,188
Semi	2			1,664	1,664	237	394,368
Semi	3			1,664	1,664	1,434	2,386,176
Semi	4			1,664	1,664	1,638	2,725,632
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	1,080	2,058,480
Det	5			1,906	1,906	725	1,381,850
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						7,606	12,966,223

1,705 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	19	2.4	46
3 bed	23	2.4	55
4 bed	26	2.4	62
5 bed	5	2.4	12
		Residents	**180**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,520	m2
		0.252	ha
Gross - Net		1.429	ha
Shortfall / Surplus		1.177	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		52	5,655	108.75	5,655	108.75
Social Rent		7	585	83.61	579	82.71
Affordable Rent		8	682	85.28	676	84.50
Shared Ownership		8	683	85.38	683	85.38
First Homes		0	0	85.38	0	85.38
	Total	**75**	**7,606**		**7,593**	
	per ha		3,549		3,543	

Greenfield, LHMA mix with emphasis on larger units. 0.252ha POS on site.

Green 30								Rounded
5	UNITS	**30**		Social Rent	33.33%	% of Aff	2.9997	3
	Affordable	30%	9	Affordable Re	33.33%		2.9997	3
				Shared Owne	33.34%		3.0006	3
				First Homes	0.00%		0	0
							9	9

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	1.429		Sub Area	Higher Value
Net:Gross	60%		Gross	1.429	ha	Green Brov	Green
			Net	0.857	ha	Use	Agricultural

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	3		Rounded	m2	3		Rounded	m2	3		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	5.25	5	375	70	0.0%	15%	0.45	1	70	15%	0.45	1	70	30%	0.90	2	140	30%	0.00	0	0
Terrace	3	95	0.0%	10%	2.10	2	190	84	0.0%	10%	0.30	0	0	10%	0.30	0	0	20%	0.60	1	84	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	0.60	1	97	20%	0.60	1	97	15%	0.45	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	0.30	0	0	10%	0.30	0	0	15%	0.45	0	0	15%	0.00	0	0
Semi	3	105	0.0%	20%	4.20	4	420	93	0.0%	10%	0.30	0	0	10%	0.30	0	0	10%	0.30	0	0	10%	0.00	0	0
Semi	4	120	0.0%	20%	4.20	5	600	106	0.0%	15%	0.45	0	0	15%	0.45	0	0	10%	0.30	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	3.15	3	405	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	2.10	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	0.60	1	56	20%	0.60	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**21.00**	**21**	**2,280**			**100%**	**3.00**	**3**	**223**	**100%**	**3.00**	**3**	**223**	**100%**	**3.00**	**3**	**224**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	655	1,048,655
Terrace	3			1,601	1,601	274	438,674
Terrace	4			1,601	1,601	194	310,594
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	420	698,880
Semi	4			1,664	1,664	600	998,400
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	405	771,930
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						2,951	5,030,811

1,705 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	9	2.4	22
3 bed	7	2.4	17
4 bed	10	2.4	24
5 bed	2	2.4	5
		Residents	**72**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		1,008	m2
		0.101	ha
Gross - Net		0.571	ha
Shortfall / Surplus		0.471	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		21	2,280	108.57	2,280	108.57
Social Rent		3	223	74.42	217	72.33
Affordable Rent		3	223	74.42	217	72.33
Shared Ownership		3	224	74.67	224	74.67
First Homes		0	0	74.67	0	74.67
	Total	**30**	**2,951**		**2,938**	
	per ha		3,442		3,428	

Greenfield, LHMA mix with emphasis on larger units. 0.101ha POS on site.

Green 12

6	UNITS	**12**		Social Rent	33.33%	% of Aff	1.19988	1
	Affordable	30%	3.6	Affordable Re	33.33%		1.19988	2
				Shared Owne	33.34%		1.20024	1
				First Homes	0.00%		0	0
							3.6	4

(Header of last column: Rounded)

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.571		Sub Area	Higher Value
Net:Gross	60%		Gross	0.571	ha	Green Brov	Green
			Net	0.343	ha	Use	Agricultural

	Beds	m2	Circulation	Market			
				8.4		Rounded	m2
Terrace	2	75	0.0%	25%	2.10	1	75
Terrace	3	95	0.0%	10%	0.84	1	95
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	20%	1.68	2	210
Semi	4	120	0.0%	20%	1.68	2	240
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	15%	1.26	1	135
Det	5	145	0.0%	10%	0.84	1	145
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalo\	2	80	20.0%		0.00	0	0
				100%	**8.40**	**8**	**900**

	Beds	m2	Circulation	Social Rent				Affordable Rent				Shared Ownership				First Homes			
				1		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	70	0.0%	20%	0.20	1	70	20%	0.40	1	70	50%	0.50	1	70	50%	0.00	0	0
Terrace	3	84	0.0%	20%	0.20	0	0	20%	0.40	0	0	25%	0.25	0	0	25%	0.00	0	0
Terrace	4	97	0.0%	40%	0.40	0	0	40%	0.80	1	97	25%	0.25	0	0	25%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	20%	0.20	0	0	20%	0.40	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo\	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**167**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	285	456,285
Terrace	3			1,601	1,601	95	152,095
Terrace	4			1,601	1,601	97	155,297
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo\	2			1,883	1,883	0	0
						1,207	2,046,157
							1,695 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	4	2.4	10
3 bed	3	2.4	7
4 bed	4	2.4	10
5 bed	1	2.4	2
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
0.3	Informal play provision
0	0
1.1500	**m2**

Open Space Required			
		331	m2
		0.033	ha
Gross - Net		0.229	ha
Shortfall / Surplus		0.195	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	8	900	112.50	900	112.50
Social Rent	1	70	70.00	70	70.00
Affordable Rent	2	167	83.50	167	83.50
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**12**	**1,207**		**1,207**	
per ha		3,520		3,520	

Greenfield, LHMA mix with emphasis on larger units. 0.033ha POS on site.

Green 8								Rounded
7	UNITS	**8**		Social Rent	33.33%	% of Aff	0	0
	Affordable	0%	0	Affordable Re	33.33%		0	0
				Shared Owne	33.34%		0	0
				First Homes	0.00%		0	0
							0	0

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.381		Sub Area	Higher Value
Net:Gross	60%		Gross	0.381	ha	Green Brov	Green
			Net	0.229	ha	Use	Agricultural

				Market					
	Beds	m2	Circulation	8		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	40%	3.20	3	315	93	0.0%
Semi	4	120	0.0%	20%	1.60	2	240	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	20%	1.60	2	270	115	0.0%
Det	5	145	0.0%	20%	1.60	2	290	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**8.00**	**9**	**1,115**		

		Social Rent				**Affordable Rent**			
		0		Rounded	m2	0		Rounded	m2
Terrace	2	15%	0.00	0	0	15%	0.00	0	0
Terrace	3	10%	0.00	0	0	10%	0.00	0	0
Terrace	4	20%	0.00	0	0	20%	0.00	0	0
Semi	2	10%	0.00	0	0	10%	0.00	0	0
Semi	3	10%	0.00	0	0	10%	0.00	0	0
Semi	4	15%	0.00	0	0	15%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

		Shared Ownership				**First Homes**			
		0		Rounded	m2	0		Rounded	m2
Terrace	2	30%	0.00	0	0	30%	0.00	0	0
Terrace	3	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	15%	0.00	0	0	15%	0.00	0	0
Semi	2	15%	0.00	0	0	15%	0.00	0	0
Semi	3	10%	0.00	0	0	10%	0.00	0	0
Semi	4	10%	0.00	0	0	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	315	524,160
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	270	514,620
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,115	1,990,880

1,786 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	3	2.4	7
4 bed	4	2.4	10
5 bed	2	2.4	5
		Residents	**22**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.152	ha
Shortfall / Surplus		0.152	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		9	1,115	123.89	1,115	123.89
Social Rent		0	0	123.89	0	123.89
Affordable Rent		0	0	123.89	0	123.89
Shared Ownership		0	0	123.89	0	123.89
First Homes		0	0	123.89	0	123.89
	Total	**9**	**1,115**		**1,115**	
	per ha		4,878		4,878	

Greenfield, Below affordable threshold, below POS threshold.

Green 6							Rounded	Modelling		Area ha		Characteristics	
8	UNITS	**6**		Social Rent	33.33% % of Aff	0	0	Density	35 units/ha	Total	0.286	Sub Area	Higher Value
	Affordable	0%	0	Affordable Re	33.33%	0	0	Net:Gross	60%	Gross	0.286 ha	Green Brov	Green
				Shared Owne	33.34%	0	0			Net	0.171 ha	Use	Agricultural
				First Homes	0.00%	0	0						
						0	0						

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	15%	0.00	0	0	15%	0.00	0	0	30%	0.00	0	0	30%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%	10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	0.00	0	0	20%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	105	0.0%	30%	1.80	2	210	93	0.0%	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	120	0.0%	30%	1.80	2	240	106	0.0%	15%	0.00	0	0	15%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	20%	1.20	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	20%	1.20	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	0.00	0	0	20%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	6.00	6	730			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						730	1,282,480
							1,757 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	2	2.4	5
4 bed	3	2.4	7
5 bed	1	2.4	2
		Residents	**14**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required		
	0	m2
	0.000	ha
Gross - Net	0.114	ha
Shortfall / Surplus	0.114	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	730	121.67	730	121.67
Social Rent		0	0	121.67	0	121.67
Affordable Rent		0	0	121.67	0	121.67
Shared Ownership		0	0	121.67	0	121.67
First Homes		0	0	121.67	0	121.67
	Total	**6**	**730**		**730**	
	per ha		4,258		4,258	

Greenfield, Below affordable threshold, below POS threshold.

Green 3

9	UNITS	**3**		Social Rent	33.33%	% of Aff	0	0
	Affordable	0%	0	Affordable Re	33.33%		0	0
				Shared Owne	33.34%		0	0
				First Homes	0.00%		0	0
							0	0

(Column heading over the last column: Rounded)

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.143		Sub Area	Higher Value
Net:Gross	60%		Gross	0.143	ha	Green Brov	Green
			Net	0.086	ha	Use	Agricultural

	Beds	m2	Circulation	**Market**				m2	Circulation	**Social Rent**			
				3		Rounded	m2			0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	15%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%	10%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	0.00	0	0
Semi	3	105	0.0%	30%	0.90	1	105	93	0.0%	10%	0.00	0	0
Semi	4	120	0.0%	30%	0.90	1	120	106	0.0%	15%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0
Det	4	135	0.0%	40%	1.20	1	135	115	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0
				100%	**3.00**	**3**	**360**			**100%**	**0.00**	**0**	**0**

	Beds	**Affordable Rent**				**Shared Ownership**				**First Homes**			
		0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	15%	0.00	0	0	30%	0.00	0	0	30%	0.00	0	0
Terrace	3	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	20%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	15%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	105	174,720
Semi	4			1,664	1,664	120	199,680
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						360	631,710

1,755 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	1	2.4	2
4 bed	2	2.4	5
5 bed	0	2.4	0
		Residents	**7**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.057	ha
Shortfall / Surplus		0.057	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	360	120.00	360	120.00
Social Rent		0	0	120.00	0	120.00
Affordable Rent		0	0	120.00	0	120.00
Shared Ownership		0	0	120.00	0	120.00
First Homes		0	0	120.00	0	120.00
	Total	**3**	**360**		**360**	
	per ha		4,200		4,200	

Greenfield, Below affordable threshold, below POS threshold.

Flats 150								Rounded
13	UNITS	**150**		Social Rent	33.33%	% of Aff	14.9985	15
	Affordable	30%	45	Affordable Re	33.33%		14.9985	15
				Shared Owne	33.34%		15.003	15
				First Homes	0.00%		0	0
							45	45

Modelling			Area ha			Characteristics	
Density	150	units/ha	Total	1.250		Sub Area	Higher Value
Net:Gross	80%		Gross	1.250	ha	Green Brov	Brown
			Net	1.000	ha	Use	PDL

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	15		Rounded	m2	15		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	10.50	10	563	50	12.5%	30%	4.50	5	281	30%	4.50	5	281	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	52.50	53	3,876	61	12.5%	30%	4.50	5	343	30%	4.50	5	343	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	42.00	42	3,544	74	12.5%	40%	6.00	5	416	40%	6.00	5	416	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo\	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**105.00**	**105**	**7,982**			**100%**	**15.00**	**15**	**1,041**	**100%**	**15.00**	**15**	**1,041**	**100%**	**15.00**	**15**	**1,105**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	1,181	2,214,844
Flat to5	2			1,875	1,875	5,111	9,582,891
Flat to5	3			1,875	1,875	4,876	9,142,031
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						11,168	20,939,766

1,875 £/m2

Occupants		Population	
	Count	per unit	
1 bed	21	2.4	50
2 bed	71	2.4	170
3 bed	58	2.4	139
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**360**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		5,040	m2
		0.504	ha
Gross - Net		0.250	ha
Shortfall / Surplus		-0.254	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		105	7,982	76.02	7,095	67.57
Social Rent		15	1,041	69.38	925	61.67
Affordable Rent		15	1,041	69.38	925	61.67
Shared Ownership		15	1,105	73.65	982	65.47
First Homes		0	0	73.65	0	65.47
	Total	**150**	**11,168**		**9,927**	
	per ha		11,168		9,927	

Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.504ha) off site.

Flats 60								Rounded
14	UNITS	**60**		Social Rent	33.33%	% of Aff	5.9994	6
	Affordable	30%	18	Affordable Re	33.33%		5.9994	6
				Shared Owne	33.34%		6.0012	6
				First Homes	0.00%		0	0
							18	18

Modelling			Area ha		
Density	120	units/ha	Total	0.625	
Net:Gross	80%		Gross	0.625	ha
			Net	0.500	ha

Characteristics	
Sub Area	Higher Value
Green Brov	Brown
Use	PDL

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	6		Rounded	m2	6		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%	30%	1.80	2	113	30%	1.80	2	113	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	21.00	21	1,536	61	12.5%	30%	1.80	2	137	30%	1.80	2	137	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	16.80	17	1,434	74	12.5%	40%	2.40	2	167	40%	2.40	2	167	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo\	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**42.00**	**42**	**3,195**			**100%**	**6.00**	**6**	**416**	**100%**	**6.00**	**6**	**416**	**100%**	**6.00**	**6**	**429**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	506	949,219
Flat to5	2			1,875	1,875	2,016	3,780,000
Flat to5	3			1,875	1,875	1,934	3,626,016
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo\	2			1,883	1,883	0	0
						4,456	8,355,234

1,875 £/m2

Occupants		Population	
	Count	per unit	
1 bed	9	2.4	22
2 bed	28	2.4	67
3 bed	23	2.4	55
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**144**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,016	m2
		0.202	ha
Gross - Net		0.125	ha
Shortfall / Surplus		-0.077	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		42	3,195	76.07	2,840	67.62
Social Rent		6	416	69.38	370	61.67
Affordable Rent		6	416	69.38	370	61.67
Shared Ownership		6	429	71.44	381	63.50
First Homes		0	0	71.44	0	63.50
	Total	**60**	**4,456**		**3,961**	
	per ha		8,912		7,922	

Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.202ha) off site.

Flats 12										Rounded		Modelling			Area ha			Characteristics	
15	UNITS	12		Social Rent	33.33%	% of Aff		1.19988		1		Density	75	units/ha	Total	0.200		Sub Area	Higher Value
	Affordable	30%	3.6	Affordable Re	33.33%			1.19988		2		Net:Gross	80%		Gross	0.200	ha	Green Brov	Brown
				Shared Owne	33.34%			1.20024		1					Net	0.160	ha	Use	PDL
				First Homes	0.00%			0		0									
								3.6		4									

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	1		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	0.84	1	56	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%	50%	4.20	4	293	61	12.5%	100%	1.00	1	69	100%	2.00	2	137	100%	1.00	1	69	100%	0.00	0	0
Flat to5	3	75	12.5%	40%	3.36	3	253	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**8.40**	**8**	**602**			**100%**	**1.00**	**1**	**69**	**100%**	**2.00**	**2**	**137**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	56	105,469
Flat to5	2			1,875	1,875	567	1,063,125
Flat to5	3			1,875	1,875	253	474,609
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						876	1,643,203

1,875 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.4	2
2 bed	8	2.4	19
3 bed	3	2.4	7
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		403	m2
		0.040	ha
Gross - Net		0.040	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	602	75.23	535	66.88
Social Rent		1	69	68.63	61	61.00
Affordable Rent		2	137	68.63	122	61.00
Shared Ownership		1	69	68.63	61	61.00
First Homes		0	0	68.63	0	61.00
	Total	**12**	**876**		**779**	
	per ha		5,477		4,869	

Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.04ha) off site.

Mixed 250								Rounded	Modelling			Area ha			Characteristics	
16	UNITS	**250**		Social Rent	33.33%	% of Aff	24.9975	25	Density	45	units/ha	Total	7.407		Sub Area	Higher Value
	Affordable	30%	75	Affordable Re	33.33%		24.9975	25	Net:Gross	75%		Gross	7.407	ha	Green Brov	Brown
				Shared Owne	33.34%		25.005	25				Net	5.556	ha	Use	PDL
				First Homes	0.00%		0	0								
							75	75								

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	25		Rounded	m2	25		Rounded	m2	25		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	10%	17.50	18	1,350	70	0.0%	10%	2.50	3	210	10%	2.50	3	210	20%	5.00	5	350	20%	0.00	0	0
Terrace	3	95	0.0%	20%	35.00	35	3,325	84	0.0%	10%	2.50	3	252	10%	2.50	3	252	20%	5.00	5	420	20%	0.00	0	0
Terrace	4	110	0.0%	10%	17.50	18	1,980	97	0.0%	40%	10.00	10	970	40%	10.00	10	970	25%	6.25	6	582	25%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	10%	17.50	18	1,890	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	25%	43.75	44	5,280	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	5.00	5	281	20%	5.00	5	281	15%	3.75	3	169	15%	0.00	0	0
Flat to5	2	65	12.5%	15%	26.25	26	1,901	61	12.5%	10%	2.50	3	206	10%	2.50	3	206	10%	2.50	3	206	10%	0.00	0	0
Flat to5	3	75	12.5%	10%	17.50	16	1,350	74	12.5%	10%	2.50	1	83	10%	2.50	1	83	10%	2.50	3	250	10%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	**175**	**17,076**			**100%**	**25.00**	**25**	**2,002**	**100%**	**25.00**	**25**	**2,002**	**100%**	**25.00**	**25**	**1,976**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	2,120	2,982,840
Terrace	3		1,407		1,407	4,249	5,978,343
Terrace	4		1,407		1,407	4,502	6,334,314
Semi	2		1,457		1,457	0	0
Semi	3		1,457		1,457	1,890	2,753,730
Semi	4		1,457		1,457	5,280	7,692,960
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	0	0
Det	5		1,674		1,674	0	0
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	731	1,206,563
Flat to5	2		1,650		1,650	2,519	4,156,144
Flat to5	3		1,650		1,650	1,766	2,914,313
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						23,057	34,019,206

1,475 £/m2

Occupants		Population	
	Count	per unit	
1 bed	13	2.4	31
2 bed	64	2.4	154
3 bed	85	2.4	204
4 bed	88	2.4	211
5 bed	0	2.4	0
		Residents	**600**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		8,400	m2
		0.840	ha
Gross - Net		1.852	ha
Shortfall / Surplus		1.012	ha

			Construction		Saleable	
Summary						
		Units	m2	Average	m2	Average
Market		175	17,076	97.58	16,715	95.51
Social Rent		25	2,002	80.10	1,939	77.56
Affordable Rent		25	2,002	80.10	1,939	77.56
Shared Ownership		25	1,976	79.06	1,907	76.28
First Homes		0	0	79.06	0	76.28
	Total	**250**	**23,057**		**22,500**	
	per ha		4,150		4,050	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.84ha POS on site.

Mixed 150

17	UNITS	150		Social Rent	33.33%	% of Aff	14.9985	15
	Affordable	30%	45	Affordable Re	33.33%		14.9985	15
				Shared Owne	33.34%		15.003	15
				First Homes	0.00%		0	0
							45	45

(Column headed "Rounded" over the last column.)

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	4.444		Sub Area	Higher Value
Net:Gross	75%		Gross	4.444	ha	Green Bro	Brown
			Net	3.333	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	15		Rounded	m2	15		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	10%	10.50	11	825	70	0.0%	10%	1.50	2	140	10%	1.50	2	140	20%	3.00	3	210	20%	0.00	0	0
Terrace	3	95	0.0%	20%	21.00	21	1,995	84	0.0%	10%	1.50	2	168	10%	1.50	2	168	20%	3.00	3	252	20%	0.00	0	0
Terrace	4	110	0.0%	10%	10.50	11	1,210	97	0.0%	40%	6.00	6	582	40%	6.00	6	582	25%	3.75	4	388	25%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	10%	10.50	11	1,155	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	25%	26.25	26	3,120	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	3.00	3	169	20%	3.00	3	169	15%	2.25	1	56	15%	0.00	0	0
Flat to5	2	65	12.5%	15%	15.75	16	1,170	61	12.5%	10%	1.50	2	137	10%	1.50	2	137	10%	1.50	2	137	10%	0.00	0	0
Flat to5	3	75	12.5%	10%	10.50	9	759	74	12.5%	10%	1.50	0	0	10%	1.50	0	0	10%	1.50	2	167	10%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**105.00**	**105**	**10,234**			**100%**	**15.00**	**15**	**1,196**	**100%**	**15.00**	**15**	**1,196**	**100%**	**15.00**	**15**	**1,210**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,315	2,105,315
Terrace	3			1,601	1,601	2,583	4,135,383
Terrace	4			1,601	1,601	2,762	4,421,962
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	1,155	1,921,920
Semi	4			1,664	1,664	3,120	5,191,680
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	394	738,281
Flat to5	2			1,875	1,875	1,582	2,965,781
Flat to5	3			1,875	1,875	926	1,736,016
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo	2			1,883	1,883	0	0
						13,836	23,216,338

1,678 £/m2

Occupants		Population	
	Count	per unit	
1 bed	7	2.4	17
2 bed	40	2.4	96
3 bed	50	2.4	120
4 bed	53	2.4	127
5 bed	0	2.4	0
		Residents	**360**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		5,040	m2
		0.504	ha
Gross - Net		1.111	ha
Shortfall / Surplus		0.607	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		105	10,234	97.47	10,020	95.43
Social Rent		15	1,196	79.73	1,162	77.47
Affordable Rent		15	1,196	79.73	1,162	77.47
Shared Ownership		15	1,210	80.67	1,170	78.00
First Homes		0	0	80.67	0	78.00
	Total	**150**	**13,836**		**13,514**	
	per ha		4,151		4,054	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.504ha POS on site.

Mixed 60								Rounded
18	UNITS	**60**		Social Rent	33.33%	% of Aff	5.9994	6
	Affordable	30%	18	Affordable Re	33.33%		5.9994	6
				Shared Owne	33.34%		6.0012	6
				First Homes	0.00%		0	0
							18	18

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	1.778		Sub Area	Higher Value
Net:Gross	75%		Gross	1.778	ha	Green Brov	Brown
			Net	1.333	ha	Use	PDL

				Market					
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	10%	4.20	4	300	70	0.0%
Terrace	3	95	0.0%	20%	8.40	8	760	84	0.0%
Terrace	4	110	0.0%	10%	4.20	4	440	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	10%	4.20	4	420	93	0.0%
Semi	4	120	0.0%	25%	10.50	12	1,440	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%	15%	6.30	6	439	61	12.5%
Flat to5	3	75	12.5%	10%	4.20	4	338	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**42.00**	**42**	**4,136**		

		Social Rent				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	6		Rounded	m2	6		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	10%	0.60	1	70	10%	0.60	1	70	20%	1.20	1	70	20%	0.00	0	0
Terrace	3	10%	0.60	1	84	10%	0.60	1	84	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	40%	2.40	2	194	40%	2.40	2	194	25%	1.50	2	194	25%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	1.20	1	56	20%	1.20	1	56	15%	0.90	0	0	15%	0.00	0	0
Flat to5	2	10%	0.60	1	69	10%	0.60	1	69	10%	0.60	1	69	10%	0.00	0	0
Flat to5	3	10%	0.60	0	0	10%	0.60	0	0	10%	0.60	1	83	10%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**6.00**	**6**	**473**	**100%**	**6.00**	**6**	**473**	**100%**	**6.00**	**6**	**500**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	510	816,510
Terrace	3			1,601	1,601	1,012	1,620,212
Terrace	4			1,601	1,601	1,022	1,636,222
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	420	698,880
Semi	4			1,664	1,664	1,440	2,396,160
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	645	1,208,672
Flat to5	3			1,875	1,875	421	788,906
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						5,582	9,376,500

1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	16	2.4	38
3 bed	20	2.4	48
4 bed	22	2.4	53
5 bed	0	2.4	0
		Residents	**144**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,016	m2
		0.202	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.243	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		42	4,136	98.48	4,050	96.43
Social Rent		6	473	78.81	459	76.50
Affordable Rent		6	473	78.81	459	76.50
Shared Ownership		6	500	83.31	483	80.50
First Homes		0	0	83.31	0	80.50
	Total	**60**	**5,582**		**5,451**	
	per ha		4,186		4,088	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.202ha POS on site.

Mixed 20								Rounded		Modelling			Area ha		Characteristics	
19	UNITS	**20**		Social Rent	33.33%	% of Aff	1.9998	2	Density	45	units/ha	Total	0.593		Sub Area	Higher Value
	Affordable	30%	6	Affordable Re	33.33%		1.9998	2	Net:Gross	75%		Gross	0.593	ha	Green Brov	Brown
				Shared Owne	33.34%		2.0004	2				Net	0.444	ha	Use	PDL
				First Homes	0.00%		0	0								
							6	6								

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	14		Rounded	m2	m2	Circulation	2		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	4.20	4	300	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	20%	2.80	3	285	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	20%	2.80	3	315	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	30%	4.20	4	480	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%	100%	2.00	2	137	100%	2.00	2	137	100%	2.00	2	137	100%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**14.00**	**14**	**1,380**			**100%**	**2.00**	**2**	**137**	**100%**	**2.00**	**2**	**137**	**100%**	**2.00**	**2**	**137**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	300	480,300
Terrace	3			1,601	1,601	285	456,285
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	315	524,160
Semi	4			1,664	1,664	480	798,720
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	412	772,031
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,792	3,031,496
							1,692 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	10	2.4	24
3 bed	6	2.4	14
4 bed	4	2.4	10
5 bed	0	2.4	0
		Residents	**48**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		672	m2
		0.067	ha
Gross - Net		0.148	ha
Shortfall / Surplus		0.081	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		14	1,380	98.57	1,380	98.57
Social Rent		2	137	68.63	122	61.00
Affordable Rent		2	137	68.63	122	61.00
Shared Ownership		2	137	68.63	122	61.00
First Homes		0	0	68.63	0	61.00
	Total	**20**	**1,792**		**1,746**	
	per ha		4,031		3,929	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale. 0.067ha POS on site.

Mixed 12								Rounded	Modelling			Area ha			Characteristics	
20	UNITS	**12**		Social Rent	33.33%	% of Aff	1.19988	1	Density	45	units/ha	Total	0.356		Sub Area	Higher Value
	Affordable	30%	3.6	Affordable Re	33.33%		1.19988	2	Net:Gross	75%		Gross	0.356	ha	Green Brov	Brown
				Shared Owne	33.34%		1.20024	1				Net	0.267	ha	Use	PDL
				First Homes	0.00%		0	0								
							3.6	4								

				Market					
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	30%	2.52	2	150	70	0.0%
Terrace	3	95	0.0%	20%	1.68	2	190	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	1.68	2	210	93	0.0%
Semi	4	120	0.0%	30%	2.52	2	240	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**8.40**	**8**	**790**		

		Social Rent				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	1		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	100%	1.00	1	69	100%	2.00	2	137	100%	1.00	1	69	100%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**1.00**	**1**	**69**	**100%**	**2.00**	**2**	**137**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	150	240,150
Terrace	3			1,601	1,601	190	304,190
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	275	514,688
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,065	1,807,828

1,698 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	6	2.4	14
3 bed	4	2.4	10
4 bed	2	2.4	5
5 bed	0	2.4	0
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		403	m2
		0.040	ha
Gross - Net		0.089	ha
Shortfall / Surplus		0.049	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	790	98.75	790	98.75
Social Rent		1	69	68.63	61	61.00
Affordable Rent		2	137	68.63	122	61.00
Shared Ownership		1	69	68.63	61	61.00
First Homes		0	0	68.63	0	61.00
	Total	**12**	**1,065**		**1,034**	
	per ha		3,992		3,878	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.04ha POS on site.

Mixed 6

							Rounded		
21	UNITS	6		Social Rent	33.33%	% of Aff	0	0	
	Affordable	0%	0	Affordable Re	33.33%		0	0	
				Shared Owne	33.34%		0	0	
				First Homes	0.00%		0	0	
							0	0	

Modelling			Area ha			Characteristics	
Density	50	units/ha	Total	0.160		Sub Area	Higher Value
Net:Gross	75%		Gross	0.160	ha	Green Brov	Brown
			Net	0.120	ha	Use	PDL

	Beds	m2	Circulation	Market 6		Rounded	m2
Terrace	2	75	0.0%	20%	1.20	1	75
Terrace	3	95	0.0%	60%	3.60	4	380
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%		0.00	0	0
Semi	4	120	0.0%		0.00	0	0
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%	20%	1.20	1	56
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**6.00**	**6**	**511**

	Beds	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	61	12.5%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	75	120,075
Terrace	3			1,601	1,601	380	608,380
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	56	105,469
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						511	833,924
							1,631 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.4	2
2 bed	1	2.4	2
3 bed	4	2.4	10
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**14**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
0.3	Informal play provision
0	0
0.3000	**m2**

Open Space Required		
	43	m2
	0.004	ha
Gross - Net	0.040	ha
Shortfall / Surplus	0.036	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	6	511	85.21	505	84.17
Social Rent	0	0	85.21	0	84.17
Affordable Rent	0	0	85.21	0	84.17
Shared Ownership	0	0	85.21	0	84.17
First Homes	0	0	85.21	0	84.17
Total	**6**	**511**		**505**	
per ha		4,260		4,208	

Brownfield mix of housing and flats. Below affordable threshold, below POS threshold.

Large Housing 500

								Rounded
22	UNITS	**500**		Social Rent	33.33%	% of Aff	49.995	50
	Affordable	30%	150	Affordable Re	33.33%		49.995	50
				Shared Owne	33.34%		50.01	50
				First Homes	0.00%		0	0
							150	150

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	23.810		Sub Area	Higher Value
Net:Gross	60%		Gross	23.810	ha	Green Brov	Brown
			Net	14.286	ha	Use	PDL

				Market					
	Beds	m2	Circulation	350		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	87.50	87	6,525	70	0.0%
Terrace	3	95	0.0%	10%	35.00	35	3,325	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	70.00	70	7,350	93	0.0%
Semi	4	120	0.0%	20%	70.00	70	8,400	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	52.50	53	7,155	115	0.0%
Det	5	145	0.0%	10%	35.00	35	5,075	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**350.00**	**350**	**37,830**		

		Social Rent				Affordable Rent			
	Beds	50		Rounded	m2	50		Rounded	m2
Terrace	2	15%	7.50	8	560	15%	7.50	8	560
Terrace	3	10%	5.00	5	420	10%	5.00	5	420
Terrace	4	20%	10.00	10	970	20%	10.00	10	970
Semi	2	10%	5.00	5	395	10%	5.00	5	395
Semi	3	10%	5.00	5	465	10%	5.00	5	465
Semi	4	15%	7.50	8	848	15%	7.50	8	848
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	10.00	9	506	20%	10.00	9	506
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**50.00**	**50**	**4,164**	**100%**	**50.00**	**50**	**4,164**

		Shared Ownership				First Homes			
	Beds	50		Rounded	m2	0		Rounded	m2
Terrace	2	30%	15.00	15	1,050	30%	0.00	0	0
Terrace	3	20%	10.00	10	840	20%	0.00	0	0
Terrace	4	15%	7.50	8	776	15%	0.00	0	0
Semi	2	15%	7.50	8	632	15%	0.00	0	0
Semi	3	10%	5.00	5	465	10%	0.00	0	0
Semi	4	10%	5.00	4	424	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**50.00**	**50**	**4,187**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	8,695	12,233,865
Terrace	3		1,407		1,407	5,005	7,042,035
Terrace	4		1,407		1,407	2,716	3,821,412
Semi	2		1,457		1,457	1,422	2,071,854
Semi	3		1,457		1,457	8,745	12,741,465
Semi	4		1,457		1,457	10,520	15,327,640
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	7,155	11,977,470
Det	5		1,674		1,674	5,075	8,495,550
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	1,013	1,670,625
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						50,346	75,381,916

1,497 £/m2

Occupants		Population	
	Count	per unit	
1 bed	18	2.4	43
2 bed	136	2.4	326
3 bed	140	2.4	336
4 bed	171	2.4	410
5 bed	35	2.4	84
		Residents	**1,200**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		67,200	m2
		6.720	ha
Gross - Net		9.524	ha
Shortfall / Surplus		2.804	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		350	37,830	108.09	37,830	108.09
Social Rent		50	4,164	83.29	4,108	82.16
Affordable Rent		50	4,164	83.29	4,108	82.16
Shared Ownership		50	4,187	83.74	4,187	83.74
First Homes		0	0	83.74	0	83.74
	Total	**500**	**50,346**		**50,233**	
	per ha		3,524		3,516	

Brownfield, LHMA mix with emphasis on larger units. 6.72ha POS on site.

Large Housing 250								Rounded	Modelling			Area ha			Characteristics	
23	UNITS	**250**		Social Rent	33.33%	% of Aff	24.9975	25	Density	35	units/ha	Total	11.905		Sub Area	Higher Value
	Affordable	30%	75	Affordable Re	33.33%		24.9975	25	Net:Gross	60%		Gross	11.905	ha	Green Brov	Brown
				Shared Owne	33.34%		25.005	25				Net	7.143	ha	Use	PDL
				First Homes	0.00%		0	0								
							75	75								

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	25		Rounded	m2	25		Rounded	m2	25		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	43.75	43	3,225	70	0.0%	15%	3.75	4	280	15%	3.75	4	280	30%	7.50	8	560	30%	0.00	0	0
Terrace	3	95	0.0%	10%	17.50	18	1,710	84	0.0%	10%	2.50	3	252	10%	2.50	3	252	20%	5.00	5	420	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	5.00	5	485	20%	5.00	5	485	15%	3.75	4	388	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	2.50	3	237	10%	2.50	3	237	15%	3.75	4	316	15%	0.00	0	0
Semi	3	105	0.0%	20%	35.00	35	3,675	93	0.0%	10%	2.50	3	279	10%	2.50	3	279	10%	2.50	3	279	10%	0.00	0	0
Semi	4	120	0.0%	20%	35.00	35	4,200	106	0.0%	15%	3.75	4	424	15%	3.75	4	424	10%	2.50	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	26.25	26	3,510	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	17.50	18	2,610	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	5.00	3	169	20%	5.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**175.00**	**175**	**18,930**			**100%**	**25.00**	**25**	**2,126**	**100%**	**25.00**	**25**	**2,126**	**100%**	**25.00**	**25**	**2,069**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	4,345	6,113,415
Terrace	3		1,407		1,407	2,634	3,706,038
Terrace	4		1,407		1,407	1,358	1,910,706
Semi	2		1,457		1,457	790	1,151,030
Semi	3		1,457		1,457	4,512	6,573,984
Semi	4		1,457		1,457	5,154	7,509,378
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	3,510	5,875,740
Det	5		1,674		1,674	2,610	4,369,140
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	338	556,875
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						25,251	37,766,306

1,496 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	2.4	14
2 bed	69	2.4	166
3 bed	73	2.4	175
4 bed	84	2.4	202
5 bed	18	2.4	43
		Residents	**600**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		8,400	m2
		0.840	ha
Gross - Net		4.762	ha
Shortfall / Surplus		3.922	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		175	18,930	108.17	18,930	108.17
Social Rent		25	2,126	85.03	2,107	84.28
Affordable Rent		25	2,126	85.03	2,107	84.28
Shared Ownership		25	2,069	82.76	2,069	82.76
First Homes		0	0	82.76	0	82.76
	Total	**250**	**25,251**		**25,213**	
	per ha		3,535		3,530	

Brownfield, LHMA mix with emphasis on larger units. 0.84ha POS on site.

Housing 100

								Rounded
24	UNITS	**100**		Social Rent	33.33%	% of Aff	9.999	10
	Affordable	30%	30	Affordable Re	33.33%		9.999	10
				Shared Owne	33.34%		10.002	10
				First Homes	0.00%		0	0
							30	30

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	3.810		Sub Area	Higher Value
Net:Gross	75%		Gross	3.810	ha	Green Brov	Brown
			Net	2.857	ha	Use	PDL

				Market			
	Beds	m2	Circulation	70		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	18	1,350
Terrace	3	95	0.0%	10%	7.00	7	665
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470
Semi	4	120	0.0%	20%	14.00	14	1,680
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	15%	10.50	11	1,485
Det	5	145	0.0%	10%	7.00	6	870
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**70.00**	**70**	**7,520**

				Social Rent				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	10		Rounded	m2	10		Rounded	m2	10		Rounded	m2	0		Rounded	m2
Terrace	2	70	0.0%	15%	1.50	2	140	15%	1.50	2	140	30%	3.00	3	210	30%	0.00	0	0
Terrace	3	84	0.0%	10%	1.00	1	84	10%	1.00	1	84	20%	2.00	2	168	20%	0.00	0	0
Terrace	4	97	0.0%	20%	2.00	2	194	20%	2.00	2	194	15%	1.50	2	194	15%	0.00	0	0
Semi	2	79	0.0%	10%	1.00	1	79	10%	1.00	1	79	15%	1.50	2	158	15%	0.00	0	0
Semi	3	93	0.0%	10%	1.00	1	93	10%	1.00	1	93	10%	1.00	1	93	10%	0.00	0	0
Semi	4	106	0.0%	15%	1.50	2	212	15%	1.50	2	212	10%	1.00	0	0	10%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	20%	2.00	1	56	20%	2.00	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**10.00**	**10**	**858**	**100%**	**10.00**	**10**	**858**	**100%**	**10.00**	**10**	**823**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,840	2,945,840
Terrace	3			1,601	1,601	1,001	1,602,601
Terrace	4			1,601	1,601	582	931,782
Semi	2			1,664	1,664	316	525,824
Semi	3			1,664	1,664	1,749	2,910,336
Semi	4			1,664	1,664	2,104	3,501,056
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	1,485	2,830,410
Det	5			1,906	1,906	870	1,658,220
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						10,060	17,117,007

1,702 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	29	2.4	70
3 bed	28	2.4	67
4 bed	35	2.4	84
5 bed	6	2.4	14
		Residents	**240**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		3,360	m2
		0.336	ha
Gross - Net		0.952	ha
Shortfall / Surplus		0.616	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	70	7,520	107.43	7,520	107.43
Social Rent	10	858	85.83	852	85.20
Affordable Rent	10	858	85.83	852	85.20
Shared Ownership	10	823	82.30	823	82.30
First Homes	0	0	82.30	0	82.30
Total	**100**	**10,060**		**10,047**	
per ha		3,521		3,516	

Brownfield, LHMA mix with emphasis on larger units. 0.84ha POS on site.

Housing 60								Rounded	Modelling			Area ha		Characteristics	
25	UNITS	**60**		Social Rent	33.33%	% of Aff	5.9994	6	Density	35	units/ha	Total	2.286	Sub Area	Higher Value
	Affordable	30%	18	Affordable Re	33.33%		5.9994	6	Net:Gross	75%		Gross	2.286 ha	Green Brov	Brown
				Shared Owne	33.34%		6.0012	6				Net	1.714 ha	Use	PDL
				First Homes	0.00%		0	0							
							18	18							

	Beds	m2	Circulation	**Market** 42		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	10.50	11	825	70	0.0%
Terrace	3	95	0.0%	10%	4.20	4	380	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	8.40	8	840	93	0.0%
Semi	4	120	0.0%	20%	8.40	9	1,080	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	6.30	6	810	115	0.0%
Det	5	145	0.0%	10%	4.20	4	580	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	42.00	42	4,515		

	Beds	**Social Rent** 6		Rounded	m2	**Affordable Rent** 6		Rounded	m2
Terrace	2	15%	0.90	1	70	15%	0.90	1	70
Terrace	3	10%	0.60	1	84	10%	0.60	1	84
Terrace	4	20%	1.20	1	97	20%	1.20	1	97
Semi	2	10%	0.60	1	79	10%	0.60	1	79
Semi	3	10%	0.60	1	93	10%	0.60	1	93
Semi	4	15%	0.90	1	106	15%	0.90	1	106
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	1.20	0	0	20%	1.20	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	6.00	6	529	100%	6.00	6	529

	Beds	**Shared Ownership** 6		Rounded	m2	**First Homes** 0		Rounded	m2
Terrace	2	30%	1.80	2	140	30%	0.00	0	0
Terrace	3	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	15%	0.90	1	97	15%	0.00	0	0
Semi	2	15%	0.90	1	79	15%	0.00	0	0
Semi	3	10%	0.60	1	93	10%	0.00	0	0
Semi	4	10%	0.60	0	0	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	6.00	6	493	100%	0.00	0	0

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,105	1,769,105
Terrace	3			1,601	1,601	632	1,011,832
Terrace	4			1,601	1,601	291	465,891
Semi	2			1,664	1,664	237	394,368
Semi	3			1,664	1,664	1,119	1,862,016
Semi	4			1,664	1,664	1,292	2,149,888
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	810	1,543,860
Det	5			1,906	1,906	580	1,105,480
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						6,066	10,302,440

1,698 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.4	0
2 bed	18	2.4	43
3 bed	18	2.4	43
4 bed	20	2.4	48
5 bed	4	2.4	10
		Residents	**144**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,016	m2
		0.202	ha
Gross - Net		0.571	ha
Shortfall / Surplus		0.370	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		42	4,515	107.50	4,515	107.50
Social Rent		6	529	88.17	529	88.17
Affordable Rent		6	529	88.17	529	88.17
Shared Ownership		6	493	82.17	493	82.17
First Homes		0	0	82.17	0	82.17
	Total	**60**	**6,066**		**6,066**	
	per ha		3,539		3,539	

Brownfield, LHMA mix with emphasis on larger units. 0.202ha POS on site.

Housing 24

								Rounded
26	UNITS	**24**		Social Rent	33.33%	% of Aff	2.39976	2
	Affordable	30%	7.2	Affordable Re	33.33%		2.39976	3
				Shared Owne	33.34%		2.40048	2
				First Homes	0.00%		0	0
							7.2	7

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.914		Sub Area	Higher Value
Net:Gross	75%		Gross	0.914	ha	Green Bro	Brown
			Net	0.686	ha	Use	PDL

				Market			
	Beds	m2	Circulation	16.8		Rounded	m2
Terrace	2	75	0.0%	25%	4.20	4	300
Terrace	3	95	0.0%	10%	1.68	2	190
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	20%	3.36	3	315
Semi	4	120	0.0%	20%	3.36	3	360
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	15%	2.52	3	405
Det	5	145	0.0%	10%	1.68	2	290
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0
				100%	**16.80**	**17**	**1,860**

	m2	Circulation	**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
			2		Rounded	m2	3		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace 2	70	0.0%	50%	1.00	1	70	50%	1.50	2	140	50%	1.00	1	70	50%	0.00	0	0
Terrace 3	84	0.0%	50%	1.00	1	84	50%	1.50	1	84	50%	1.00	1	84	50%	0.00	0	0
Terrace 4	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi 2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi 3	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi 4	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det 3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det 4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det 5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow 2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow 3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5 1	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5 2	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5 3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+ 1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+ 2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+ 3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered 1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered 2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare 1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare 2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo 2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
			100%	**2.00**	**2**	**154**	**100%**	**3.00**	**3**	**224**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	580	928,580
Terrace	3			1,601	1,601	442	707,642
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	315	524,160
Semi	4			1,664	1,664	360	599,040
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	405	771,930
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo	2			1,883	1,883	0	0
						2,392	4,084,092
							1,707 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	8	2.4	19
3 bed	8	2.4	19
4 bed	6	2.4	14
5 bed	2	2.4	5
		Residents	**58**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		3,226	m2
		0.323	ha
Gross - Net		0.229	ha
Shortfall / Surplus		-0.094	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		17	1,860	109.41	1,860	109.41
Social Rent		2	154	77.00	154	77.00
Affordable Rent		3	224	74.67	224	74.67
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
	Total	**24**	**2,392**		**2,392**	
	per ha		3,488		3,488	

Brownfield, LHMA mix with emphasis on larger units. 0.202ha POS on site.

Housing 12

27	UNITS	**12**		Social Rent	33.33%	% of Aff	1.19988	1
	Affordable	30%	3.6	Affordable Re	33.33%		1.19988	2
				Shared Owne	33.34%		1.20024	1
				First Homes	0.00%		0	0
							3.6	4

(Column above "Rounded": 1, 2, 1, 0, 4)

Modelling			Area ha		
Density	35	units/ha	Total	0.457	
Net:Gross	75%		Gross	0.457	ha
			Net	0.343	ha

Characteristics	
Sub Area	Higher Value
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	1		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.10	1	75	70	0.0%	100%	1.00	1	70	100%	2.00	2	140	100%	1.00	1	70	100%	0.00	0	0
Terrace	3	95	0.0%	10%	0.84	1	95	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	20%	1.68	2	210	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	1.68	2	240	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	1.26	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.84	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**8.40**	**8**	**900**			**100%**	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**140**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	355	568,355
Terrace	3			1,601	1,601	95	152,095
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,180	2,002,930

1,697 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	5	2.4	12
3 bed	3	2.4	7
4 bed	3	2.4	7
5 bed	1	2.4	2
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		403	m2
		0.040	ha
Gross - Net		0.114	ha
Shortfall / Surplus		0.074	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	900	112.50	900	112.50
Social Rent		1	70	70.00	70	70.00
Affordable Rent		2	140	70.00	140	70.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,180**		**1,180**	
	per ha		3,442		3,442	

Brownfield, LHMA mix with emphasis on larger units. 0.04ha POS on site.

Housing 8								Rounded
28	UNITS	8		Social Rent	33.33%	% of Aff	0	0
	Affordable	0%	0	Affordable Re	33.33%		0	0
				Shared Owne	33.34%		0	0
				First Homes	0.00%		0	0
							0	0

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.286		Sub Area	Higher Value
Net:Gross	80%		Gross	0.286	ha	Green Brov	Brown
			Net	0.229	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	8		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%	30%	2.40	2	170	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.40	2	210	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	20%	1.60	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	20%	1.60	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	8.00	8	940			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	170	282,880
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	270	514,620
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo	2			1,883	1,883	0	0
						940	1,699,680
							1,808 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	2	2.4	5
3 bed	2	2.4	5
4 bed	2	2.4	5
5 bed	2	2.4	5
		Residents	**19**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required		
	0	m2
	0.000	ha
Gross - Net	0.057	ha
Shortfall / Surplus	0.057	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	940	117.50	940	117.50
Social Rent		0	0	117.50	0	117.50
Affordable Rent		0	0	117.50	0	117.50
Shared Ownership		0	0	117.50	0	117.50
First Homes		0	0	117.50	0	117.50
	Total	**8**	**940**		**940**	
	per ha		4,113		4,113	

Brownfield, below affordable and POS thresholds.

Housing 6								Rounded
29	UNITS	**6**		Social Rent	33.33%	% of Aff	0.59994	1
	Affordable	30%	1.8	Affordable Re	33.33%		0.59994	1
				Shared Owne	33.34%		0.60012	1
				First Homes	0.00%		0	0
							1.8	3

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.229		Sub Area	Higher Value
Net:Gross	75%		Gross	0.229	ha	Green Brov	Brown
			Net	0.171	ha	Use	PDL

				Market					
	Beds	m2	Circulation	4.2		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	60%	2.52	4	420	93	0.0%
Semi	4	120	0.0%		0.00	0	0	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	20%	0.84	1	135	115	0.0%
Det	5	145	0.0%	20%	0.84	1	145	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**4.20**	**6**	**700**		

		Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	15%	0.15	0	0	15%	0.15	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	3	10%	0.10	0	0	10%	0.10	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	20%	0.20	0	0	20%	0.20	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	10%	0.10	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	10%	0.10	0	0	10%	0.10	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	4	15%	0.15	0	0	15%	0.15	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	0.20	0	0	20%	0.20	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**1.00**	**0**	**0**	**100%**	**1.00**	**0**	**0**	**100%**	**1.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	420	698,880
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						700	1,232,560

1,761 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	4	2.4	10
4 bed	1	2.4	2
5 bed	1	2.4	2
		Residents	**14**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		806	m2
		0.081	ha
Gross - Net		0.057	ha
Shortfall / Surplus		-0.023	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	700	116.67	700	116.67
Social Rent		0	0	116.67	0	116.67
Affordable Rent		0	0	116.67	0	116.67
Shared Ownership		0	0	116.67	0	116.67
First Homes		0	0	116.67	0	116.67
	Total	**6**	**700**		**700**	
	per ha		4,083		4,083	

Brownfield, below affordable and POS thresholds.

Capstone Valley								Rounded
30	UNITS	**4288**		Social Rent	33.33%	% of Aff	428.7571	429
	Affordable	30%	1286.4	Affordable Re	33.33%		428.7571	429
				Shared Owne	33.34%		428.8858	429
				First Homes	0.00%		0	0
							1286.4	1287

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	206.740		Sub Area	Gillingham
Net:Gross	59%		Gross	206.740	ha	Green Brov	Green
			Net	122.514	ha	Use	Agricultural

	Beds	m2	Circulation	Market					m2	Circulation
				3001.6		Rounded	m2			
Terrace	2	75	0.0%	25%	750.40	750	56,250		70	0.0%
Terrace	3	95	0.0%	10%	300.16	300	28,500		84	0.0%
Terrace	4	110	0.0%		0.00	0	0		97	0.0%
Semi	2	85	0.0%		0.00	0	0		79	0.0%
Semi	3	105	0.0%	20%	600.32	600	63,000		93	0.0%
Semi	4	120	0.0%	20%	600.32	601	72,120		106	0.0%
Det	3	110	0.0%		0.00	0	0		102	0.0%
Det	4	135	0.0%	15%	450.24	450	60,750		115	0.0%
Det	5	145	0.0%	10%	300.16	300	43,500		119	0.0%
Bungalow	2	70	0.0%		0.00	0	0		61	0.0%
Bungalow	3	80	0.0%		0.00	0	0		74	0.0%
Flat to5	1	50	12.5%		0.00	0	0		50	12.5%
Flat to5	2	65	12.5%		0.00	0	0		61	12.5%
Flat to5	3	75	12.5%		0.00	0	0		74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0		50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0		61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0		74	20.0%
Sheltered	1	74	20.0%		0.00	0	0		50	20.0%
Sheltered	2	50	20.0%		0.00	0	0		75	20.0%
Extracare	1	75	30.0%		0.00	0	0		65	30.0%
Extracare	2	65	30.0%		0.00	0	0		80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0		74	20.0%
				100%	**3,001.60**	**3,001**	**324,120**			

	Beds	Social Rent				Affordable Rent				Shared Ownership				First Homes			
		429		Rounded	m2	429		Rounded	m2	429		Rounded	m2	0		Rounded	m2
Terrace	2	15%	64.35	64	4,480	15%	64.35	64	4,480	30%	128.70	129	9,030	30%	0.00	0	0
Terrace	3	10%	42.90	43	3,612	10%	42.90	43	3,612	20%	85.80	86	7,224	20%	0.00	0	0
Terrace	4	20%	85.80	86	8,342	20%	85.80	86	8,342	15%	64.35	64	6,208	15%	0.00	0	0
Semi	2	10%	42.90	43	3,397	10%	42.90	43	3,397	15%	64.35	64	5,056	15%	0.00	0	0
Semi	3	10%	42.90	43	3,999	10%	42.90	43	3,999	10%	42.90	43	3,999	10%	0.00	0	0
Semi	4	15%	64.35	64	6,784	15%	64.35	64	6,784	10%	42.90	43	4,558	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	85.80	86	4,838	20%	85.80	86	4,838		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**429.00**	**429**	**35,452**	**100%**	**429.00**	**429**	**35,452**	**100%**	**429.00**	**429**	**36,075**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	74,240	104,455,680
Terrace	3		1,407		1,407	42,948	60,427,836
Terrace	4		1,407		1,407	22,892	32,209,044
Semi	2		1,457		1,457	11,850	17,265,450
Semi	3		1,457		1,457	74,997	109,270,629
Semi	4		1,457		1,457	90,246	131,488,422
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	60,750	101,695,500
Det	5		1,674		1,674	43,500	72,819,000
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	9,675	15,963,750
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						431,098	645,595,311

1,498 £/m2

Occupants		Population	
	Count	per unit	
1 bed	172	2.4	413
2 bed	1,157	2.4	2,777
3 bed	1,201	2.4	2,882
4 bed	1,458	2.4	3,499
5 bed	300	2.4	720
		Residents	**10,291**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		576,307	m2
		57.631	ha
Gross - Net		84.226	ha
Shortfall / Surplus		26.595	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3,001	324,120	108.00	324,120	108.00
Social Rent		429	35,452	82.64	34,914	81.38
Affordable Rent		429	35,452	82.64	34,914	81.38
Shared Ownership		429	36,075	84.09	36,075	84.09
First Homes		0	0	84.09	0	84.09
	Total	**4,288**	**431,098**		**430,023**	
	per ha		3,519		3,510	

Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.

Chatham Docks

								Rounded
31	UNITS	**3000**		Social Rent	33.33%	% of Aff	99.99	100
	Affordable	10%	300	Affordable Re	33.33%		99.99	100
				Shared Owne	33.34%		100.02	100
				First Homes	0.00%		0	0
							300	300

Modelling			Area ha			Characteristics	
Density	131	units/ha	Total	23.000		Sub Area	Waterfront
Net:Gross	100%		Gross	22.901	ha	Green Brov	Brown
			Net	22.901	ha	Use	PDL Docks

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	2700		Rounded	m2	m2	Circulation	100		Rounded	m2	100		Rounded	m2	100		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	5%	135.00	135	12,825	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%	5%	135.00	135	14,850	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	10%	10.00	10	563	10%	10.00	10	563		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%	10%	270.00	270	19,744	61	12.5%	10%	10.00	10	686	10%	10.00	10	686	10%	10.00	10	686	10%	0.00	0	0
Flat to5	3	75	12.5%	10%	270.00	270	22,781	74	12.5%	15%	15.00	15	1,249	15%	15.00	15	1,249	15%	15.00	15	1,249	15%	0.00	0	0
Flat 6+	1	50	20.0%	10%	270.00	270	16,200	50	20.0%	20%	20.00	20	1,200	20%	20.00	20	1,200	10%	10.00	10	600	10%	0.00	0	0
Flat 6+	2	65	20.0%	30%	810.00	810	63,180	61	20.0%	20%	20.00	20	1,464	20%	20.00	20	1,464	30%	30.00	30	2,196	30%	0.00	0	0
Flat 6+	3	75	20.0%	30%	810.00	810	72,900	74	20.0%	25%	25.00	25	2,220	25%	25.00	25	2,220	35%	35.00	35	3,108	35%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**2,700.00**	**2,700**	**222,480**			**100%**	**100.00**	**100**	**7,382**	**100%**	**100.00**	**100**	**7,382**	**100%**	**100.00**	**100**	**7,839**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	0	0
Terrace	3		1,407		1,407	12,825	18,044,775
Terrace	4		1,407		1,407	14,850	20,893,950
Semi	2		1,457		1,457	0	0
Semi	3		1,457		1,457	0	0
Semi	4		1,457		1,457	0	0
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	0	0
Det	5		1,674		1,674	0	0
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	1,125	1,856,250
Flat to5	2		1,650		1,650	21,803	35,974,125
Flat to5	3		1,650		1,650	26,528	43,770,375
Flat 6+	1		1,869		1,869	19,200	35,884,800
Flat 6+	2		1,869		1,869	68,304	127,660,176
Flat 6+	3		1,869		1,869	80,448	150,357,312
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						245,082	434,441,763

1,773 £/m2

Occupants		Population	
	Count	per unit	
1 bed	340	2.4	816
2 bed	1,180	2.4	2,832
3 bed	1,345	2.4	3,228
4 bed	135	2.4	324
5 bed	0	2.4	0
		Residents	**7,200**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		403,200	m2
		40.320	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-40.320	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		2,700	222,480	82.40	192,375	71.25
Social Rent		100	7,382	73.82	6,290	62.90
Affordable Rent		100	7,382	73.82	6,290	62.90
Shared Ownership		100	7,839	78.39	6,640	66.40
First Homes		0	0	78.39	0	66.40
	Total	**3,000**	**245,082**		**211,595**	
	per ha		10,702		9,240	

Chatham Docks is Part of the Gillingham North allocation, to the east, being part of wider waterfront regeneration. The resident

Chattenden & Hoo St Werburgh

32	UNITS	**6813**		Social Rent	33.33%	% of Aff
	Affordable	30%	2043.9	Affordable Re	33.33%	
				Shared Owne	33.34%	
				First Homes	0.00%	

	Rounded
681.2319	681
681.2319	682
681.4363	681
0	0
2043.9	2044

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	396.080		Sub Area	Hoo
Net:Gross	49%		Gross	396.080	ha	Green Brov	Green
			Net	194.657	ha	Use	Agricultural

				Market					
	Beds	m2	Circulation	4769.1		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	1,192.28	1,192	89,400	70	0.0%
Terrace	3	95	0.0%	10%	476.91	477	45,315	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	953.82	954	100,170	93	0.0%
Semi	4	120	0.0%	20%	953.82	954	114,480	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	715.37	715	96,525	115	0.0%
Det	5	145	0.0%	10%	476.91	477	69,165	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**4,769.10**	**4,769**	**515,055**		

		Social Rent				Affordable Rent			
	Beds	681		Rounded	m2	682		Rounded	m2
Terrace	2	15%	102.15	102	7,140	15%	102.30	102	7,140
Terrace	3	10%	68.10	69	5,796	10%	68.20	69	5,796
Terrace	4	20%	136.20	136	13,192	20%	136.40	136	13,192
Semi	2	10%	68.10	68	5,372	10%	68.20	68	5,372
Semi	3	10%	68.10	68	6,324	10%	68.20	68	6,324
Semi	4	15%	102.15	102	10,812	15%	102.30	102	10,812
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	136.20	136	7,650	20%	136.40	136	7,650
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**681.00**	**681**	**56,286**	**100%**	**682.00**	**681**	**56,286**

		Shared Ownership				First Homes			
	Beds	681		Rounded	m2	0		Rounded	m2
Terrace	2	30%	204.30	204	14,280	30%	0.00	0	0
Terrace	3	20%	136.20	137	11,508	20%	0.00	0	0
Terrace	4	15%	102.15	102	9,894	15%	0.00	0	0
Semi	2	15%	102.15	102	8,058	15%	0.00	0	0
Semi	3	10%	68.10	68	6,324	10%	0.00	0	0
Semi	4	10%	68.10	68	7,208	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**681.00**	**681**	**57,272**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	117,960	165,969,720
Terrace	3		1,407		1,407	68,415	96,259,905
Terrace	4		1,407		1,407	36,278	51,043,146
Semi	2		1,457		1,457	18,802	27,394,514
Semi	3		1,457		1,457	119,142	173,589,894
Semi	4		1,457		1,457	143,312	208,805,584
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	96,525	161,582,850
Det	5		1,674		1,674	69,165	115,782,210
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	15,300	25,245,000
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						684,899	1,025,672,823

1,498 £/m2

Occupants		Population	
	Count	per unit	
1 bed	272	2.4	653
2 bed	1,838	2.4	4,411
3 bed	1,910	2.4	4,584
4 bed	2,315	2.4	5,556
5 bed	477	2.4	1,145
		Residents	**16,349**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		915,533	m2
		91.553	ha
Gross - Net		201.423	ha
Shortfall / Surplus		109.870	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		4,769	515,055	108.00	515,055	108.00
Social Rent		681	56,286	82.65	55,436	81.40
Affordable Rent		681	56,286	82.65	55,436	81.40
Shared Ownership		681	57,272	84.10	57,272	84.10
First Homes		0	0	84.10	0	84.10
	Total	**6,812**	**684,899**		**683,199**	
	per ha		3,518		3,510	

Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.

Gillingham Waterfront

								Rounded
33	UNITS	**1776**		Social Rent	33.33%	% of Aff	177.5822	178
	Affordable	30%	532.8	Affordable Re	33.33%		177.5822	177
				Shared Owne	33.34%		177.6355	178
				First Homes	0.00%		0	0
							532.8	533

Modelling			Area ha			Characteristics	
Density	156.0633	units/ha	Total	11.380		Sub Area	Gillingham
Net:Gross	100%		Gross	11.380	ha	Green Brov	Brown
			Net	11.380	ha	Use	PDL Docks

	Beds	m2	Circulation	**Market** 1243.2		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%		0.00	0	0	93	0.0%
Semi	4	120	0.0%		0.00	0	0	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%	10%	124.32	124	7,440	50	20.0%
Flat 6+	2	65	20.0%	50%	621.60	622	48,516	61	20.0%
Flat 6+	3	75	20.0%	40%	497.28	497	44,730	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**1,243.20**	**1,243**	**100,686**		

	Beds	**Social Rent** 178		Rounded	m2	**Affordable Rent** 177		Rounded	m2
Terrace	2		0.00	0	0	0%	0.00	0	0
Terrace	3		0.00	0	0	0%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1	30%	53.40	53	3,180	30%	53.10	53	3,180
Flat 6+	2	30%	53.40	54	3,953	30%	53.10	53	3,880
Flat 6+	3	40%	71.20	71	6,305	40%	70.80	71	6,305
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2		0.00	0	0	0%	0.00	0	0
		100%	**178.00**	**178**	**13,438**	**100%**	**177.00**	**177**	**13,364**

	Beds	**Shared Ownership** 178		Rounded	m2	**First Homes** 0		Rounded	m2
Terrace	2		0.00	0	0	0%	0.00	0	0
Terrace	3		0.00	0	0	0%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1	10%	17.80	18	1,080	10%	0.00	0	0
Flat 6+	2	50%	89.00	89	6,515	50%	0.00	0	0
Flat 6+	3	40%	71.20	71	6,305	40%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2		0.00	0	0	0%	0.00	0	0
		100%	**178.00**	**178**	**13,900**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	0	0
Terrace	3		1,407		1,407	0	0
Terrace	4		1,407		1,407	0	0
Semi	2		1,457		1,457	0	0
Semi	3		1,457		1,457	0	0
Semi	4		1,457		1,457	0	0
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	0	0
Det	5		1,674		1,674	0	0
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	0	0
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	14,880	27,810,720
Flat 6+	2		1,869		1,869	62,863	117,491,321
Flat 6+	3		1,869		1,869	63,644	118,951,384
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalo	2		1,627		1,627	0	0
						141,388	264,253,424

1,869 £/m2

Occupants	Count	Population per unit	
1 bed	248	2.4	595
2 bed	818	2.4	1,963
3 bed	710	2.4	1,704
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**4,262**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		238,694	m2
		23.869	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-23.869	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		1,243	100,686	81.00	83,905	67.50
Social Rent		178	13,438	75.49	11,198	62.91
Affordable Rent		177	13,364	75.51	11,137	62.92
Shared Ownership		178	13,900	78.09	11,583	65.07
First Homes		0	0	78.09	0	65.07
	Total	**1,776**	**141,388**		**117,823**	
	per ha		12,424		10,354	

Brownfield site, modelled as per information from MC. All 6 storey plus.

Lower Rainham

							Rounded	
34	UNITS	**857**		Social Rent	33.33%	% of Aff	85.69143	86
	Affordable	30%	257.1	Affordable Re	33.33%		85.69143	85
				Shared Owne	33.34%		85.71714	86
				First Homes	0.00%		0	0
							257.1	257

Modelling			Area ha			
Density	35	units/ha	Total	55.190		
Net:Gross	44%		Gross	55.190	ha	
			Net	24.486	ha	

Characteristics	
Sub Area	Rainham
Green Brov	Green
Use	Agricultural

	Beds	m2	Circulation	Market				m2	Circulation
				599.9		Rounded	m2		
Terrace	2	75	0.0%	25%	149.98	150	11,250	70	0.0%
Terrace	3	95	0.0%	10%	59.99	60	5,700	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	119.98	120	12,600	93	0.0%
Semi	4	120	0.0%	20%	119.98	120	14,400	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	89.99	90	12,150	115	0.0%
Det	5	145	0.0%	10%	59.99	60	8,700	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**599.90**	**600**	**64,800**		

	Beds	Social Rent				Affordable Rent				Shared Ownership				First Homes			
		86		Rounded	m2	85		Rounded	m2	86		Rounded	m2	0		Rounded	m2
Terrace	2	15%	12.90	13	910	15%	12.75	13	910	30%	25.80	26	1,820	30%	0.00	0	0
Terrace	3	10%	8.60	9	756	10%	8.50	9	756	20%	17.20	17	1,428	20%	0.00	0	0
Terrace	4	20%	17.20	17	1,649	20%	17.00	17	1,649	15%	12.90	13	1,261	15%	0.00	0	0
Semi	2	10%	8.60	9	711	10%	8.50	9	711	15%	12.90	13	1,027	15%	0.00	0	0
Semi	3	10%	8.60	9	837	10%	8.50	9	837	10%	8.60	9	837	10%	0.00	0	0
Semi	4	15%	12.90	13	1,378	15%	12.75	13	1,378	10%	8.60	8	848	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	17.20	16	900	20%	17.00	15	844		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**86.00**	**86**	**7,141**	**100%**	**85.00**	**85**	**7,085**	**100%**	**86.00**	**86**	**7,221**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	14,890	20,950,230
Terrace	3		1,407		1,407	8,640	12,156,480
Terrace	4		1,407		1,407	4,559	6,414,513
Semi	2		1,457		1,457	2,449	3,568,193
Semi	3		1,457		1,457	15,111	22,016,727
Semi	4		1,457		1,457	18,004	26,231,828
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	12,150	20,339,100
Det	5		1,674		1,674	8,700	14,563,800
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	1,744	2,877,188
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						86,247	129,118,059

1,497 £/m2

Occupants		Population	
	Count	per unit	
1 bed	31	2.4	74
2 bed	233	2.4	559
3 bed	242	2.4	581
4 bed	291	2.4	698
5 bed	60	2.4	144
		Residents	**2,057**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		115,181	m2
		11.518	ha
Gross - Net		30.704	ha
Shortfall / Surplus		19.186	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		600	64,800	108.00	64,800	108.00
Social Rent		86	7,141	83.03	7,041	81.87
Affordable Rent		85	7,085	83.35	6,991	82.25
Shared Ownership		86	7,221	83.97	7,221	83.97
First Homes		0	0	83.97	0	83.97
	Total	**857**	**86,247**		**86,053**	
	per ha		3,522		3,514	

Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.

Strood West								Rounded
35	UNITS	**1280**		Social Rent	33.33%	% of Aff	127.9872	128
	Affordable	30%	384	Affordable Re	33.33%		127.9872	128
				Shared Owne	33.34%		128.0256	128
				First Homes	0.00%		0	0
							384	384

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	59.440		Sub Area	Strood
Net:Gross	62%		Gross	59.440	ha	Green Brov	Green
			Net	36.571	ha	Use	Agricultural

				Market					
	Beds	m2	Circulation	896		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	224.00	224	16,800	70	0.0%
Terrace	3	95	0.0%	10%	89.60	90	8,550	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	179.20	179	18,795	93	0.0%
Semi	4	120	0.0%	20%	179.20	179	21,480	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	134.40	134	18,090	115	0.0%
Det	5	145	0.0%	10%	89.60	90	13,050	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**896.00**	**896**	**96,765**		

		Social Rent				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	128		Rounded	m2	128		Rounded	m2	128		Rounded	m2	0		Rounded	m2
Terrace	2	15%	19.20	19	1,330	15%	19.20	19	1,330	30%	38.40	38	2,660	30%	0.00	0	0
Terrace	3	10%	12.80	13	1,092	10%	12.80	13	1,092	20%	25.60	26	2,184	20%	0.00	0	0
Terrace	4	20%	25.60	26	2,522	20%	25.60	26	2,522	15%	19.20	19	1,843	15%	0.00	0	0
Semi	2	10%	12.80	13	1,027	10%	12.80	13	1,027	15%	19.20	19	1,501	15%	0.00	0	0
Semi	3	10%	12.80	13	1,209	10%	12.80	13	1,209	10%	12.80	13	1,209	10%	0.00	0	0
Semi	4	15%	19.20	19	2,014	15%	19.20	19	2,014	10%	12.80	13	1,378	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	25.60	25	1,406	20%	25.60	25	1,406		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**128.00**	**128**	**10,600**	**100%**	**128.00**	**128**	**10,600**	**100%**	**128.00**	**128**	**10,775**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	22,120	31,122,840
Terrace	3		1,407		1,407	12,918	18,175,626
Terrace	4		1,407		1,407	6,887	9,690,009
Semi	2		1,457		1,457	3,555	5,179,635
Semi	3		1,457		1,457	22,422	32,668,854
Semi	4		1,457		1,457	26,886	39,172,902
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	18,090	30,282,660
Det	5		1,674		1,674	13,050	21,845,700
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	2,813	4,640,625
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						128,741	192,778,851

1,497 £/m2

Occupants		Population	
	Count	per unit	
1 bed	50	2.4	120
2 bed	345	2.4	828
3 bed	360	2.4	864
4 bed	435	2.4	1,044
5 bed	90	2.4	216
		Residents	**3,072**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		172,032	m2
		17.203	ha
Gross - Net		22.869	ha
Shortfall / Surplus		5.665	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		896	96,765	108.00	96,765	108.00
Social Rent		128	10,600	82.81	10,444	81.59
Affordable Rent		128	10,600	82.81	10,444	81.59
Shared Ownership		128	10,775	84.18	10,775	84.18
First Homes		0	0	84.18	0	84.18
	Total	**1,280**	**128,741**		**128,428**	
	per ha		3,520		3,512	

Greenfield potential Strategic Site, LHMA mix with emphasis on larger units. Modelled as per information from MC.

FOR APPRAISALS

SITE			Site 1 Large Green 400	Site 2 Large Green 250	Site 3 Green 150	Site 4 Green 75	Site 5 Green 30	Site 6 Green 12	Site 7 Green 8	Site 8 Green 6	Site 9 Green 3	Site 13 Flats 150	Site 14 Flats 60	Site 15 Flats 12	Site 16 Mixed 250	Site 17 Mixed 150	Site 18 Mixed 60	Site 19 Mixed 20	Site 20 Mixed 12	Site 21 Mixed 6	Site 22 Large Housing 500	Site 23 Large Housing 250	Site 24 Housing 100	Site 25 Housing 60	Site 26 Housing 24	Site 27 Housing 12	Site 28 Housing 8	Site 29 Housing 6	Site 30 Capstone Valley	Site 31 Chatham Docks	Site 32 Chattenden & Hoo St Werburgh	Site 33 Gillingham Waterfront	Site 34 Lower Rainham	Site 35 Strood West
			1	2	3	4	5	6	7	8	9	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35
	Sub Area		Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Gillingham	Waterfront	Hoo	Gillingham	Rainham	Strood
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Brown	Green	Brown	Green	Green
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	PDL Docks	Agricultural	PDL Docks	Agricultural	Agricultural
AREA																																		
	Total	ha	19.048	11.905	7.143	3.571	1.429	0.571	0.381	0.286	0.143	1.250	0.625	0.200	7.407	4.444	1.778	0.593	0.356	0.160	23.810	11.905	3.810	2.286	0.914	0.457	0.286	0.229	206.740	23.000	396.080	11.380	55.190	59.440
	Gross	ha	19.048	11.905	7.143	3.571	1.429	0.571	0.381	0.286	0.143	1.250	0.625	0.200	7.407	4.444	1.778	0.593	0.356	0.160	23.810	11.905	3.810	2.286	0.914	0.457	0.286	0.229	206.740	22.901	396.080	11.380	55.190	59.440
	Net	ha	11.429	7.143	4.286	2.143	0.857	0.343	0.229	0.171	0.086	1.000	0.500	0.160	5.556	3.333	1.333	0.444	0.267	0.120	14.286	7.143	2.857	1.714	0.686	0.343	0.229	0.171	122.514	22.901	194.657	11.380	24.486	36.571
UNITS																																		
	Units		400	250	150	75	30	12	8	6	3	150	60	12	250	150	60	20	12	6	500	250	100	60	24	12	8	6	4288	3000	6813	1776	857	1280
UNIT SIZE																																		
Total	Market	sqm	108.00	108.17	108.57	108.75	108.57	112.50	123.89	121.67	120.00	76.02	76.07	75.23	97.58	97.47	98.48	98.57	98.75	85.21	108.09	108.17	107.43	107.50	109.41	112.50	117.50	116.67	108.00	82	108	81	108	108
	Social Rent	sqm	82.65	81.05	84.50	83.61	74.42	70.00	123.89	121.67	120.00	69.38	69.38	68.63	80.10	79.73	78.81	68.63	68.63	85.21	83.29	85.03	85.83	88.17	77.00	70.00	117.50	116.67	82.64	74	83	75	83	83
	Affordable Rent	sqm	82.65	81.05	84.50	85.28	74.42	83.50	123.89	121.67	120.00	69.38	69.38	68.63	80.10	79.73	78.81	68.63	68.63	85.21	83.29	85.03	85.83	88.17	74.67	70.00	117.50	116.67	82.64	74	83	76	83	83
	Shared Ownership	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	73.65	71.44	68.63	79.06	80.67	83.31	68.63	68.63	85.21	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67	84.09	78	84	78	84	84
	First Homes	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	73.65	71.44	68.63	79.06	80.67	83.31	68.63	68.63	85.21	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67	84.09	78	84	78	84	84
Saleable																																		
	Market	sqm	108.00	108.17	108.57	108.75	108.57	112.50	123.89	121.67	120.00	67.57	67.62	66.88	95.51	95.43	96.43	98.57	98.75	84.17	108.09	108.17	107.43	107.50	109.41	112.50	117.50	116.67	108.00	71	108	68	108	108
	Social Rent	sqm	81.40	79.80	83.67	82.71	72.33	70.00	123.89	121.67	120.00	61.67	61.67	61.00	77.56	77.47	76.50	61.00	61.00	84.17	82.16	84.28	85.20	88.17	77.00	70.00	117.50	116.67	81.38	63	81	63	82	82
	Affordable Rent	sqm	81.40	79.80	83.67	84.50	72.33	83.50	123.89	121.67	120.00	61.67	61.67	61.00	77.56	77.47	76.50	61.00	61.00	84.17	82.16	84.28	85.20	88.17	74.67	70.00	117.50	116.67	81.38	63	81	63	82	82
	Shared Ownership	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	65.47	63.50	61.00	76.28	78.00	80.50	61.00	61.00	84.17	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67	84.09	66	84	65	84	84
	First Homes	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	65.47	63.50	61.00	76.28	78.00	80.50	61.00	61.00	84.17	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67	84.09	66	84	65	84	84
BASE CONSTRUCTION																																		
	BCIS +	£/sqm	1,498	1,498	1,707	1,705	1,705	1,695	1,786	1,757	1,755	1,875	1,875	1,875	1,475	1,678	1,680	1,692	1,698	1,631	1,497	1,496	1,702	1,698	1,707	1,697	1,808	1,761	1,498	1,773	1,498	1,869	1,497	1,497
	Site Costs	%	15%	15%	15%	15%	15%	10%	10%	10%	10%	5%	5%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	15%	10%	10%	10%	15%	10%	15%	10%	15%	15%
	Extras		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	10.0%	0.0%	10.0%	0.0%	0.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																																
FEES																																		
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																																		
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																																		
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																																		
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																																		
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																																		
	EUV		25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	25,000	1,600,000	25,000	1,600,000	25,000	25,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	20%	0%	20%	0%	0%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	287,500	0	287,500	0	287,500	287,500
	Easements etc	£																																
VALUES																																		
	Market	£/m2	4,600	4,600	4,560	4,560	4,560	4,560	4,560	4,560	4,660	4,660	4,660	4,660	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,660	4,180	4,660	4,500	4,600
	Social Rent	£/m2	1,610	1,610	1,596	1,596	1,596	1,596	1,596	1,596	1,631	1,631	1,631	1,631	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,631	1,463	1,631	1,575	1,610
	Affordable Rent	£/m2	2,300	2,300	2,280	2,280	2,280	2,280	2,280	2,280	2,330	2,330	2,330	2,330	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,250	2,330	2,090	2,330	2,250	2,300
	Shared Ownership	£/m2	2,990	2,990	2,964	2,964	2,964	2,964	2,964	2,964	3,029	3,029	3,029	3,029	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	2,925	3,029	2,717	3,029	2,925	2,990
	First Homes	£/m2	2,885	2,926	2,903	2,850	3,111	3,192	3,192	3,192	3,192	3,262	3,262	3,262	2,937	2,923	2,890	3,150	3,150	3,150	2,878	2,904	2,927	2,921	3,055	3,150	3,150	3,150	2,865	3,262	2,768	3,262	2,869	2,883
GRANT																																		
	Market	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																																		
	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.10%	0.50%	0.10%	0.50%	0.10%	0.10%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00
	Water	£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	21,460	24,054	35,616	20,339	26,046	22,859
	Post CIL s106	£/unit	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	21,460	24,054	35,616	20,339	26,046	22,859
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	BSL	Greenfield	32.24	32.24	32.24	32.24	32.24	32.24																					32.24		32.24		32.24	32.24
		Brownfield										16.12	16.12	16.12	16.12	16.12	16.12	16.12	16.12		16.12	16.12	16.12	16.12	16.12	16.12				16.12		16.12		
	Affordable Housing																																	
	Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	30.0%	10.0%	30.0%	10.0%	30.0%	30.0%
	Social Rent	40.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	12.0%	4.0%	12.0%	4.0%	12.0%	12.0%
	Affordable Rent	25.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	7.5%	2.5%	7.5%	2.5%	7.5%	7.5%
	Shared Ownership	35.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	10.5%	3.5%	10.5%	3.5%	10.5%	10.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 13
			Large Green 400	Large Green 250	Green 150	Green 75	Green 30	Green 12	Green 8	Green 6	Green 3	Flats 150
			1	2	3	4	5	6	7	8	9	13
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL
			Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value
Site Are	Gross	ha	19.048	11.905	7.143	3.571	1.429	0.571	0.381	0.286	0.143	1.250
	Net	ha	11.429	7.143	4.286	2.143	0.857	0.343	0.229	0.171	0.086	1.000
Units			400	250	150	75	30	12	8	6	3	150
			0.00%	0	0	0	0	0	0	0	0	0
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	90.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	10.0%
	Affordable Rent		12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	4.0%
	Social Rent		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	2.5%
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	3.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	1,600,000
		£ site	476,190	297,619	178,571	89,286	35,714	14,286	19,048	14,286	7,143	2,000,000
			0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	320,000
		£ site	6,666,667	4,166,667	2,500,000	1,250,000	500,000	200,000	133,333	100,000	50,000	400,000
			0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	1,920,000
		£ site	7,142,857	4,464,286	2,678,571	1,339,286	535,714	214,286	152,381	114,286	57,143	2,400,000
			0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	1,400,009	1,513,384	763,070	794,644	824,609	1,114,505	918,331	989,339	1,135,357	1,300,360
	Net	£/ha	2,333,348	2,522,306	1,271,784	1,324,406	1,374,349	1,857,509	1,530,552	1,648,899	1,892,262	1,625,450
		£ site	26,666,829	18,016,473	5,450,502	2,838,014	1,178,013	636,860	349,841	282,668	162,194	1,625,450

			Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24
			Flats 60	Flats 12	Mixed 250	Mixed 150	Mixed 60	Mixed 20	Mixed 12	Mixed 6	Large Housing 500	Large Housing 250	Housing 100
			14	15	16	17	18	19	20	21	22	23	24
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
			Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Higher Value
Site Are	Gross	ha	0.625	0.200	7.407	4.444	1.778	0.593	0.356	0.160	23.810	11.905	3.810
	Net	ha	0.500	0.160	5.556	3.333	1.333	0.444	0.267	0.120	14.286	7.143	2.857
Units			60	12	250	150	60	20	12	6	500	250	100
			0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Affordable Rent		4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
	Social Rent		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Shared Ownership		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
		£ site	1,000,000	320,000	11,851,852	7,111,111	2,844,444	948,148	568,889	256,000	38,095,238	19,047,619	6,095,238
			0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000
		£ site	200,000	64,000	2,370,370	1,422,222	568,889	189,630	113,778	51,200	7,619,048	3,809,524	1,219,048
			0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000
		£ site	1,200,000	384,000	14,222,222	8,533,333	3,413,333	1,137,778	682,667	307,200	45,714,286	22,857,143	7,314,286
			0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	1,021,324	140,893	2,422,018	1,317,720	1,360,472	1,507,073	1,794,214	1,835,222	1,572,499	1,784,114	1,271,421
	Net	£/ha	1,276,655	176,116	3,229,357	1,756,960	1,813,962	2,009,430	2,392,286	2,446,962	2,620,832	2,973,523	1,695,228
		£ site	638,327	28,179	17,940,873	5,856,533	2,418,616	893,080	637,943	293,635	37,440,457	21,239,452	4,843,508

			Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 31	Site 32	Site 33	Site 34	Site 35
			Housing 60	Housing 24	Housing 12	Housing 8	Housing 6	Capstone Valley	Chatham Docks	Chattenden & Hoo St Werburgh	Gillingham Waterfront	Lower Rainham	Strood West
			25	26	27	28	29	30	31	32	33	34	35
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Green	Brown	Green	Brown	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	Agricultural	PDL Docks	Agricultural	PDL Docks	Agricultural	Agricultural
			Higher Value	Higher Value	Higher Value	Higher Value	Higher Value	Gillingham	Waterfront	Hoo	Gillingham	Rainham	Strood
Site Are	Gross	ha	2.286	0.914	0.457	0.286	0.229	206.740	22.901	396.080	11.380	55.190	59.440
	Net	ha	1.714	0.686	0.343	0.229	0.171	122.514	22.901	194.657	11.380	24.486	36.571
Units			60	24	12	8	6	4,288	3,000	6,813	1,776	857	1,280
			0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		90.0%	90.0%	90.0%	90.0%	90.0%	70.0%	90.0%	70.0%	90.0%	70.0%	70.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		10.0%	10.0%	10.0%	10.0%	10.0%	30.0%	10.0%	30.0%	10.0%	30.0%	30.0%
	Affordable Rent		4.0%	4.0%	4.0%	4.0%	4.0%	12.0%	4.0%	12.0%	4.0%	12.0%	12.0%
	Social Rent		2.5%	2.5%	2.5%	2.5%	2.5%	7.5%	2.5%	7.5%	2.5%	7.5%	7.5%
	Shared Ownership		3.5%	3.5%	3.5%	3.5%	3.5%	10.5%	3.5%	10.5%	3.5%	10.5%	10.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	25,000	1,600,000	25,000	1,600,000	25,000	25,000
		£ site	3,657,143	1,462,857	731,429	457,143	365,714	5,168,500	36,641,221	9,902,000	18,208,000	1,379,750	1,486,000
			0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	320,000	320,000	320,000	320,000	320,000	287,500	320,000	287,500	320,000	287,500	287,500
		£ site	731,429	292,571	146,286	91,429	73,143	59,437,750	7,328,244	113,873,000	3,641,600	15,867,125	17,089,000
			0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	312,500	1,920,000	312,500	1,920,000	312,500	312,500
		£ site	4,388,571	1,755,429	877,714	548,571	438,857	64,606,250	43,969,466	123,775,000	21,849,600	17,246,875	18,575,000
			0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	1,293,406	1,322,729	1,695,661	1,430,951	1,520,768	966,138	399,168	329,068	-1,554,331	699,910	1,175,835
	Net	£/ha	1,724,542	1,763,638	2,260,881	1,788,688	2,027,691	1,630,336	399,168	669,573	-1,554,331	1,577,575	1,911,099
		£ site	2,956,357	1,209,352	775,159	408,843	347,604	199,739,422	9,141,250	130,337,114	-17,688,292	38,628,043	69,891,610

Appendix
Site 1

Site 1 1 **Large Green 40** Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				400	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.00	108.00	70.00%	280	4,600	139,104,000	30,240
Affordable Overall			30%	120			
Social Rent	82.65	81.40	12.00%	48	1,610	6,290,592	3,967
Affordable Rent	82.65	81.40	7.50%	30	2,300	5,616,600	2,480
Shared Ownersl	84.10	84.10	10.50%	42	2,990	10,561,278	3,532
First Homes	84.10	84.10	0.00%	0	2,885	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	11.429	ha	35	/ha		**161,572,470**	**40,219**
SITE AREA - Gro	19.048	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**26,666,829**	**2,333,348**	**1,400,009**
Existing Use Value		476,190		25,000
Uplift	0%	0		0
Plus /ha	350,000	6,666,667		350,000
Benchmark Land Value		**7,142,857**		**375,000**
Additional Profit		**42,739,730**	**1,413**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					26,666,829	
	Stamp Duty				1,322,841		
	Easements etc.				0		
	Legals /Acquisition			1.50%	400,002	1,722,844	
Fees							
	Planning				71,400		
	Professional			10.00%	7,565,306	7,636,706	
CONSTRUCTION							
	Build Cost	BCIS +		1,588	63,848,633		
		Extras			0		
		Unit extras		775.00	310,000		
		Site		15.00%	9,577,295		
	BNG				73,736		
	Contingency		2.50%		1,843,398		
	Abnormals		0.00%		0		
					0	75,653,062	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	4,847,174		
	Legals	%		0.5%	807,862		
		£/unit		0	0		
	Misc.	%		0.0%	0	5,655,036	**117,334,478**

Developers Profit				
	Market Housing	% Value	17.50%	**24,343,200**
	Affordable Hou	% Value	17.50%	**3,931,982**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	462	23,100
No dwgs over 5	350	138	48,300
		Total	71,400

Stamp duty calc - Residual		
Land payment		26,666,829
	Total	1,322,841

Stamp duty calc - AP		
Land payment		7,142,857
	Total	346,643

Building Safety Levy			
Greenfield	32.24	974,938	
Brownfield	0.00	0	
		Total	974,938

Pre CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108

Post CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	73,736

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.57	Per Unit
CO2 Plus	6.00%		89.85	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.53	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME																									
UNITS Started		50	50	50	50	50	50	50	50																
Market Housing			17,388,000	17,388,000	17,388,000	17,388,000	17,388,000	17,388,000	17,388,000	17,388,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			786,324	786,324	786,324	786,324	786,324	786,324	786,324	786,324	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			702,075	702,075	702,075	702,075	702,075	702,075	702,075	702,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			1,320,160	1,320,160	1,320,160	1,320,160	1,320,160	1,320,160	1,320,160	1,320,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**20,196,559**	**20,196,559**	**20,196,559**	**20,196,559**	**20,196,559**	**20,196,559**	**20,196,559**	**20,196,559**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		1,322,841																							
Easements etc.		0																							
Legals Acquisition		400,002																							
Planning Fee		71,400																							
Professional		7,565,306																							
Build Cost - BCIS Base			9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff			1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG			9,217	9,217	9,217	9,217	9,217	9,217	9,217	9,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			230,425	230,425	230,425	230,425	230,425	230,425	230,425	230,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	605,897	605,897	605,897	605,897	605,897	605,897	605,897	605,897	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	100,983	100,983	100,983	100,983	100,983	100,983	100,983	100,983	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0			0																	
COSTS BEFORE LAND INT AND I		**9,359,550**	**11,191,143**	**11,191,143**	**11,191,143**	**11,191,143**	**11,191,143**	**11,191,143**	**11,191,143**	**11,191,143**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va	Land	**26,666,829**																							
	Interest		2,521,847	2,067,997	1,582,377	1,062,765	506,779	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									24,343,200
rdable for Rent																									3,931,982
First Homes																									0
	Cash Flow	-36,026,379	6,483,569	6,937,419	7,423,038	7,942,651	8,498,637	9,005,416	9,005,416	9,005,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-28,275,182
	Opening Balance	0																							
	Closing Balance	-36,026,379	-29,542,810	-22,605,391	-15,182,353	-7,239,702	1,258,935	10,264,351	19,269,766	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	28,275,182	0

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Appendix
Site 2

Site 2 **2 Large Green 25** Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				250	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.17	108.17	70.00%	175	4,600	87,078,000	18,930
Affordable Overall			30%	75			
Social Rent	81.05	79.80	12.00%	30	1,610	3,854,340	2,432
Affordable Rent	81.05	79.80	7.50%	19	2,300	3,441,375	1,520
Shared Ownersl	82.76	82.76	10.50%	26	2,990	6,495,626	2,172
First Homes	82.76	82.76	0.00%	0	2,926	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	7.143	ha	35	/ha		**100,869,341**	**25,054**
SITE AREA - Gro	11.905	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**18,016,473**	**2,522,306**	**1,513,384**
Existing Use Value		297,619		25,000
Uplift	0%	0		0
Plus /ha	350,000	4,166,667		350,000
Benchmark Land Value		**4,464,286**		**375,000**
Additional Profit		**28,332,373**	**1,497**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					18,016,473	
	Stamp Duty				890,324		
	Easements etc.				0		
	Legals /Acquisition			1.50%	270,247	1,160,571	
Fees							
	Planning				50,700		
	Professional			10.00%	4,713,152	4,763,852	
CONSTRUCTION							
	Build Cost	BCIS +		1,588	39,776,874		
		Extras			0		
		Unit extras		775.00	193,750		
		Site		15.00%	5,966,531		
	BNG				45,937		
	Contingency		2.50%		1,148,429		
	Abnormals		0.00%		0		
					0	47,131,521	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	3,026,080		
	Legals	%		0.5%	504,347		
		£/unit		0	0		
	Misc.	%		0.0%	0	3,530,427	**74,602,844**

Developers Profit				
	Market Housing	% Value	17.50%	**15,238,650**
	Affordable Hou:	% Value	17.50%	**2,413,485**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	462	23,100
No dwgs over 5	200	138	27,600
		Total	50,700

Stamp duty calc - Residual		
Land payment		18,016,473
	Total	890,324

Stamp duty calc - AP		
Land payment		4,464,286
	Total	212,714

Building Safety Levy			
Greenfield	32.24	610,303	
Brownfield	0.00	0	
		Total	610,303

Pre CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Post CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	45,937

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.71	Per Unit
CO2 Plus	6.00%		89.86	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.67	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**
INCOME												
UNITS Started	50	50	50	50	50							
Market Housing		17,415,600	17,415,600	17,415,600	17,415,600	17,415,600	0	0	0	0	0	0
Social Rent		770,868	770,868	770,868	770,868	770,868	0	0	0	0	0	0
Affordable Rent		688,275	688,275	688,275	688,275	688,275	0	0	0	0	0	0
Shared Ownership		1,299,125	1,299,125	1,299,125	1,299,125	1,299,125	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**20,173,868**	**20,173,868**	**20,173,868**	**20,173,868**	**20,173,868**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	890,324											
Easements etc.	0											
Legals Acquisition	270,247											
Planning Fee	50,700											
Professional	4,713,152											
Build Cost - BCIS Base		9,187,431	9,187,431	9,187,431	9,187,431	9,187,431	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,027,824	1,027,824	1,027,824	1,027,824	1,027,824	0	0	0	0	0	0
BNG		9,187	9,187	9,187	9,187	9,187	0	0	0	0	0	0
Contingency		229,686	229,686	229,686	229,686	229,686	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	605,216	605,216	605,216	605,216	605,216	0	0	0	0	0	0
Legals	0	100,869	100,869	100,869	100,869	100,869	0	0	0	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**5,924,423**	**11,160,214**	**11,160,214**	**11,160,214**	**11,160,214**	**11,160,214**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**18,016,473**											
Interest		1,675,863	1,162,217	612,617	24,544	0	0	0	0	0	0	0
Developers Return												
arket Housing												
rdable for Rent												
First Homes												
Cash Flow	-23,940,896	7,337,792	7,851,437	8,401,038	8,989,110	9,013,654	0	0	0	0	0	0
Opening Balance	0											
Closing Balance	-23,940,896	-16,603,105	-8,751,668	-350,630	8,638,480	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135

	Year 13	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME												
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
arket Housing												15,238,650
rdable for Rent												2,413,485
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-17,652,135
Opening Balance												
Closing Balance	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	17,652,135	0

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Appendix
Site 3

Site 3 **3 Green 150** Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				150	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.57	108.57	70.00%	105	4,560	51,984,000	11,400
Affordable Overall			30%	45			
Social Rent	84.50	83.67	12.00%	18	1,596	2,403,576	1,521
Affordable Rent	84.50	83.67	7.50%	11	2,280	2,146,050	951
Shared Ownersl	83.07	83.07	10.50%	16	2,964	3,877,801	1,308
First Homes	83.07	83.07	0.00%	0	2,903	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	4.286	ha	35	/ha		**60,411,427**	**15,180**
SITE AREA - Gro	7.143	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**5,450,502**	**1,271,784**	**763,070**
Existing Use Value		178,571		25,000
Uplift	0%	0		0
Plus /ha	350,000	2,500,000		350,000
Benchmark Land Value		**2,678,571**		**375,000**
Additional Profit		**-1,558,258**	**-137**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					5,450,502	
	Stamp Duty				262,025		
	Easements etc.				0		
	Legals /Acquisition			1.50%	81,758	343,783	
Fees							
	Planning				36,900		
	Professional			10.00%	3,252,148	3,289,048	
CONSTRUCTION							
	Build Cost	BCIS +		1,809	27,461,828		
		Extras			0		
		Unit extras		775.00	116,250		
		Site		15.00%	4,119,274		
	BNG				31,697		
	Contingency		2.50%		792,434		
	Abnormals		0.00%		0		
					0	32,521,483	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,812,343		
	Legals	%		0.5%	302,057		
		£/unit		0	0		
	Misc.	%		0.0%	0	2,114,400	**43,719,216**

Developers Profit				
	Market Housing	% Value	17.50%	**9,097,200**
	Affordable Hou:	% Value	17.50%	**1,474,800**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	462	23,100
No dwgs over 5	100	138	13,800
		Total	36,900

Stamp duty calc - Residual	
Land payment	5,450,502
Total	262,025

Stamp duty calc - AP	
Land payment	2,678,571
Total	123,429

Building Safety Levy			
Greenfield	32.24	367,536	
Brownfield	0.00	0	
		Total	367,536

Pre CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Post CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	31,697

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,706.59	Per Unit
CO2 Plus	6.00%		102.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,809.09	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	12	12	12	12	12	12	12	12	12
Market Housing				0	0	0	2,079,360	4,158,720	4,158,720	4,158,720	4,158,720	4,158,720
Social Rent				0	0	0	96,143	192,286	192,286	192,286	192,286	192,286
Affordable Rent				0	0	0	85,842	171,684	171,684	171,684	171,684	171,684
Shared Ownership				0	0	0	155,112	310,224	310,224	310,224	310,224	310,224
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,416,457**	**4,832,914**	**4,832,914**	**4,832,914**	**4,832,914**	**4,832,914**
EXPENDITURE												
Stamp Duty	262,025											
Easements etc.	0											
Legals Acquisition	81,758											
Planning Fee	36,900											
Professional	1,626,074		1,626,074									
Build Cost - BCIS Base		0	422,631	1,267,894	2,113,157	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788
BSL/BSL/s106/CIL/Tariff		0	36,231	108,692	181,153	217,383	232,085	246,786	246,786	246,786	246,786	246,786
BNG		0	423	1,268	2,113	2,536	2,536	2,536	2,536	2,536	2,536	2,536
Contingency		0	10,566	31,697	52,829	63,395	63,395	63,395	63,395	63,395	63,395	63,395
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	72,494	144,987	144,987	144,987	144,987	144,987
Legals	0	0	0	0	0	0	12,082	24,165	24,165	24,165	24,165	24,165
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**2,006,757**	**0**	**2,095,924**	**1,409,551**	**2,349,252**	**2,819,102**	**2,918,379**	**3,017,657**	**3,017,657**	**3,017,657**	**3,017,657**	**3,017,657**
For Residual Va Land	**5,450,502**											
Interest		130,502	132,786	171,788	199,462	244,064	297,670	311,662	285,350	258,576	231,334	203,616
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-7,457,259	-130,502	-2,228,710	-1,581,339	-2,548,713	-3,063,166	-799,592	1,503,595	1,529,908	1,556,681	1,583,923	1,611,642
Opening Balance	0											
Closing Balance	-7,457,259	-7,587,761	-9,816,472	-11,397,811	-13,946,524	-17,009,690	-17,809,282	-16,305,687	-14,775,779	-13,219,098	-11,635,175	-10,023,533

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started	12	12	12									
Market Housing	4,158,720	4,158,720	4,158,720	4,158,720	4,158,720	4,158,720	4,158,720	0	0	0	0	0
Social Rent	192,286	192,286	192,286	192,286	192,286	192,286	192,286	0	0	0	0	0
Affordable Rent	171,684	171,684	171,684	171,684	171,684	171,684	171,684	0	0	0	0	0
Shared Ownership	310,224	310,224	310,224	310,224	310,224	310,224	310,224	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**4,832,914**	**4,832,914**	**4,832,914**	**4,832,914**	**4,832,914**	**4,832,914**	**4,832,914**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	2,535,788	2,535,788	2,535,788	1,690,525	845,263	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	246,786	246,786	246,786	174,325	101,864	29,403	29,403	0	0	0	0	0
BNG	2,536	2,536	2,536	1,691	845	0	0	0	0	0	0	0
Contingency	63,395	63,395	63,395	42,263	21,132	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	144,987	144,987	144,987	144,987	144,987	144,987	144,987	0	0	0	0	0
Legals	24,165	24,165	24,165	24,165	24,165	24,165	24,165	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**3,017,657**	**3,017,657**	**3,017,657**	**2,077,956**	**1,138,255**	**198,555**	**198,555**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	175,412	146,715	117,515	87,805	41,129	0	0	0	0	0	0	0
Developers Return												
Market Housing												9,097,200
rdable for Rent												1,474,800
First Homes												0
Cash Flow	1,639,846	1,668,543	1,697,742	2,667,154	3,653,529	4,634,359	4,634,359	0	0	0	0	-10,572,000
Opening Balance												
Closing Balance	-8,383,687	-6,715,144	-5,017,402	-2,350,248	1,303,281	5,937,640	10,572,000	10,572,000	10,572,000	10,572,000	10,572,000	0

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Appendix
Site 4

Site 4 **4 Green 75** Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				75	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.75	108.75	70.00%	53	4,560	26,034,750	5,709
Affordable Overall			30%	22.5			
Social Rent	83.61	82.71	12.00%	9	1,596	1,188,108	752
Affordable Rent	85.28	84.50	7.50%	6	2,280	1,083,713	480
Shared Ownersl	85.38	85.38	10.50%	8	2,964	1,992,781	672
First Homes	85.38	85.38	0.00%	0	2,850	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	2.143	ha	35	/ha		**30,299,351**	**7,614**
SITE AREA - Gro	3.571	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,838,014**	**1,324,406**	**794,644**
Existing Use Value		89,286		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,250,000		350,000
Benchmark Land Value		**1,339,286**		**375,000**
Additional Profit		**1,168,194**	**205**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					2,838,014	
	Stamp Duty				131,401		
	Easements etc.				0		
	Legals /Acquisition			1.50%	42,570	173,971	
Fees							
	Planning				26,550		
	Professional			10.00%	1,629,517	1,656,067	
CONSTRUCTION							
	Build Cost	BCIS +		1,807	13,760,091		
		Extras			0		
		Unit extras		775.00	58,125		
		Site		15.00%	2,064,014		
	BNG				15,882		
	Contingency		2.50%		397,056		
	Abnormals		0.00%		0		
					0	16,295,168	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	908,981		
	Legals	%		0.5%	151,497		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,060,477	**22,023,697**

Developers Profit				
	Market Housing	% Value	17.50%	**4,556,081**
	Affordable Hou:	% Value	17.50%	**746,305**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	75		
No dwgs under	50	462	23,100
No dwgs over 5	25	138	3,450
		Total	26,550

Stamp duty calc - Residual		
Land payment		2,838,014
	Total	131,401

Stamp duty calc - AP		
Land payment		1,339,286
	Total	56,464

Building Safety Levy			
Greenfield	32.24	184,070	
Brownfield	0.00	0	
		Total	184,070

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,358,645

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,358,645

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	15,882

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,704.85	Per Unit
CO2 Plus	6.00%		102.29	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,807.24	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12	12	3															
Market Housing				0	0	0	4,165,560	4,165,560	4,165,560	4,165,560	4,165,560	4,165,560	1,041,390	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	190,097	190,097	190,097	190,097	190,097	190,097	47,524	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	173,394	173,394	173,394	173,394	173,394	173,394	43,349	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	318,845	318,845	318,845	318,845	318,845	318,845	79,711	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,847,896**	**4,847,896**	**4,847,896**	**4,847,896**	**4,847,896**	**4,847,896**	**1,211,974**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	131,401																							
Easements etc.	0																							
Legals Acquisition	42,570																							
Planning Fee	26,550																							
Professional	814,758		814,758																					
Build Cost - BCIS Base		0	847,052	1,694,104	2,541,157	2,541,157	2,541,157	2,541,157	1,905,868	1,058,815	211,763	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	246,834	246,834	192,489	120,028	47,567	29,451	7,363	0	0	0	0	0	0	0	0	0	0	0
BNG		0	847	1,694	2,541	2,541	2,541	2,541	1,906	1,059	212	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	21,176	42,353	63,529	63,529	63,529	63,529	47,647	26,470	5,294	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	145,437	145,437	145,437	145,437	145,437	145,437	36,359	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	24,239	24,239	24,239	24,239	24,239	24,239	6,060	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,015,280**	**0**	**1,756,295**	**1,883,073**	**2,824,610**	**2,824,610**	**3,023,738**	**3,023,738**	**2,317,585**	**1,376,048**	**434,512**	**199,128**	**49,782**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,838,014**																							
Interest		67,433	68,613	100,549	135,262	187,060	239,764	212,037	183,825	142,761	84,502	8,747	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,556,081
rdable for Rent																								746,305
First Homes																								0
Cash Flow	-3,853,293	-67,433	-1,824,908	-1,983,622	-2,959,872	-3,011,670	1,584,395	1,612,121	2,346,486	3,329,086	4,328,882	4,640,022	1,162,192	0	0	0	0	0	0	0	0	0	0	-5,302,386
Opening Balance	0																							
Closing Balance	-3,853,293	-3,920,726	-5,745,634	-7,729,256	-10,689,128	-13,700,798	-12,116,403	-10,504,282	-8,157,796	-4,828,709	-499,827	4,140,194	5,302,386	5,302,386	5,302,386	5,302,386	5,302,386	5,302,386	5,302,386	5,302,386	5,302,386	5,302,386	5,302,386	0

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Appendix
Site 5

Site 5	**5 Green 30**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				30	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.57	108.57	70.00%	21	4,560	10,396,800	2,280
Affordable Overall			30%	9			
Social Rent	74.42	72.33	12.00%	4	1,596	415,598	268
Affordable Rent	74.42	72.33	7.50%	2	2,280	371,070	167
Shared Ownersl	74.67	74.67	10.50%	3	2,964	697,133	235
First Homes	74.67	74.67	0.00%	0	3,111	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.857	ha	35	/ha		**11,880,601**	**2,951**
SITE AREA - Gro	1.429	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,178,013**	**1,374,349**	**824,609**
Existing Use Value		35,714		25,000
Uplift	0%	0		0
Plus /ha	350,000	500,000		350,000
Benchmark Land Value		**535,714**		**375,000**
Additional Profit		**769,736**	**338**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					1,178,013	
	Stamp Duty				48,401		
	Easements etc.				0		
	Legals /Acquisition			1.50%	17,670	66,071	
Fees							
	Planning				13,860		
	Professional			10.00%	631,629	645,489	
CONSTRUCTION							
	Build Cost	BCIS +		1,807	5,333,022		
		Extras			0		
		Unit extras		775.00	23,250		
		Site		15.00%	799,953		
	BNG				6,156		
	Contingency		2.50%		153,906		
	Abnormals		0.00%		0		
					0	6,316,287	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	356,418		
	Legals	%		0.5%	59,403		
		£/unit		0	0		
	Misc.	%		0.0%	0	415,821	**8,621,681**

Developers Profit				
	Market Housing	% Value	17.50%	**1,819,440**
	Affordable Hou	% Value	17.50%	**259,665**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	30		
No dwgs under	30	462	13,860
No dwgs over 5	0	138	0
		Total	13,860

Stamp duty calc - Residual			
Land payment			1,178,013
		Total	48,401

Stamp duty calc - AP			
Land payment			535,714
		Total	16,286

Building Safety Levy			
Greenfield	32.24	73,507	
Brownfield	0.00	0	
		Total	73,507

Pre CIL s106	18,115	£/ Unit (all)	
		Total	543,458

Post CIL s106	18,115	£/ Unit (all)	
		Total	543,458

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL		**Total**	0

BNG	0.10%	**Total**	6,156

Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,705.07	Per Unit
CO2 Plus	6.00%		102.30	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,807.47	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10							
Market Housing				0	0	0	3,465,600	3,465,600	3,465,600	0	0	0
Social Rent				0	0	0	138,533	138,533	138,533	0	0	0
Affordable Rent				0	0	0	123,690	123,690	123,690	0	0	0
Shared Ownership				0	0	0	232,378	232,378	232,378	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,960,200**	**3,960,200**	**3,960,200**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	48,401											
Easements etc.	0											
Legals Acquisition	17,670											
Planning Fee	13,860											
Professional	315,814		315,814									
Build Cost - BCIS Base		0	684,025	1,368,050	2,052,075	1,368,050	684,025	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	60,384	120,768	181,153	120,768	84,887	24,502	24,502	0	0	0
BNG		0	684	1,368	2,052	1,368	684	0	0	0	0	0
Contingency		0	17,101	34,201	51,302	34,201	17,101	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	118,806	118,806	118,806	0	0	0
Legals	0	0	0	0	0	0	19,801	19,801	19,801	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**395,746**	**0**	**1,078,008**	**1,524,388**	**2,286,582**	**1,524,388**	**925,303**	**163,109**	**163,109**	**0**	**0**	**0**
For Residual Va Land	**1,178,013**											
Interest		27,541	28,023	47,378	74,884	116,210	144,920	94,346	29,548	0	0	0
Developers Return												
arket Housing												
rdable for Rent												
First Homes												
Cash Flow	-1,573,759	-27,541	-1,106,031	-1,571,766	-2,361,466	-1,640,598	2,889,977	3,702,745	3,767,543	0	0	0
Opening Balance	0											
Closing Balance	-1,573,759	-1,601,299	-2,707,330	-4,279,097	-6,640,562	-8,281,160	-5,391,183	-1,688,438	2,079,105	2,079,105	2,079,105	2,079,105

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
arket Housing												1,819,440
rdable for Rent												259,665
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-2,079,105
Opening Balance												
Closing Balance	2,079,105	2,079,105	2,079,105	2,079,105	2,079,105	2,079,105	2,079,105	2,079,105	2,079,105	2,079,105	2,079,105	0

Appendix
Site 6

Site 6	**6 Green 12**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				12	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	112.50	112.50	70.00%	8	4,560	4,309,200	945
Affordable Overall			30%	3.6			
Social Rent	70.00	70.00	12.00%	1	1,596	160,877	101
Affordable Rent	83.50	83.50	7.50%	1	2,280	171,342	75
Shared Ownersl	70.00	70.00	10.50%	1	2,964	261,425	88
First Homes	70.00	70.00	0.00%	0	3,192	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.343	ha	35	/ha		**4,902,844**	**1,209**
SITE AREA - Gro	0.571	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**636,860**	**1,857,509**	**1,114,505**
Existing Use Value		14,286		25,000
Uplift	0%	0		0
Plus /ha	350,000	200,000		350,000
Benchmark Land Value		**214,286**		**375,000**
Additional Profit		**448,460**	**475**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					636,860	
	Stamp Duty				21,343		
	Easements etc.				0		
	Legals /Acquisition			1.50%	9,553	30,896	
Fees							
	Planning				5,544		
	Professional			10.00%	246,189	251,733	
CONSTRUCTION							
	Build Cost	BCIS +		1,797	2,172,911		
		Extras			0		
		Unit extras		775.00	9,300		
		Site		10.00%	217,291		
	BNG				2,400		
	Contingency		2.50%		59,988		
	Abnormals		0.00%		0		
					0	2,461,889	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	147,085		
	Legals	%		0.5%	24,514		
		£/unit		0	0		
	Misc.	%		0.0%	0	171,600	**3,552,978**

Developers Profit			
Market Housing	% Value	17.50%	**754,110**
Affordable Hou	% Value	17.50%	**103,888**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		636,860
	Total	21,343

Stamp duty calc - AP		
Land payment		214,286
	Total	1,286

Building Safety Levy			
Greenfield	32.24	30,467	
Brownfield	0.00	0	
		Total	30,467

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	2,400

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,695.24	Per Unit
CO2 Plus	6.00%		101.71	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,797.06	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3	3																		
Market Housing				0	0	0	1,077,300	1,077,300	1,077,300	1,077,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	40,219	40,219	40,219	40,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	42,836	42,836	42,836	42,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	65,356	65,356	65,356	65,356	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,225,711**	**1,225,711**	**1,225,711**	**1,225,711**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	21,343																							
Easements etc.	0																							
Legals Acquisition	9,553																							
Planning Fee	5,544																							
Professional	123,094		123,094																					
Build Cost - BCIS Base		0	199,958	399,917	599,875	599,875	399,917	199,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	18,115	36,231	54,346	54,346	43,847	25,732	7,617	7,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	200	400	600	600	400	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,999	9,998	14,997	14,997	9,998	4,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	36,771	36,771	36,771	36,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,129	6,129	6,129	6,129	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**159,535**	**0**	**346,367**	**446,545**	**669,818**	**669,818**	**497,062**	**273,789**	**50,517**	**50,517**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**636,860**																							
Interest		13,937	14,181	20,490	28,664	40,887	53,324	41,506	25,574	5,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								754,110
rdable for Rent																								103,888
First Homes																								0
Cash Flow	-796,395	-13,937	-360,548	-467,036	-698,482	-710,705	675,325	910,416	1,149,620	1,169,739	0	0	0	0	0	0	0	0	0	0	0	0	0	-857,998
Opening Balance	0																							
Closing Balance	-796,395	-810,332	-1,170,880	-1,637,915	-2,336,397	-3,047,102	-2,371,777	-1,461,362	-311,741	857,998	857,998	857,998	857,998	857,998	857,998	857,998	857,998	857,998	857,998	857,998	857,998	857,998	857,998	0

Appendix
Site 7

Site 7	7	Green 8	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				8	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	123.89	123.89	70.00%	6	4,560	3,163,627	694
Affordable Overall			30%	2.4			
Social Rent	123.89	123.89	12.00%	1	1,596	189,818	119
Affordable Rent	123.89	123.89	7.50%	1	2,280	169,480	74
Shared Ownersl	123.89	123.89	10.50%	1	2,964	308,454	104
First Homes	123.89	123.89	0.00%	0	3,192	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.229	ha	35	/ha		**3,831,378**	**991**
SITE AREA - Gro	0.381	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**349,841**	**1,530,552**	**918,331**
Existing Use Value		19,048		50,000
Uplift	0%	0		0
Plus /ha	350,000	133,333		350,000
Benchmark Land Value		**152,381**		**400,000**

Additional Profit	**206,408**	**298**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					349,841	
	Stamp Duty				6,992		
	Easements etc.				0		
	Legals /Acquisition			1.50%	5,248	12,240	
Fees							
	Planning				3,696		
	Professional			10.00%	212,356	216,052	
CONSTRUCTION							
	Build Cost	BCIS +		1,893	1,875,950		
		Extras			0		
		Unit extras		775.00	6,200		
		Site		10.00%	187,595		
	BNG				2,070		
	Contingency		2.50%		51,744		
	Abnormals		0.00%		0		
					0	2,123,559	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	114,941		
	Legals	%		0.5%	19,157		
		£/unit		0	0		
	Misc.	%		0.0%	0	134,098	**2,835,790**

Developers Profit				
	Market Housing	% Value	17.50%	**553,635**
	Affordable Hou:	% Value	17.50%	**116,856**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	462	3,696
No dwgs over 5	0	138	0
		Total	3,696

Stamp duty calc - Residual		
Land payment		349,841
	Total	6,992

Stamp duty calc - AP		
Land payment		152,381
	Total	48

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Post CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	2,070

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,785.54	Per Unit
CO2 Plus	6.00%		107.13	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,892.78	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	790,907	790,907	790,907	790,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	47,454	47,454	47,454	47,454	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	42,370	42,370	42,370	42,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	77,113	77,113	77,113	77,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**957,844**	**957,844**	**957,844**	**957,844**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	6,992																							
Easements etc.	0																							
Legals Acquisition	5,248																							
Planning Fee	3,696																							
Professional	106,178		106,178																					
Build Cost - BCIS Base		0	172,479	344,958	517,436	517,436	344,958	172,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	36,231	24,154	12,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	172	345	517	517	345	172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,312	8,624	12,936	12,936	8,624	4,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	28,735	28,735	28,735	28,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,789	4,789	4,789	4,789	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**122,114**	**0**	**295,218**	**378,080**	**567,120**	**567,120**	**411,605**	**222,565**	**33,525**	**33,525**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**349,841**																							
Interest		8,259	8,404	13,717	20,574	30,858	41,323	32,487	20,188	4,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								553,635
rdable for Rent																								116,856
First Homes																								0
Cash Flow	-471,954	-8,259	-303,622	-391,797	-587,694	-597,978	504,917	702,793	904,132	919,954	0	0	0	0	0	0	0	0	0	0	0	0	0	-670,491
Opening Balance	0																							
Closing Balance	-471,954	-480,214	-783,835	-1,175,633	-1,763,327	-2,361,305	-1,856,388	-1,153,595	-249,463	670,491	670,491	670,491	670,491	670,491	670,491	670,491	670,491	670,491	670,491	670,491	670,491	670,491	670,491	0

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Appendix
Site 8

Site 8	8 Green 6	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	121.67	121.67	70.00%	4	4,560	2,330,160	511
Affordable Overall			30%	1.8			
Social Rent	121.67	121.67	12.00%	1	1,596	139,810	88
Affordable Rent	121.67	121.67	7.50%	0	2,280	124,830	55
Shared Ownersl	121.67	121.67	10.50%	1	2,964	227,191	77
First Homes	121.67	121.67	0.00%	0	3,192	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.171	ha	35	/ha		**2,821,990**	**730**
SITE AREA - Gro	0.286	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**282,668**	**1,648,899**	**989,339**
Existing Use Value		14,286		50,000
Uplift	0%	0		0
Plus /ha	350,000	100,000		350,000
Benchmark Land Value		**114,286**		**400,000**
Additional Profit		**217,779**	**426**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					282,668	
	Stamp Duty				3,633		
	Easements etc.				0		
	Legals /Acquisition			1.50%	4,240	7,873	
Fees							
	Planning				2,772		
	Professional			10.00%	153,910	156,682	
CONSTRUCTION							
	Build Cost	BCIS +		1,862	1,359,502		
		Extras			0		
		Unit extras		775.00	4,650		
		Site		10.00%	135,950		
	BNG				1,500		
	Contingency		2.50%		37,503		
	Abnormals		0.00%		0		
					0	1,539,105	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	84,660		
	Legals	%		0.5%	14,110		
		£/unit		0	0		
	Misc.	%		0.0%	0	98,770	**2,085,099**

Developers Profit				
	Market Housing	% Value	17.50%	**407,778**
	Affordable Hou	% Value	17.50%	**86,070**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	462	2,772
No dwgs over 5	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		282,668
	Total	3,633

Stamp duty calc - AP		
Land payment		114,286
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Post CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	1,500

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,756.82	Per Unit
CO2 Plus	6.00%		105.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,862.33	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3																				
Market Housing				0	0	0	1,165,080	1,165,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	69,905	69,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	62,415	62,415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	113,595	113,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,410,995**	**1,410,995**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	3,633																							
Easements etc.	0																							
Legals Acquisition	4,240																							
Planning Fee	2,772																							
Professional	76,955		76,955																					
Build Cost - BCIS Base		0	250,017	500,034	500,034	250,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	18,115	36,231	36,231	18,115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	250	500	500	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,250	12,501	12,501	6,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	42,330	42,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,055	7,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**87,601**	**0**	**351,588**	**549,265**	**549,265**	**274,633**	**49,385**	**49,385**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**282,668**																							
Interest		6,480	6,593	12,861	22,698	32,708	38,086	14,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								407,778
rdable for Rent																								86,070
First Homes																								0
Cash Flow	-370,269	-6,480	-358,181	-562,127	-571,964	-307,341	1,323,524	1,346,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-493,848
Opening Balance	0																							
Closing Balance	-370,269	-376,749	-734,930	-1,297,057	-1,869,021	-2,176,361	-852,837	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	493,848	0

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Appendix
Site 9

Site 9	**9 Green 3**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				3	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	120.00	120.00	70.00%	2	4,660	1,174,320	252
Affordable Overall			30%	0.9			
Social Rent	120.00	120.00	12.00%	0	1,631	70,459	43
Affordable Rent	120.00	120.00	7.50%	0	2,330	62,910	27
Shared Ownersl	120.00	120.00	10.50%	0	3,029	114,496	38
First Homes	120.00	120.00	0.00%	0	3,192	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.086	ha	35	/ha		**1,422,185**	**360**
SITE AREA - Gro	0.143	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**162,194**	**1,892,262**	**1,135,357**
Existing Use Value		7,143		50,000
Uplift	0%	0		0
Plus /ha	350,000	50,000		350,000
Benchmark Land Value		**57,143**		**400,000**
Additional Profit		**117,842**	**468**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					162,194	
	Stamp Duty				244		
	Easements etc.				0		
	Legals /Acquisition			1.50%	2,433	2,677	
Fees							
	Planning				1,386		
	Professional			10.00%	75,815	77,201	
CONSTRUCTION							
	Build Cost	BCIS +		1,860	669,649		
		Extras			0		
		Unit extras		775.00	2,325		
		Site		10.00%	66,965		
	BNG				739		
	Contingency		2.50%		18,473		
	Abnormals		0.00%		0		
					0	758,151	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	42,666		
	Legals	%		0.5%	7,111		
		£/unit		0	0		
	Misc.	%		0.0%	0	49,776	**1,049,999**

Developers Profit				
	Market Housing	% Value	17.50%	**205,506**
	Affordable Hou	% Value	17.50%	**43,376**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	462	1,386
No dwgs over 5	0	138	0
		Total	1,386

Stamp duty calc - Residual		
Land payment		162,194
	Total	244

Stamp duty calc - AP		
Land payment		57,143
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	54,346

Post CIL s106	18,115	£/ Unit (all)	
		Total	54,346

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	739

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,754.75	Per Unit
CO2 Plus	6.00%		105.29	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,860.14	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1							
Market Housing				0	0	0	391,440	391,440	391,440	0	0	0
Social Rent				0	0	0	23,486	23,486	23,486	0	0	0
Affordable Rent				0	0	0	20,970	20,970	20,970	0	0	0
Shared Ownership				0	0	0	38,165	38,165	38,165	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**474,062**	**474,062**	**474,062**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	244											
Easements etc.	0											
Legals Acquisition	2,433											
Planning Fee	1,386											
Professional	37,908		37,908									
Build Cost - BCIS Base		0	82,104	164,209	246,313	164,209	82,104	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	6,038	12,077	18,115	12,077	6,038	0	0	0	0	0
BNG		0	82	164	246	164	82	0	0	0	0	0
Contingency		0	2,053	4,105	6,158	4,105	2,053	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	14,222	14,222	14,222	0	0	0
Legals	0	0	0	0	0	0	2,370	2,370	2,370	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**41,971**	**0**	**128,185**	**180,555**	**270,832**	**180,555**	**106,870**	**16,592**	**16,592**	**0**	**0**	**0**
For Residual Va Land	**162,194**											
Interest		3,573	3,635	5,942	9,206	14,107	17,513	11,394	3,587	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-204,165	-3,573	-131,820	-186,497	-280,038	-194,661	349,679	446,076	453,882	0	0	0
Opening Balance	0											
Closing Balance	-204,165	-207,737	-339,558	-526,055	-806,093	-1,000,755	-651,076	-205,000	248,882	248,882	248,882	248,882

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												205,506
rdable for Rent												43,376
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-248,882
Opening Balance												
Closing Balance	248,882	248,882	248,882	248,882	248,882	248,882	248,882	248,882	248,882	248,882	248,882	0

Appendix
Site 13

Site 13	**13 Flats 150**	Brown	

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				150	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	76.02	67.57	90.00%	135	4,660	42,509,186	10,262
Affordable Overall			10%	15			
Social Rent	69.38	61.67	4.00%	6	1,631	603,470	416
Affordable Rent	69.38	61.67	2.50%	4	2,330	538,813	260
Shared Ownersl	73.65	65.47	3.50%	5	3,029	1,041,067	387
First Homes	73.65	65.47	0.00%	0	3,262	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	1.000	ha	150	/ha		**44,692,536**	**11,325**
SITE AREA - Gro	1.250	ha	120	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,625,450**	**1,625,450**	**1,300,360**
Existing Use Value		2,000,000		1,600,000
Uplift	20%	400,000		320,000
Plus /ha	0	0		0
Benchmark Land Value		**2,400,000**		**1,920,000**

Additional Profit	**-1,589,920**	**-155**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					1,625,450	
	Stamp Duty				70,772		
	Easements etc.				0		
	Legals /Acquisition			1.50%	24,382	95,154	
Fees							
	Planning				36,900		
	Professional			10.00%	2,618,420	2,655,320	
CONSTRUCTION							
	Build Cost	BCIS +		1,988	22,510,523		
		Extras			0		
		Unit extras		775.00	116,250		
		Site		5.00%	1,125,526		
	BNG				118,761		
	Contingency		5.00%		1,187,615		
	Abnormals		5.00%		1,125,526		
					0	26,184,202	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,340,776		
	Legals	%		0.5%	223,463		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,564,239	**32,124,365**

Developers Profit				
	Market Housing	% Value	17.50%	**7,439,108**
	Affordable Hou:	% Value	17.50%	**382,086**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	462	23,100
No dwgs over 5	100	138	13,800
		Total	36,900

Stamp duty calc - Residual		
Land payment		1,625,450
	Total	70,772

Stamp duty calc - AP		
Land payment		2,400,000
	Total	109,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	165,430	
		Total	165,430

Pre CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Post CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	118,761

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,875.00	Per Unit
CO2 Plus	6.00%		112.50	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,987.60	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			25	25	25	25	25	25				
Market Housing				0	0	0	7,084,864	7,084,864	7,084,864	7,084,864	7,084,864	7,084,864
Social Rent				0	0	0	100,578	100,578	100,578	100,578	100,578	100,578
Affordable Rent				0	0	0	89,802	89,802	89,802	89,802	89,802	89,802
Shared Ownership				0	0	0	173,511	173,511	173,511	173,511	173,511	173,511
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**7,448,756**	**7,448,756**	**7,448,756**	**7,448,756**	**7,448,756**	**7,448,756**
EXPENDITURE												
Stamp Duty	70,772											
Easements etc.	0											
Legals Acquisition	24,382											
Planning Fee	36,900											
Professional	1,309,210		1,309,210									
Build Cost - BCIS Base		0	1,319,572	2,639,144	3,958,717	3,958,717	3,958,717	3,958,717	2,639,144	1,319,572	0	0
BSL/BSL/s106/CIL/Tariff		0	150,961	301,921	452,882	452,882	480,453	480,453	329,493	178,532	27,572	27,572
BNG		0	6,598	13,196	19,794	19,794	19,794	19,794	13,196	6,598	0	0
Contingency		0	65,979	131,957	197,936	197,936	197,936	197,936	131,957	65,979	0	0
Abnormals		0	62,529	125,058	187,588	187,588	187,588	187,588	125,058	62,529	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	223,463	223,463	223,463	223,463	223,463	223,463
Legals	0	0	0	0	0	0	37,244	37,244	37,244	37,244	37,244	37,244
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**1,441,265**	**0**	**2,914,849**	**3,211,277**	**4,816,915**	**4,816,915**	**5,105,194**	**5,105,194**	**3,499,555**	**1,893,917**	**288,278**	**288,278**
For Residual Va Land	**1,625,450**											
Interest		53,668	54,607	106,572	164,635	251,812	340,514	305,461	269,794	205,405	111,790	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-3,066,714	-53,668	-2,969,455	-3,317,849	-4,981,550	-5,068,727	2,003,048	2,038,101	3,679,407	5,349,435	7,048,688	7,160,478
Opening Balance	0											
Closing Balance	-3,066,714	-3,120,382	-6,089,837	-9,407,686	-14,389,236	-19,457,963	-17,454,915	-15,416,814	-11,737,407	-6,387,972	660,716	7,821,194

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												7,439,108
rdable for Rent												382,086
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-7,821,194
Opening Balance												
Closing Balance	7,821,194	7,821,194	7,821,194	7,821,194	7,821,194	7,821,194	7,821,194	7,821,194	7,821,194	7,821,194	7,821,194	0

Appendix
Site 14

Site 14	14 Flats 60	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	76.07	67.62	90.00%	54	4,660	17,015,657	4,108
Affordable Overall			10%	6			
Social Rent	69.38	61.67	4.00%	2	1,631	241,388	167
Affordable Rent	69.38	61.67	2.50%	2	2,330	215,525	104
Shared Ownersl	71.44	63.50	3.50%	2	3,029	403,917	150
First Homes	71.44	63.50	0.00%	0	3,262	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.500	ha	120	/ha		**17,876,487**	**4,528**
SITE AREA - Gro	0.625	ha	96	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		638,327	1,276,655	1,021,324
Existing Use Value		1,000,000		1,600,000
Uplift	20%	200,000		320,000
Plus /ha	0	0		0
Benchmark Land Value		**1,200,000**		**1,920,000**

Additional Profit	-690,946	-168	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					638,327	
	Stamp Duty				21,416		
	Easements etc.				0		
	Legals /Acquisition			1.50%	9,575	30,991	
Fees							
	Planning				24,480		
	Professional			10.00%	1,046,965	1,071,445	
CONSTRUCTION							
	Build Cost	BCIS +		1,988	9,000,724		
		Extras			0		
		Unit extras		775.00	46,500		
		Site		5.00%	450,036		
	BNG				47,486		
	Contingency		5.00%		474,863		
	Abnormals		5.00%		450,036		
					0	10,469,646	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	536,295		
	Legals	%		0.5%	89,382		
		£/unit		0	0		
	Misc.	%		0.0%	0	625,677	**12,836,086**

Developers Profit			
Market Housing	% Value	17.50%	**2,977,740**
Affordable Hou:	% Value	17.50%	**150,645**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	462	23,100
No dwgs over 5	10	138	1,380
		Total	24,480

Stamp duty calc - Residual		
Land payment		638,327
	Total	21,416

Stamp duty calc - AP		
Land payment		1,200,000
	Total	49,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	66,219	
		Total	66,219

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	47,486

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,875.00	Per Unit
CO2 Plus	6.00%		112.50	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,987.60	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	4,253,914	4,253,914	4,253,914	4,253,914	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	60,347	60,347	60,347	60,347	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	53,881	53,881	53,881	53,881	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	100,979	100,979	100,979	100,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,469,122**	**4,469,122**	**4,469,122**	**4,469,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	21,416																							
Easements etc.	0																							
Legals Acquisition	9,575																							
Planning Fee	24,480																							
Professional	523,482		523,482																					
Build Cost - BCIS Base		0	791,438	1,582,877	2,374,315	2,374,315	1,582,877	791,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	90,576	181,153	271,729	271,729	197,707	107,131	16,555	16,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,957	7,914	11,872	11,872	7,914	3,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	39,572	79,144	118,716	118,716	79,144	39,572	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	37,503	75,006	112,509	112,509	75,006	37,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	134,074	134,074	134,074	134,074	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	22,346	22,346	22,346	22,346	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**578,954**	**0**	**1,486,529**	**1,926,094**	**2,889,141**	**2,889,141**	**2,099,068**	**1,136,021**	**172,974**	**172,974**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**638,327**																							
Interest		21,302	21,675	48,069	82,617	134,622	187,538	149,344	93,628	20,084	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
larket Housing																								2,977,740
rdable for Rent																								150,645
First Homes																								0
Cash Flow	-1,217,281	-21,302	-1,508,204	-1,974,162	-2,971,757	-3,023,763	2,182,516	3,183,757	4,202,519	4,276,064	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,128,385
Opening Balance	0																							
Closing Balance	-1,217,281	-1,238,584	-2,746,788	-4,720,950	-7,692,708	-10,716,471	-8,533,955	-5,350,198	-1,147,678	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	3,128,385	0

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Appendix
Site 15

Site 15	**15 Flats 12**	Brown	

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				12	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	75.23	66.88	90.00%	11	4,660	3,365,685	813
Affordable Overall			10%	1.2			
Social Rent	68.63	61.00	4.00%	0	1,631	47,756	33
Affordable Rent	68.63	61.00	2.50%	0	2,330	42,639	21
Shared Ownersl	68.63	61.00	3.50%	0	3,029	77,603	29
First Homes	68.63	61.00	0.00%	0	3,262	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.160	ha	75	/ha		**3,533,683**	**895**
SITE AREA - Gro	0.200	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		28,179	176,116	140,893
Existing Use Value		320,000		1,600,000
Uplift	20%	64,000		320,000
Plus /ha	0	0		0
Benchmark Land Value		**384,000**		**1,920,000**
Additional Profit		-375,327	-462	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					28,179	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	423	423	
Fees							
	Planning				5,544		
	Professional			10.00%	216,289	221,833	
CONSTRUCTION							
	Build Cost	BCIS +		1,988	1,778,666		
		Extras			0		
		Unit extras		775.00	9,300		
		Site		10.00%	177,867		
	BNG				9,829		
	Contingency		5.00%		98,292		
	Abnormals		5.00%		88,933		
					0	2,162,887	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	106,010		
	Legals	%		0.5%	17,668		
		£/unit		0	0		
	Misc.	%		0.0%	0	123,679	**2,537,000**

Developers Profit				
	Market Housing	% Value	17.50%	**588,995**
	Affordable Hou	% Value	17.50%	**29,400**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		28,179
	Total	0

Stamp duty calc - AP		
Land payment		384,000
	Total	8,700

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	13,098	
		Total	13,098

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	9,829

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,875.00	Per Unit
CO2 Plus	6.00%		112.50	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,987.60	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6								
Market Housing				0	0	0	1,682,843	1,682,843	0	0	0	0
Social Rent				0	0	0	23,878	23,878	0	0	0	0
Affordable Rent				0	0	0	21,320	21,320	0	0	0	0
Shared Ownership				0	0	0	38,801	38,801	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,766,841**	**1,766,841**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	423											
Planning Fee	5,544											
Professional	108,144		108,144									
Build Cost - BCIS Base		0	327,639	655,278	655,278	327,639	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	36,231	72,461	72,461	36,231	6,549	6,549	0	0	0	0
BNG		0	1,638	3,276	3,276	1,638	0	0	0	0	0	0
Contingency		0	16,382	32,764	32,764	16,382	0	0	0	0	0	0
Abnormals		0	14,822	29,644	29,644	14,822	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	53,005	53,005	0	0	0	0
Legals	0	0	0	0	0	0	8,834	8,834	0	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**114,111**	**0**	**504,856**	**793,423**	**793,423**	**396,712**	**68,388**	**68,388**	**0**	**0**	**0**	**0**
For Residual Va Land	**28,179**											
Interest		2,490	2,534	11,413	25,498	39,829	47,468	18,576	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-142,290	-2,490	-507,390	-804,836	-818,921	-436,540	1,650,985	1,679,877	0	0	0	0
Opening Balance	0											
Closing Balance	-142,290	-144,780	-652,170	-1,457,006	-2,275,927	-2,712,467	-1,061,482	618,394	618,394	618,394	618,394	618,394

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												588,995
rdable for Rent												29,400
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-618,394
Closing Balance	618,394	618,394	618,394	618,394	618,394	618,394	618,394	618,394	618,394	618,394	618,394	0

Appendix
Site 16

Site 16	16	Mixed 250	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	97.58	95.51	90.00%	225	4,500	96,708,214	21,955
Affordable Overall			10%	25			
Social Rent	80.10	77.56	4.00%	10	1,575	1,221,570	801
Affordable Rent	80.10	77.56	2.50%	6	2,250	1,090,688	501
Shared Ownersl	79.06	76.28	3.50%	9	2,925	1,952,291	692
First Homes	79.06	76.28	0.00%	0	2,937	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	5.556	ha	45	/ha		100,972,763	23,948
SITE AREA - Gro	7.407	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**17,940,873**	**3,229,357**	**2,422,018**
Existing Use Value		11,851,852		1,600,000
Uplift	20%	2,370,370		320,000
Plus /ha	0	0		0
Benchmark Land Value		**14,222,222**		**1,920,000**
Additional Profit		**15,633,271**	**712**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					17,940,873	
	Stamp Duty				886,544		
	Easements etc.				0		
	Legals /Acquisition			1.50%	269,113	1,155,657	
Fees							
	Planning				50,700		
	Professional			10.00%	4,752,114	4,802,814	
CONSTRUCTION							
	Build Cost	BCIS +		1,564	37,456,347		
		Extras			0		
		Unit extras		775.00	193,750		
		Site		15.00%	5,618,452		
	BNG				216,343		
	Contingency		5.00%		2,163,427		
	Abnormals		5.00%		1,872,817		
					0	47,521,136	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	3,029,183		
	Legals	%		0.5%	504,864		
		£/unit		0	0		
	Misc.	%		0.0%	0	3,534,047	**74,954,527**

Developers Profit			
Market Housing	% Value	17.50%	**16,923,938**
Affordable Hou	% Value	17.50%	**746,296**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	462	23,100
No dwgs over 5	200	138	27,600
		Total	50,700

Stamp duty calc - Residual	
Land payment	17,940,873
Total	886,544

Stamp duty calc - AP	
Land payment	14,222,222
Total	700,611

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	353,917	
		Total	353,917

Pre CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Post CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL		**Total**	0

BNG	0.50%	**Total**	216,343

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,475.42	Per Unit
CO2 Plus	6.00%		88.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,564.04	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50																			
Market Housing		19,341,643	19,341,643	19,341,643	19,341,643	19,341,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		244,314	244,314	244,314	244,314	244,314	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		218,138	218,138	218,138	218,138	218,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		390,458	390,458	390,458	390,458	390,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**20,194,553**	**20,194,553**	**20,194,553**	**20,194,553**	**20,194,553**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	886,544																							
Easements etc.	0																							
Legals Acquisition	269,113																							
Planning Fee	50,700																							
Professional	4,752,114																							
Build Cost - BCIS Base		8,653,710	8,653,710	8,653,710	8,653,710	8,653,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		976,547	976,547	976,547	976,547	976,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		43,269	43,269	43,269	43,269	43,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		432,685	432,685	432,685	432,685	432,685	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		374,563	374,563	374,563	374,563	374,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	605,837	605,837	605,837	605,837	605,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	100,973	100,973	100,973	100,973	100,973	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**5,958,471**	**11,187,584**	**11,187,584**	**11,187,584**	**11,187,584**	**11,187,584**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**17,940,873**																							
Interest		1,672,954	1,159,573	610,255	22,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								16,923,938
rdable for Rent																								746,296
First Homes																								0
Cash Flow	-23,899,344	7,334,015	7,847,396	8,396,714	8,984,484	9,006,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-17,670,234
Opening Balance	0																							
Closing Balance	-23,899,344	-16,565,329	-8,717,933	-321,219	8,663,264	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	17,670,234	0

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Appendix
Site 17

Site 17	**17**	**Mixed 150**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				150	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	97.47	95.43	90.00%	135	4,500	57,972,857	13,158
Affordable Overall			10%	15			
Social Rent	79.73	77.47	4.00%	6	1,575	732,060	478
Affordable Rent	79.73	77.47	2.50%	4	2,250	653,625	299
Shared Ownersl	80.67	78.00	3.50%	5	2,925	1,197,788	424
First Homes	80.67	78.00	0.00%	0	2,923	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	3.333	ha	45	/ha		**60,556,330**	**14,359**
SITE AREA - Gro	4.444	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		5,856,533	1,756,960	1,317,720
Existing Use Value		7,111,111		1,600,000
Uplift	20%	1,422,222		320,000
Plus /ha	0	0		0
Benchmark Land Value		**8,533,333**		**1,920,000**
Additional Profit		-10,412,036	-791	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				5,856,533	
	Stamp Duty			282,327		
	Easements etc.			0		
	Legals /Acquisition		1.50%	87,848	370,175	
Fees						
	Planning			36,900		
	Professional		10.00%	3,238,728	3,275,628	
CONSTRUCTION						
	Build Cost	BCIS +	1,779	25,540,973		
		Extras		0		
		Unit extras	775.00	116,250		
		Site	15.00%	3,831,146		
	BNG			147,442		
	Contingency	5.00%		1,474,418		
	Abnormals	5.00%		1,277,049		
				0	32,387,277	
FINANCE						
	Fees		0%	0		
	Interest		7.00%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,816,690		
	Legals	%	0.5%	302,782		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,119,472	**44,009,085**

Developers Profit				
	Market Housing	% Value	17.50%	**10,145,250**
	Affordable Hou	% Value	17.50%	**452,108**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	462	23,100
No dwgs over 5	100	138	13,800
		Total	36,900

Stamp duty calc - Residual		
Land payment		5,856,533
	Total	282,327

Stamp duty calc - AP		
Land payment		8,533,333
	Total	416,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	212,115	
		Total	212,115

Pre CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Post CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	147,442

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,677.92	Per Unit
CO2 Plus	6.00%		100.68	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,778.70	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12	12	12	12	12	12	12	12	6									
Market Housing				0	0	0	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	4,637,829	2,318,914	0	0	0	0	0
Social Rent				0	0	0	58,565	58,565	58,565	58,565	58,565	58,565	58,565	58,565	58,565	58,565	58,565	58,565	29,282	0	0	0	0	0
Affordable Rent				0	0	0	52,290	52,290	52,290	52,290	52,290	52,290	52,290	52,290	52,290	52,290	52,290	52,290	26,145	0	0	0	0	0
Shared Ownership				0	0	0	95,823	95,823	95,823	95,823	95,823	95,823	95,823	95,823	95,823	95,823	95,823	95,823	47,912	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**4,844,506**	**2,422,253**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	282,327																							
Easements etc.	0																							
Legals Acquisition	87,848																							
Planning Fee	36,900																							
Professional	1,619,364		1,619,364																					
Build Cost - BCIS Base		0	786,356	1,572,713	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	1,965,891	1,179,535	393,178	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	234,352	234,352	234,352	234,352	234,352	234,352	234,352	234,352	198,122	125,661	53,200	16,969	8,485	0	0	0	0	0
BNG		0	3,932	7,864	11,795	11,795	11,795	11,795	11,795	11,795	11,795	11,795	11,795	11,795	9,829	5,898	1,966	0	0	0	0	0	0	0
Contingency		0	39,318	78,636	117,953	117,953	117,953	117,953	117,953	117,953	117,953	117,953	117,953	117,953	98,295	58,977	19,659	0	0	0	0	0	0	0
Abnormals		0	34,055	68,109	102,164	102,164	102,164	102,164	102,164	102,164	102,164	102,164	102,164	102,164	85,137	51,082	17,027	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	145,335	145,335	145,335	145,335	145,335	145,335	145,335	145,335	145,335	145,335	145,335	145,335	72,668	0	0	0	0	0
Legals	0	0	0	0	0	0	24,223	24,223	24,223	24,223	24,223	24,223	24,223	24,223	24,223	24,223	24,223	24,223	12,111	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,026,439**	**0**	**2,555,486**	**1,872,244**	**2,808,365**	**2,808,365**	**2,994,892**	**2,994,892**	**2,994,892**	**2,994,892**	**2,994,892**	**2,994,892**	**2,994,892**	**2,994,892**	**2,526,831**	**1,590,710**	**654,588**	**186,527**	**93,263**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**5,856,533**																							
Interest		137,952	140,366	187,544	223,590	276,649	330,637	304,055	277,007	249,487	221,485	192,992	164,001	134,503	104,489	65,758	9,967	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								10,145,250
rdable for Rent																								452,108
First Homes																								0
Cash Flow	-7,882,972	-137,952	-2,695,852	-2,059,787	-3,031,955	-3,085,015	1,518,977	1,545,559	1,572,607	1,600,127	1,628,129	1,656,622	1,685,613	1,715,111	2,213,186	3,188,039	4,179,951	4,657,979	2,328,990	0	0	0	0	-10,597,358
Opening Balance	0																							
Closing Balance	-7,882,972	-8,020,924	-10,716,776	-12,776,563	-15,808,518	-18,893,533	-17,374,555	-15,828,996	-14,256,389	-12,656,262	-11,028,133	-9,371,511	-7,685,898	-5,970,788	-3,757,601	-569,563	3,610,388	8,268,368	10,597,358	10,597,358	10,597,358	10,597,358	10,597,358	0

Appendix
Site 18

Site 18	**18**	**Mixed 60**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				60	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	98.48	96.43	90.00%	54	4,500	23,432,143	5,318
Affordable Overall			10%	6			
Social Rent	78.81	76.50	4.00%	2	1,575	289,170	189
Affordable Rent	78.81	76.50	2.50%	2	2,250	258,188	118
Shared Ownersl	83.31	80.50	3.50%	2	2,925	494,471	175
First Homes	83.31	80.50	0.00%	0	2,890	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	1.333	ha	45	/ha		**24,473,972**	**5,800**
SITE AREA - Gro	1.778	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,418,616**	**1,813,962**	**1,360,472**
Existing Use Value		2,844,444		1,600,000
Uplift	20%	568,889		320,000
Plus /ha	0	0		0
Benchmark Land Value		**3,413,333**		**1,920,000**
Additional Profit		**-1,782,895**	**-335**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					2,418,616	
	Stamp Duty				110,431		
	Easements etc.				0		
	Legals /Acquisition			1.50%	36,279	146,710	
Fees							
	Planning				24,480		
	Professional			10.00%	1,309,679	1,334,159	
CONSTRUCTION							
	Build Cost	BCIS +		1,781	10,328,705		
		Extras			0		
		Unit extras		775.00	46,500		
		Site		15.00%	1,549,306		
	BNG				59,623		
	Contingency		5.00%		596,226		
	Abnormals		5.00%		516,435		
					0	13,096,795	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	734,219		
	Legals	%		0.5%	122,370		
		£/unit		0	0		
	Misc.	%		0.0%	0	856,589	**17,852,869**

Developers Profit				
	Market Housing	% Value	17.50%	**4,100,625**
	Affordable Hou	% Value	17.50%	**182,320**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	462	23,100
No dwgs over 5	10	138	1,380
		Total	24,480

Stamp duty calc - Residual		
Land payment		2,418,616
	Total	110,431

Stamp duty calc - AP		
Land payment		3,413,333
	Total	160,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	85,727	
		Total	85,727

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	59,623

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.81	Per Unit
CO2 Plus	6.00%		100.79	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,780.70	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12																	
Market Housing				0	0	0	4,686,429	4,686,429	4,686,429	4,686,429	4,686,429	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	57,834	57,834	57,834	57,834	57,834	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	51,638	51,638	51,638	51,638	51,638	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	98,894	98,894	98,894	98,894	98,894	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,894,794**	**4,894,794**	**4,894,794**	**4,894,794**	**4,894,794**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	110,431																							
Easements etc.	0																							
Legals Acquisition	36,279																							
Planning Fee	24,480																							
Professional	654,840		654,840																					
Build Cost - BCIS Base		0	794,967	1,589,935	2,384,902	2,384,902	2,384,902	1,589,935	794,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	234,529	162,068	89,606	17,145	17,145	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,975	7,950	11,925	11,925	11,925	7,950	3,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	39,748	79,497	119,245	119,245	119,245	79,497	39,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,429	68,858	103,287	103,287	103,287	68,858	34,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	146,844	146,844	146,844	146,844	146,844	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	24,474	24,474	24,474	24,474	24,474	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**826,030**	**0**	**1,600,420**	**1,891,161**	**2,836,742**	**2,836,742**	**3,025,205**	**2,079,625**	**1,134,044**	**188,463**	**188,463**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,418,616**																							
Interest		56,781	57,775	86,793	121,408	173,175	225,849	197,083	151,267	88,101	7,282	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,100,625
rdable for Rent																								182,320
First Homes																								0
Cash Flow	-3,244,646	-56,781	-1,658,195	-1,977,955	-2,958,150	-3,009,917	1,643,740	2,618,086	3,609,484	4,618,230	4,699,049	0	0	0	0	0	0	0	0	0	0	0	0	-4,282,945
Opening Balance	0																							
Closing Balance	-3,244,646	-3,301,427	-4,959,623	-6,937,578	-9,895,727	-12,905,645	-11,261,905	-8,643,818	-5,034,335	-416,104	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	4,282,945	0

Appendix
Site 19

Site 19	**19**	**Mixed 20**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				20	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	98.57	98.57	90.00%	18	4,500	7,984,286	1,774
Affordable Overall			10%	2			
Social Rent	68.63	61.00	4.00%	1	1,575	76,860	55
Affordable Rent	68.63	61.00	2.50%	1	2,250	68,625	34
Shared Ownersl	68.63	61.00	3.50%	1	2,925	124,898	48
First Homes	68.63	61.00	0.00%	0	3,150	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.444	ha	45	/ha		**8,254,668**	**1,912**
SITE AREA - Gro	0.593	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		893,080	2,009,430	1,507,073
Existing Use Value		948,148		1,600,000
Uplift	20%	189,630		320,000
Plus /ha	0	0		0
Benchmark Land Value		**1,137,778**		**1,920,000**
Additional Profit		-420,162	-237	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					893,080	
	Stamp Duty				34,154		
	Easements etc.				0		
	Legals /Acquisition			1.50%	13,396	47,550	
Fees							
	Planning				9,240		
	Professional			10.00%	434,729	443,969	
CONSTRUCTION							
	Build Cost	BCIS +		1,794	3,428,405		
		Extras			0		
		Unit extras		775.00	15,500		
		Site		15.00%	514,261		
	BNG				19,791		
	Contingency		5.00%		197,908		
	Abnormals		5.00%		171,420		
					0	4,347,285	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	247,640		
	Legals	%		0.5%	41,273		
		£/unit		0	0		
	Misc.	%		0.0%	0	288,913	**6,020,798**

Developers Profit				
	Market Housing	% Value	17.50%	**1,397,250**
	Affordable Hou:	% Value	17.50%	**47,317**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	462	9,240
No dwgs over 5	0	138	0
		Total	9,240

Stamp duty calc - Residual	
Land payment	893,080
Total	34,154

Stamp duty calc - AP	
Land payment	1,137,778
Total	46,389

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	28,601	
		Total	28,601

Pre CIL s106	18,115	£/ Unit (all)	
		Total	362,305

Post CIL s106	18,115	£/ Unit (all)	
		Total	362,305

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	19,791

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,691.92	Per Unit
CO2 Plus	6.00%		101.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,793.53	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5						
Market Housing				0	0	0	1,996,071	1,996,071	1,996,071	1,996,071	0	0
Social Rent				0	0	0	19,215	19,215	19,215	19,215	0	0
Affordable Rent				0	0	0	17,156	17,156	17,156	17,156	0	0
Shared Ownership				0	0	0	31,224	31,224	31,224	31,224	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,063,667**	**2,063,667**	**2,063,667**	**2,063,667**	**0**	**0**
EXPENDITURE												
Stamp Duty	34,154											
Easements etc.	0											
Legals Acquisition	13,396											
Planning Fee	9,240											
Professional	217,364		217,364									
Build Cost - BCIS Base		0	329,847	659,694	989,541	989,541	659,694	329,847	0	0	0	0
BSL/s106/CIL/Tariff		0	30,192	60,384	90,576	90,576	67,535	37,342	7,150	7,150	0	0
BNG		0	1,649	3,298	4,948	4,948	3,298	1,649	0	0	0	0
Contingency		0	16,492	32,985	49,477	49,477	32,985	16,492	0	0	0	0
Abnormals		0	14,285	28,570	42,855	42,855	28,570	14,285	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	61,910	61,910	61,910	61,910	0	0
Legals	0	0	0	0	0	0	10,318	10,318	10,318	10,318	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**274,155**	**0**	**609,830**	**784,932**	**1,177,398**	**1,177,398**	**864,310**	**471,845**	**79,379**	**79,379**	**0**	**0**
For Residual Va Land	**893,080**											
Interest		20,427	20,784	31,820	46,113	67,524	89,311	69,885	43,251	9,283	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-1,167,235	-20,427	-630,614	-816,752	-1,223,511	-1,244,922	1,110,046	1,521,938	1,941,038	1,975,006	0	0
Opening Balance	0											
Closing Balance	-1,167,235	-1,187,662	-1,818,276	-2,635,027	-3,858,538	-5,103,460	-3,993,414	-2,471,476	-530,439	1,444,567	1,444,567	1,444,567

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,397,250
rdable for Rent												47,317
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,444,567
Opening Balance												
Closing Balance	1,444,567	1,444,567	1,444,567	1,444,567	1,444,567	1,444,567	1,444,567	1,444,567	1,444,567	1,444,567	1,444,567	0

Appendix
Site 20

Site 20	**20 Mixed 12**	Brown

INCOME		**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
					12	**£/m2**	**£**	**m2**
		Gross	Net Saleable					
Market Housing		98.75	98.75	90.00%	11	4,500	4,799,250	1,067
Affordable Overall				10%	1.2			
Social Rent		68.63	61.00	4.00%	0	1,575	46,116	33
Affordable Rent		68.63	61.00	2.50%	0	2,250	41,175	21
Shared Ownersl		68.63	61.00	3.50%	0	2,925	74,939	29
First Homes		68.63	61.00	0.00%	0	3,150	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net		0.267	ha	45	/ha		**4,961,480**	**1,149**
SITE AREA - Gro		0.356	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		637,943	2,392,286	1,794,214
Existing Use Value		568,889		1,600,000
Uplift	20%	113,778		320,000
Plus /ha	0	0		0
Benchmark Land Value		**682,667**		**1,920,000**

Additional Profit	-101,656	-95	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					637,943	
	Stamp Duty				21,397		
	Easements etc.				0		
	Legals /Acquisition			1.50%	9,569	30,966	
Fees							
	Planning				5,544		
	Professional			10.00%	251,344	256,888	
CONSTRUCTION							
	Build Cost	BCIS +		1,800	2,068,258		
		Extras			0		
		Unit extras		775.00	9,300		
		Site		10.00%	206,826		
	BNG				11,422		
	Contingency		5.00%		114,219		
	Abnormals		5.00%		103,413		
					0	2,513,437	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	148,844		
	Legals	%		0.5%	24,807		
		£/unit		0	0		
	Misc.	%		0.0%	0	173,652	**3,612,886**

Developers Profit				
	Market Housing	% Value	17.50%	**839,869**
	Affordable Hou:	% Value	17.50%	**28,390**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		637,943
	Total	21,397

Stamp duty calc - AP		
Land payment		682,667
	Total	23,633

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	17,192	
		Total	17,192

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	11,422

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,698.29	Per Unit
CO2 Plus	6.00%		101.90	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,800.29	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4							
Market Housing				0	0	0	1,599,750	1,599,750	1,599,750	0	0	0
Social Rent				0	0	0	15,372	15,372	15,372	0	0	0
Affordable Rent				0	0	0	13,725	13,725	13,725	0	0	0
Shared Ownership				0	0	0	24,980	24,980	24,980	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,653,827**	**1,653,827**	**1,653,827**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	21,397											
Easements etc.	0											
Legals Acquisition	9,569											
Planning Fee	5,544											
Professional	125,672		125,672									
Build Cost - BCIS Base		0	253,820	507,641	761,461	507,641	253,820	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	24,154	48,307	72,461	48,307	29,884	5,731	5,731	0	0	0
BNG		0	1,269	2,538	3,807	2,538	1,269	0	0	0	0	0
Contingency		0	12,691	25,382	38,073	25,382	12,691	0	0	0	0	0
Abnormals		0	11,490	22,981	34,471	22,981	11,490	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	49,615	49,615	49,615	0	0	0
Legals	0	0	0	0	0	0	8,269	8,269	8,269	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**162,183**	**0**	**429,096**	**606,849**	**910,274**	**606,849**	**367,039**	**63,615**	**63,615**	**0**	**0**	**0**
For Residual Va Land	**637,943**											
Interest		14,002	14,247	22,006	33,011	49,518	61,005	39,553	12,417	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-800,125	-14,002	-443,344	-628,855	-943,284	-656,367	1,225,783	1,550,659	1,577,795	0	0	0
Opening Balance	0											
Closing Balance	-800,125	-814,128	-1,257,471	-1,886,326	-2,829,610	-3,485,977	-2,260,195	-709,536	868,259	868,259	868,259	868,259

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												839,869
rdable for Rent												28,390
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-868,259
Opening Balance												
Closing Balance	868,259	868,259	868,259	868,259	868,259	868,259	868,259	868,259	868,259	868,259	868,259	0

Appendix
Site 21

Site 21	**21 Mixed 6**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				6	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	85.21	84.17	90.00%	5	4,500	2,045,250	460
Affordable Overall			10%	0.6			
Social Rent	85.21	84.17	4.00%	0	1,575	31,815	20
Affordable Rent	85.21	84.17	2.50%	0	2,250	28,406	13
Shared Ownersl	85.21	84.17	3.50%	0	2,925	51,699	18
First Homes	85.21	84.17	0.00%	0	3,150	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.120	ha	50	/ha		**2,157,171**	**511**
SITE AREA - Gro	0.160	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		293,635	2,446,962	1,835,222
Existing Use Value		256,000		1,600,000
Uplift	20%	51,200		320,000
Plus /ha	0	0		0
Benchmark Land Value		**307,200**		**1,920,000**
Additional Profit		-39,601	-86	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					293,635	
	Stamp Duty				4,182		
	Easements etc.				0		
	Legals /Acquisition			1.50%	4,405	8,586	
Fees							
	Planning				2,772		
	Professional			10.00%	107,500	110,272	
CONSTRUCTION							
	Build Cost	BCIS +		1,729	884,010		
		Extras			0		
		Unit extras		775.00	4,650		
		Site		10.00%	88,401		
	BNG				4,885		
	Contingency		5.00%		48,853		
	Abnormals		5.00%		44,201		
					0	1,075,000	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	64,715		
	Legals	%		0.5%	10,786		
		£/unit		0	0		
	Misc.	%		0.0%	0	75,501	**1,562,995**

Developers Profit				
	Market Housing	% Value	17.50%	**357,919**
	Affordable Hou:	% Value	17.50%	**19,586**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	462	2,772
No dwgs over 5	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		293,635
	Total	4,182

Stamp duty calc - AP		
Land payment		307,200
	Total	4,860

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	108,692
Post CIL s106	18,115	£/ Unit (all)	
		Total	108,692
Inf Tariff	% GDV	0.00%	
		Total	**0**
CIL		**Total**	0
BNG	0.50%	**Total**	4,885
Unit Build Time	3	Quarters	

Build Cost			/m2	
			1,631.15	Per Unit
CO2 Plus	6.00%		97.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,729.12	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2							
Market Housing				0	0	0	681,750	681,750	681,750	0	0	0
Social Rent				0	0	0	10,605	10,605	10,605	0	0	0
Affordable Rent				0	0	0	9,469	9,469	9,469	0	0	0
Shared Ownership				0	0	0	17,233	17,233	17,233	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**719,057**	**719,057**	**719,057**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	4,182											
Easements etc.	0											
Legals Acquisition	4,405											
Planning Fee	2,772											
Professional	53,750		53,750									
Build Cost - BCIS Base		0	108,562	217,125	325,687	217,125	108,562	0	0	0	0	0
BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	24,154	12,077	0	0	0	0	0
BNG		0	543	1,086	1,628	1,086	543	0	0	0	0	0
Contingency		0	5,428	10,856	16,284	10,856	5,428	0	0	0	0	0
Abnormals		0	4,911	9,822	14,734	9,822	4,911	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	21,572	21,572	21,572	0	0	0
Legals	0	0	0	0	0	0	3,595	3,595	3,595	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**65,109**	**0**	**185,271**	**263,043**	**394,564**	**263,043**	**156,688**	**25,167**	**25,167**	**0**	**0**	**0**
For Residual Va Land	**293,635**											
Interest		6,278	6,388	9,742	14,516	21,675	26,657	17,282	5,442	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-358,744	-6,278	-191,659	-272,785	-409,080	-284,717	535,711	676,608	688,448	0	0	0
Opening Balance	0											
Closing Balance	-358,744	-365,022	-556,681	-829,466	-1,238,546	-1,523,263	-987,551	-310,944	377,505	377,505	377,505	377,505

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												357,919
rdable for Rent												19,586
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-377,505
Opening Balance												
Closing Balance	377,505	377,505	377,505	377,505	377,505	377,505	377,505	377,505	377,505	377,505	377,505	0

Appendix
Site 22

Site 22	**22 Large Housing !** Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				500	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.09	108.09	90.00%	450	4,500	218,873,571	48,639
Affordable Overall			10%	50			
Social Rent	83.29	82.16	4.00%	20	1,575	2,588,040	1,666
Affordable Rent	83.29	82.16	2.50%	13	2,250	2,310,750	1,041
Shared Ownersl	83.74	83.74	3.50%	18	2,925	4,286,441	1,465
First Homes	83.74	83.74	0.00%	0	2,878	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	14.286	ha	35	/ha		**228,058,803**	**52,811**
SITE AREA - Gro	23.810	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**37,440,457**	**2,620,832**	**1,572,499**
Existing Use Value		38,095,238		1,600,000
Uplift	20%	7,619,048		320,000
Plus /ha	0	0		0
Benchmark Land Value		**45,714,286**		**1,920,000**

Additional Profit	**2,456,620**	**51**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					37,440,457	
	Stamp Duty				1,861,523		
	Easements etc.				0		
	Legals /Acquisition			1.50%	561,607	2,423,130	
Fees							
	Planning				85,200		
	Professional			10.00%	10,629,801	10,715,001	
CONSTRUCTION							
	Build Cost	BCIS +		1,587	83,822,837		
		Extras			0		
		Unit extras		775.00	387,500		
		Site		15.00%	12,573,426		
	BNG				483,919		
	Contingency		5.00%		4,839,188		
	Abnormals		5.00%		4,191,142		
					0	106,298,011	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	6,841,764		
	Legals	%		0.5%	1,140,294		
		£/unit		0	0		
	Misc.	%		0.0%	0	7,982,058	**164,858,658**

Developers Profit				
	Market Housing	% Value	17.50%	**38,302,875**
	Affordable Hou	% Value	17.50%	**1,607,415**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5	450	138	62,100
		Total	85,200

Stamp duty calc - Residual	
Land payment	37,440,457
Total	1,861,523

Stamp duty calc - AP	
Land payment	45,714,286
Total	2,275,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	784,054	
		Total	784,054

Pre CIL s106	18,115	£/ Unit (all)	
		Total	9,057,635

Post CIL s106	18,115	£/ Unit (all)	
		Total	9,057,635

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	483,919

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.29	Per Unit
CO2 Plus	6.00%		89.84	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.23	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**
INCOME												
UNITS Started	50	50	50	50	50	50	50	50	50	50		
Market Housing		21,887,357	21,887,357	21,887,357	21,887,357	21,887,357	21,887,357	21,887,357	21,887,357	21,887,357	21,887,357	0
Social Rent		258,804	258,804	258,804	258,804	258,804	258,804	258,804	258,804	258,804	258,804	0
Affordable Rent		231,075	231,075	231,075	231,075	231,075	231,075	231,075	231,075	231,075	231,075	0
Shared Ownership		428,644	428,644	428,644	428,644	428,644	428,644	428,644	428,644	428,644	428,644	0
First Homes		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**22,805,880**	**22,805,880**	**22,805,880**	**22,805,880**	**22,805,880**	**22,805,880**	**22,805,880**	**22,805,880**	**22,805,880**	**22,805,880**	**0**
EXPENDITURE												
Stamp Duty	1,861,523											
Easements etc.	0											
Legals Acquisition	561,607											
Planning Fee	85,200											
Professional	10,629,801											
Build Cost - BCIS Base		9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	0
BSL/s106/CIL/Tariff		984,169	984,169	984,169	984,169	984,169	984,169	984,169	984,169	984,169	984,169	0
BNG		48,392	48,392	48,392	48,392	48,392	48,392	48,392	48,392	48,392	48,392	0
Contingency		483,919	483,919	483,919	483,919	483,919	483,919	483,919	483,919	483,919	483,919	0
Abnormals		419,114	419,114	419,114	419,114	419,114	419,114	419,114	419,114	419,114	419,114	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	684,176	684,176	684,176	684,176	684,176	684,176	684,176	684,176	684,176	684,176	0
Legals	0	114,029	114,029	114,029	114,029	114,029	114,029	114,029	114,029	114,029	114,029	0
Misc.				0			0					
COSTS BEFORE LAND INT AND F	**13,138,131**	**12,412,176**	**12,412,176**	**12,412,176**	**12,412,176**	**12,412,176**	**12,412,176**	**12,412,176**	**12,412,176**	**12,412,176**	**12,412,176**	**0**
For Residual Va Land	**37,440,457**											
Interest		3,540,501	3,060,777	2,547,472	1,998,236	1,410,553	781,732	108,894	0	0	0	0
Developers Return												
arket Housing												
rdable for Rent												
First Homes												
Cash Flow	-50,578,588	6,853,203	7,332,927	7,846,232	8,395,469	8,983,151	9,611,972	10,284,810	10,393,704	10,393,704	10,393,704	0
Opening Balance	0											
Closing Balance	-50,578,588	-43,725,385	-36,392,458	-28,546,225	-20,150,757	-11,167,605	-1,555,633	8,729,177	19,122,882	29,516,586	39,910,290	39,910,290

	Year 13	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME												
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND F	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
arket Housing												38,302,875
rdable for Rent												1,607,415
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-39,910,290
Opening Balance												
Closing Balance	39,910,290	39,910,290	39,910,290	39,910,290	39,910,290	39,910,290	39,910,290	39,910,290	39,910,290	39,910,290	39,910,290	0

Appendix
Site 23

Site 23	23	Large Housing 2 Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	108.17	108.17	90.00%	225	4,500	109,523,571	24,339
Affordable Overall			10%	25			
Social Rent	85.03	84.28	4.00%	10	1,575	1,327,410	850
Affordable Rent	85.03	84.28	2.50%	6	2,250	1,185,188	531
Shared Ownersl	82.76	82.76	3.50%	9	2,925	2,118,139	724
First Homes	82.76	82.76	0.00%	0	2,904	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	7.143	ha	35	/ha		**114,154,308**	**26,444**
SITE AREA - Gro	11.905	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		21,239,452	2,973,523	1,784,114
Existing Use Value		19,047,619		1,600,000
Uplift	20%	3,809,524		320,000
Plus /ha	0	0		0
Benchmark Land Value		**22,857,143**		**1,920,000**

Check on phasing dwgs nos
correct

Additional Profit	**10,018,937**	**412**	£/m2

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					21,239,452	
	Stamp Duty				1,051,473		
	Easements etc.				0		
	Legals /Acquisition			1.50%	318,592	1,370,064	
Fees							
	Planning				50,700		
	Professional			10.00%	5,316,975	5,367,675	
CONSTRUCTION							
	Build Cost	BCIS +		1,586	41,927,838		
		Extras			0		
		Unit extras		775.00	193,750		
		Site		15.00%	6,289,176		
	BNG				242,054		
	Contingency		5.00%		2,420,538		
	Abnormals		5.00%		2,096,392		
					0	53,169,748	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	3,424,629		
	Legals	%		0.5%	570,772		
		£/unit		0	0		
	Misc.	%		0.0%	0	3,995,401	**85,142,340**

Developers Profit				
	Market Housing	% Value	17.50%	**19,166,625**
	Affordable Hou	% Value	17.50%	**810,379**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	462	23,100
No dwgs over 5	200	138	27,600
		Total	50,700

Stamp duty calc - Residual		
Land payment		21,239,452
	Total	1,051,473

Stamp duty calc - AP		
Land payment		22,857,143
	Total	1,132,357

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	392,338	
		Total	392,338

Pre CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Post CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	242,054

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,495.67	Per Unit
CO2 Plus	6.00%		89.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,585.51	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME									
UNITS Started		50	50	50	50	50			
Market Housing			21,904,714	21,904,714	21,904,714	21,904,714	21,904,714	0	0
Social Rent			265,482	265,482	265,482	265,482	265,482	0	0
Affordable Rent			237,038	237,038	237,038	237,038	237,038	0	0
Shared Ownership			423,628	423,628	423,628	423,628	423,628	0	0
First Homes			0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0
INCOME		**0**	**22,830,862**	**22,830,862**	**22,830,862**	**22,830,862**	**22,830,862**	**0**	**0**
EXPENDITURE									
Stamp Duty		1,051,473							
Easements etc.		0							
Legals Acquisition		318,592							
Planning Fee		50,700							
Professional		5,316,975							
Build Cost - BCIS Base			9,682,153	9,682,153	9,682,153	9,682,153	9,682,153	0	0
BSL/s106/CIL/Tariff			984,231	984,231	984,231	984,231	984,231	0	0
BNG			48,411	48,411	48,411	48,411	48,411	0	0
Contingency			484,108	484,108	484,108	484,108	484,108	0	0
Abnormals			419,278	419,278	419,278	419,278	419,278	0	0
Finance Fees		0							
Legal and Valuation		0							
Agents		0	684,926	684,926	684,926	684,926	684,926	0	0
Legals		0	114,154	114,154	114,154	114,154	114,154	0	0
Misc.					0			0	
COSTS BEFORE LAND INT AND I		**6,737,739**	**12,417,261**	**12,417,261**	**12,417,261**	**12,417,261**	**12,417,261**	**0**	**0**
For Residual Va	Land	**21,239,452**							
	Interest		1,958,403	1,366,540	733,245	55,620	0	0	0
Developers Return									
Market Housing									
rdable for Rent									
First Homes									
	Cash Flow	-27,977,191	8,455,197	9,047,061	9,680,356	10,357,980	10,413,601	0	0
	Opening Balance	0							
	Closing Balance	-27,977,191	-19,521,994	-10,474,933	-794,577	9,563,403	19,977,004	19,977,004	19,977,004

		Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																	
UNITS Started																	
Market Housing		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																	
Stamp Duty																	
Easements etc.																	
Legals Acquisition																	
Planning Fee																	
Professional																	
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees																	
Legal and Valuation																	
Agents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.																	
COSTS BEFORE LAND INT AND I		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va	Land																
	Interest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																	
Market Housing																	19,166,625
rdable for Rent																	810,379
First Homes																	0
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-19,977,004
	Opening Balance																
	Closing Balance	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	19,977,004	0

Appendix
Site 24

Site 24	**24**	**Housing 100**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				100	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	107.43	107.43	90.00%	90	4,500	43,508,571	9,669
Affordable Overall			10%	10			
Social Rent	85.83	85.20	4.00%	4	1,575	536,760	343
Affordable Rent	85.83	85.20	2.50%	3	2,250	479,250	215
Shared Ownersl	82.30	82.30	3.50%	4	2,925	842,546	288
First Homes	82.30	82.30	0.00%	0	2,927	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	2.857	ha	35	/ha		**45,367,128**	**10,514**
SITE AREA - Gro	3.810	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**4,843,508**	**1,695,228**	**1,271,421**
Existing Use Value		6,095,238		1,600,000
Uplift	20%	1,219,048		320,000
Plus /ha	0	0		0
Benchmark Land Value		**7,314,286**		**1,920,000**

Additional Profit	**-6,096,465**	**-631**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					4,843,508	
	Stamp Duty				231,675		
	Easements etc.				0		
	Legals /Acquisition			1.50%	72,653	304,328	
Fees							
	Planning				30,000		
	Professional			10.00%	2,404,021	2,434,021	
CONSTRUCTION							
	Build Cost	BCIS +		1,804	18,965,720		
		Extras			0		
		Unit extras		775.00	77,500		
		Site		15.00%	2,844,858		
	BNG				109,440		
	Contingency		5.00%		1,094,404		
	Abnormals		5.00%		948,286		
					0	24,040,208	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,361,014		
	Legals	%		0.5%	226,836		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,587,849	**33,209,915**

Developers Profit				
	Market Housing	% Value	17.50%	**7,614,000**
	Affordable Hou:	% Value	17.50%	**325,247**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	462	23,100
No dwgs over 5	50	138	6,900
		Total	30,000

Stamp duty calc - Residual		
Land payment		4,843,508
	Total	231,675

Stamp duty calc - AP		
Land payment		7,314,286
	Total	355,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	155,857	
		Total	155,857

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,811,527

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,811,527

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	109,440

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,701.58	Per Unit
CO2 Plus	6.00%		102.09	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,803.77	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12	12	12	12	4	
Market Housing				0	0	0	5,221,029	5,221,029	5,221,029	5,221,029	5,221,029	5,221,029
Social Rent				0	0	0	64,411	64,411	64,411	64,411	64,411	64,411
Affordable Rent				0	0	0	57,510	57,510	57,510	57,510	57,510	57,510
Shared Ownership				0	0	0	101,106	101,106	101,106	101,106	101,106	101,106
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,444,055**	**5,444,055**	**5,444,055**	**5,444,055**	**5,444,055**	**5,444,055**
EXPENDITURE												
Stamp Duty	231,675											
Easements etc.	0											
Legals Acquisition	72,653											
Planning Fee	30,000											
Professional	1,202,010		1,202,010									
Build Cost - BCIS Base		0	875,523	1,751,046	2,626,569	2,626,569	2,626,569	2,626,569	2,626,569	2,626,569	2,042,887	1,167,364
BSL/BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	236,086	236,086	236,086	236,086	187,779	115,318
BNG		0	4,378	8,755	13,133	13,133	13,133	13,133	13,133	13,133	10,214	5,837
Contingency		0	43,776	87,552	131,328	131,328	131,328	131,328	131,328	131,328	102,144	58,368
Abnormals		0	37,931	75,863	113,794	113,794	113,794	113,794	113,794	113,794	88,507	50,575
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	163,322	163,322	163,322	163,322	163,322	163,322
Legals	0	0	0	0	0	0	27,220	27,220	27,220	27,220	27,220	27,220
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**1,536,339**	**0**	**2,236,080**	**2,068,139**	**3,102,208**	**3,102,208**	**3,311,453**	**3,311,453**	**3,311,453**	**3,311,453**	**2,622,073**	**1,588,004**
For Residual Va Land	**4,843,508**											
Interest		111,647	113,601	154,721	193,621	251,298	309,984	278,088	245,634	212,612	179,012	132,760
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-6,379,847	-111,647	-2,349,681	-2,222,859	-3,295,829	-3,353,506	1,822,618	1,854,514	1,886,968	1,919,990	2,642,970	3,723,291
Opening Balance	0											
Closing Balance	-6,379,847	-6,491,494	-8,841,175	-11,064,035	-14,359,863	-17,713,369	-15,890,751	-14,036,237	-12,149,268	-10,229,278	-7,586,309	-3,863,018

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	5,221,029	5,221,029	1,740,343	0	0	0	0	0	0	0	0	0
Social Rent	64,411	64,411	21,470	0	0	0	0	0	0	0	0	0
Affordable Rent	57,510	57,510	19,170	0	0	0	0	0	0	0	0	0
Shared Ownership	101,106	101,106	33,702	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**5,444,055**	**5,444,055**	**1,814,685**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	291,841	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	42,857	18,703	6,234	0	0	0	0	0	0	0	0	0
BNG	1,459	0	0	0	0	0	0	0	0	0	0	0
Contingency	14,592	0	0	0	0	0	0	0	0	0	0	0
Abnormals	12,644	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	163,322	163,322	54,441	0	0	0	0	0	0	0	0	0
Legals	27,220	27,220	9,073	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**553,935**	**209,245**	**69,748**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	67,603	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												7,614,000
rdable for Rent												325,247
First Homes												0
Cash Flow	4,822,518	5,234,811	1,744,937	0	0	0	0	0	0	0	0	-7,939,247
Opening Balance												
Closing Balance	959,500	6,194,311	7,939,247	7,939,247	7,939,247	7,939,247	7,939,247	7,939,247	7,939,247	7,939,247	7,939,247	0

Appendix
Site 25

Site 25 **25 Housing 60** Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	107.50	107.50	90.00%	54	4,500	26,122,500	5,805
Affordable Overall			10%	6			
Social Rent	88.17	88.17	4.00%	2	1,575	333,270	212
Affordable Rent	88.17	88.17	2.50%	2	2,250	297,563	132
Shared Owners|	82.17	82.17	3.50%	2	2,925	504,709	173
First Homes	82.17	82.17	0.00%	0	2,921	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Owners|	0			0		
	First Homes	0			0	0	
SITE AREA - Net	1.714	ha	35	/ha		**27,258,041**	**6,321**
SITE AREA - Gro	2.286	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,956,357	1,724,542	1,293,406
Existing Use Value		3,657,143		1,600,000
Uplift	20%	731,429		320,000
Plus /ha	0	0		0
Benchmark Land Value		**4,388,571**		**1,920,000**
Additional Profit		-2,470,070	-426	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					2,956,357	
	Stamp Duty				137,318		
	Easements etc.				0		
	Legals /Acquisition			1.50%	44,345	181,663	
Fees							
	Planning				24,480		
	Professional			10.00%	1,442,612	1,467,092	
CONSTRUCTION							
	Build Cost	BCIS +		1,800	11,381,014		
		Extras			0		
		Unit extras		775.00	46,500		
		Site		15.00%	1,707,152		
	BNG				65,673		
	Contingency		5.00%		656,733		
	Abnormals		5.00%		569,051		
					0	14,426,123	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	817,741		
	Legals	%		0.5%	136,290		
		£/unit		0	0		
	Misc.	%		0.0%	0	954,031	**19,985,267**

Developers Profit				
	Market Housing	% Value	17.50%	**4,571,438**
	Affordable Hou:	% Value	17.50%	**198,720**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	462	23,100
No dwgs over 5	10	138	1,380
		Total	24,480

Stamp duty calc - Residual		
Land payment		2,956,357
	Total	137,318

Stamp duty calc - AP		
Land payment		4,388,571
	Total	208,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	93,577	
		Total	93,577

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	65,673

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,698.39	Per Unit
CO2 Plus	6.00%		101.90	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,800.39	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12																	
Market Housing				0	0	0	5,224,500	5,224,500	5,224,500	5,224,500	5,224,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	66,654	66,654	66,654	66,654	66,654	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	59,513	59,513	59,513	59,513	59,513	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	100,942	100,942	100,942	100,942	100,942	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,451,608**	**5,451,608**	**5,451,608**	**5,451,608**	**5,451,608**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	137,318																							
Easements etc.	0																							
Legals Acquisition	44,345																							
Planning Fee	24,480																							
Professional	721,306		721,306																					
Build Cost - BCIS Base		0	875,644	1,751,289	2,626,933	2,626,933	2,626,933	1,751,289	875,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	236,099	163,637	91,176	18,715	18,715	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,378	8,756	13,135	13,135	13,135	8,756	4,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	43,782	87,564	131,347	131,347	131,347	87,564	43,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	37,937	75,873	113,810	113,810	113,810	75,873	37,937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	163,548	163,548	163,548	163,548	163,548	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	27,258	27,258	27,258	27,258	27,258	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**927,450**	**0**	**1,755,509**	**2,068,405**	**3,102,608**	**3,102,608**	**3,312,129**	**2,277,927**	**1,243,724**	**209,522**	**209,522**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,956,357**																							
Interest		67,967	69,156	101,088	139,054	195,783	253,505	220,500	168,819	98,136	8,117	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
arket Housing																								4,571,438
rdable for Rent																								198,720
First Homes																								0
Cash Flow	-3,883,807	-67,967	-1,824,665	-2,169,493	-3,241,662	-3,298,391	1,885,974	2,953,181	4,039,065	5,143,951	5,233,970	0	0	0	0	0	0	0	0	0	0	0	0	-4,770,157
Opening Balance	0																							
Closing Balance	-3,883,807	-3,951,773	-5,776,438	-7,945,931	-11,187,593	-14,485,983	-12,600,009	-9,646,828	-5,607,763	-463,813	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	4,770,157	0

Appendix
Site 26

Site 26	**26 Housing 24**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				24	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	109.41	109.41	90.00%	22	4,500	10,634,824	2,363
Affordable Overall			10%	2.4			
Social Rent	77.00	77.00	4.00%	1	1,575	116,424	74
Affordable Rent	74.67	74.67	2.50%	1	2,250	100,800	45
Shared Ownersl	77.00	77.00	3.50%	1	2,925	189,189	65
First Homes	77.00	77.00	0.00%	0	3,055	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.686	ha	35	/ha		**11,041,237**	**2,547**
SITE AREA - Gro	0.914	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,209,352	1,763,638	1,322,729
Existing Use Value		1,462,857		1,600,000
Uplift	20%	292,571		320,000
Plus /ha	0	0		0
Benchmark Land Value		**1,755,429**		**1,920,000**
Additional Profit		**-842,569**	**-357**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					1,209,352	
	Stamp Duty				49,968		
	Easements etc.				0		
	Legals /Acquisition			1.50%	18,140	68,108	
Fees							
	Planning				11,088		
	Professional			10.00%	584,240	595,328	
CONSTRUCTION							
	Build Cost	BCIS +		1,810	4,609,364		
		Extras			0		
		Unit extras		775.00	18,600		
		Site		15.00%	691,405		
	BNG				26,597		
	Contingency		5.00%		265,968		
	Abnormals		5.00%		230,468		
					0	5,842,402	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	331,237		
	Legals	%		0.5%	55,206		
		£/unit		0	0		
	Misc.	%		0.0%	0	386,443	**8,101,634**

Developers Profit				
	Market Housing	% Value	17.50%	**1,861,094**
	Affordable Hou:	% Value	17.50%	**71,122**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	462	11,088
No dwgs over 5	0	138	0
		Total	11,088

Stamp duty calc - Residual		
Land payment		1,209,352
	Total	49,968

Stamp duty calc - AP		
Land payment		1,755,429
	Total	77,271

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	38,096	
		Total	38,096

Pre CIL s106	18,115	£/ Unit (all)	
		Total	434,766

Post CIL s106	18,115	£/ Unit (all)	
		Total	434,766

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	26,597

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,707.40	Per Unit
CO2 Plus	6.00%		102.44	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,809.94	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6						
Market Housing				0	0	0	2,658,706	2,658,706	2,658,706	2,658,706	0	0
Social Rent				0	0	0	29,106	29,106	29,106	29,106	0	0
Affordable Rent				0	0	0	25,200	25,200	25,200	25,200	0	0
Shared Ownership				0	0	0	47,297	47,297	47,297	47,297	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,760,309**	**2,760,309**	**2,760,309**	**2,760,309**	**0**	**0**
EXPENDITURE												
Stamp Duty	49,968											
Easements etc.	0											
Legals Acquisition	18,140											
Planning Fee	11,088											
Professional	292,120		292,120									
Build Cost - BCIS Base		0	443,281	886,561	1,329,842	1,329,842	886,561	443,281	0	0	0	0
BSL/s106/CIL/Tariff		0	36,231	72,461	108,692	108,692	81,985	45,755	9,524	9,524	0	0
BNG		0	2,216	4,433	6,649	6,649	4,433	2,216	0	0	0	0
Contingency		0	22,164	44,328	66,492	66,492	44,328	22,164	0	0	0	0
Abnormals		0	19,206	38,411	57,617	57,617	38,411	19,206	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	82,809	82,809	82,809	82,809	0	0
Legals	0	0	0	0	0	0	13,802	13,802	13,802	13,802	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**371,316**	**0**	**815,217**	**1,046,195**	**1,569,292**	**1,569,292**	**1,152,330**	**629,232**	**106,135**	**106,135**	**0**	**0**
For Residual Va Land	**1,209,352**											
Interest		27,662	28,146	42,905	61,964	90,511	119,557	93,510	57,853	12,417	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-1,580,668	-27,662	-843,363	-1,089,099	-1,631,256	-1,659,803	1,488,422	2,037,567	2,596,322	2,641,757	0	0
Opening Balance	0											
Closing Balance	-1,580,668	-1,608,330	-2,451,693	-3,540,793	-5,172,049	-6,831,852	-5,343,429	-3,305,863	-709,541	1,932,216	1,932,216	1,932,216

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,861,094
rdable for Rent												71,122
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,932,216
Opening Balance												
Closing Balance	1,932,216	1,932,216	1,932,216	1,932,216	1,932,216	1,932,216	1,932,216	1,932,216	1,932,216	1,932,216	1,932,216	0

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Appendix
Site 27

Site 27	**27 Housing 12**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				12	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	112.50	112.50	90.00%	11	4,500	5,467,500	1,215
Affordable Overall			10%	1.2			
Social Rent	70.00	70.00	4.00%	0	1,575	52,920	34
Affordable Rent	70.00	70.00	2.50%	0	2,250	47,250	21
Shared Ownersl	70.00	70.00	3.50%	0	2,925	85,995	29
First Homes	70.00	70.00	0.00%	0	3,150	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.343	ha	35	/ha		**5,653,665**	**1,299**
SITE AREA - Gro	0.457	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		775,159	2,260,881	1,695,661
Existing Use Value		731,429		1,600,000
Uplift	20%	146,286		320,000
Plus /ha	0	0		0
Benchmark Land Value		**877,714**		**1,920,000**
Additional Profit		**-237,716**	**-196**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					775,159	
	Stamp Duty				28,258		
	Easements etc.				0		
	Legals /Acquisition			1.50%	11,627	39,885	
Fees							
	Planning				5,544		
	Professional			10.00%	283,917	289,461	
CONSTRUCTION							
	Build Cost	BCIS +		1,799	2,337,346		
		Extras			0		
		Unit extras		775.00	9,300		
		Site		10.00%	233,735		
	BNG				12,902		
	Contingency		5.00%		129,019		
	Abnormals		5.00%		116,867		
					0	2,839,168	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	169,610		
	Legals	%		0.5%	28,268		
		£/unit		0	0		
	Misc.	%		0.0%	0	197,878	**4,141,552**

Developers Profit				
	Market Housing	% Value	17.50%	**956,813**
	Affordable Hou:	% Value	17.50%	**32,579**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		775,159
	Total	28,258

Stamp duty calc - AP		
Land payment		877,714
	Total	33,386

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	19,586	
		Total	19,586

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383
Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383
Inf Tariff	% GDV	0.00%	
		Total	**0**
CIL		**Total**	0
BNG	0.50%	**Total**	12,902
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,697.40	Per Unit
CO2 Plus	6.00%		101.84	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,799.34	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3	3																		
Market Housing				0	0	0	1,366,875	1,366,875	1,366,875	1,366,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	13,230	13,230	13,230	13,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	11,813	11,813	11,813	11,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	21,499	21,499	21,499	21,499	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,413,416**	**1,413,416**	**1,413,416**	**1,413,416**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	28,258																							
Easements etc.	0																							
Legals Acquisition	11,627																							
Planning Fee	5,544																							
Professional	141,958		141,958																					
Build Cost - BCIS Base		0	215,032	430,063	645,095	645,095	430,063	215,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	18,115	36,231	54,346	54,346	41,127	23,012	4,896	4,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,075	2,150	3,225	3,225	2,150	1,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,752	21,503	32,255	32,255	21,503	10,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,739	19,478	29,217	29,217	19,478	9,739	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	42,402	42,402	42,402	42,402	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,067	7,067	7,067	7,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**187,388**	**0**	**396,671**	**509,425**	**764,138**	**764,138**	**563,791**	**309,079**	**54,366**	**54,366**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**775,159**																							
Interest		16,845	17,139	24,381	33,723	47,685	61,892	48,107	29,623	6,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								956,813
rdable for Rent																								32,579
First Homes																								0
Cash Flow	-962,547	-16,845	-413,810	-533,806	-797,861	-811,823	787,733	1,056,231	1,329,427	1,352,692	0	0	0	0	0	0	0	0	0	0	0	0	0	-989,391
Opening Balance	0																							
Closing Balance	-962,547	-979,392	-1,393,202	-1,927,009	-2,724,869	-3,536,692	-2,748,959	-1,692,729	-363,301	989,391	989,391	989,391	989,391	989,391	989,391	989,391	989,391	989,391	989,391	989,391	989,391	989,391	989,391	0

Appendix
Site 28

Site 28	**28 Housing 8**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				8	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	117.50	117.50	90.00%	7	4,500	3,807,000	846
Affordable Overall			10%	0.8			
Social Rent	117.50	117.50	4.00%	0	1,575	59,220	38
Affordable Rent	117.50	117.50	2.50%	0	2,250	52,875	24
Shared Ownersl	117.50	117.50	3.50%	0	2,925	96,233	33
First Homes	117.50	117.50	0.00%	0	3,150	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.229	ha	35	/ha		**4,015,328**	**940**
SITE AREA - Gro	0.286	ha	28	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		408,843	1,788,688	1,430,951
Existing Use Value		457,143		1,600,000
Uplift	20%	91,429		320,000
Plus /ha	0	0		0
Benchmark Land Value		548,571		1,920,000
Additional Profit		-226,695	-268	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					408,843	
	Stamp Duty				9,942		
	Easements etc.				0		
	Legals /Acquisition			1.50%	6,133	16,075	
Fees							
	Planning				3,696		
	Professional			10.00%	218,757	222,453	
CONSTRUCTION							
	Build Cost	BCIS +		1,917	1,801,755		
		Extras			0		
		Unit extras		775.00	6,200		
		Site		10.00%	180,175		
	BNG				9,941		
	Contingency		5.00%		99,407		
	Abnormals		5.00%		90,088		
					0	2,187,565	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	120,460		
	Legals	%		0.5%	20,077		
		£/unit		0	0		
	Misc.	%		0.0%	0	140,536	**2,975,472**

Developers Profit				
	Market Housing	% Value	17.50%	**666,225**
	Affordable Hou:	% Value	17.50%	**36,457**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	462	3,696
No dwgs over 5	0	138	0
		Total	3,696

Stamp duty calc - Residual		
Land payment		408,843
	Total	9,942

Stamp duty calc - AP		
Land payment		548,571
	Total	16,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Post CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	9,941

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,808.17	Per Unit
CO2 Plus	6.00%		108.49	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,916.76	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2	2						
Market Housing				0	0	0	951,750	951,750	951,750	951,750	0	0
Social Rent				0	0	0	14,805	14,805	14,805	14,805	0	0
Affordable Rent				0	0	0	13,219	13,219	13,219	13,219	0	0
Shared Ownership				0	0	0	24,058	24,058	24,058	24,058	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,003,832**	**1,003,832**	**1,003,832**	**1,003,832**	**0**	**0**
EXPENDITURE												
Stamp Duty	9,942											
Easements etc.	0											
Legals Acquisition	6,133											
Planning Fee	3,696											
Professional	109,378		109,378									
Build Cost - BCIS Base		0	165,678	331,355	497,033	497,033	331,355	165,678	0	0	0	0
BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	36,231	24,154	12,077	0	0	0	0
BNG		0	828	1,657	2,485	2,485	1,657	828	0	0	0	0
Contingency		0	8,284	16,568	24,852	24,852	16,568	8,284	0	0	0	0
Abnormals		0	7,507	15,015	22,522	22,522	15,015	7,507	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	30,115	30,115	30,115	30,115	0	0
Legals	0	0	0	0	0	0	5,019	5,019	5,019	5,019	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**129,149**	**0**	**303,752**	**388,748**	**583,122**	**583,122**	**423,882**	**229,508**	**35,134**	**35,134**	**0**	**0**
For Residual Va Land	**408,843**											
Interest		9,415	9,580	15,063	22,130	32,722	43,499	34,111	21,157	4,575	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-537,992	-9,415	-313,332	-403,811	-605,251	-615,843	536,451	740,213	947,541	964,123	0	0
Opening Balance	0											
Closing Balance	-537,992	-547,407	-860,739	-1,264,550	-1,869,801	-2,485,645	-1,949,194	-1,208,981	-261,440	702,682	702,682	702,682

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												666,225
rdable for Rent												36,457
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-702,682
Opening Balance												
Closing Balance	702,682	702,682	702,682	702,682	702,682	702,682	702,682	702,682	702,682	702,682	702,682	0

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Appendix
Site 29

Site 29 **29 Housing 6** Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				6	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	116.67	116.67	90.00%	5	4,500	2,835,000	630
Affordable Overall			10%	0.6			
Social Rent	116.67	116.67	4.00%	0	1,575	44,100	28
Affordable Rent	116.67	116.67	2.50%	0	2,250	39,375	18
Shared Ownersl	116.67	116.67	3.50%	0	2,925	71,663	25
First Homes	116.67	116.67	0.00%	0	3,150	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.171	ha	35	/ha		**2,990,138**	**700**
SITE AREA - Gro	0.229	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS	
Residual Land Value		**347,604**	**2,027,691**	**1,520,768**	
Existing Use Value		365,714		1,600,000	
Uplift	20%	73,143		320,000	
Plus /ha	0	0		0	
Benchmark Land Value		**438,857**		**1,920,000**	
Additional Profit		**-136,976**	**-217**	£/m2	

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS

LAND				**/unit or m2**	**Total**		
	Land					347,604	
	Stamp Duty				6,880		
	Easements etc.				0		
	Legals /Acquisition			1.50%	5,214	12,094	
Fees							
	Planning				2,772		
	Professional			10.00%	158,653	161,425	
CONSTRUCTION							
	Build Cost	BCIS +		1,867	1,306,584		
		Extras			0		
		Unit extras		775.00	4,650		
		Site		10.00%	130,658		
	BNG				7,209		
	Contingency		5.00%		72,095		
	Abnormals		5.00%		65,329		
					0	1,586,525	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	89,704		
	Legals	%		0.5%	14,951		
		£/unit		0	0		
	Misc.	%		0.0%	0	104,655	**2,212,303**

Developers Profit				
	Market Housing	% Value	17.50%	**496,125**
	Affordable Hou	% Value	17.50%	**27,149**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	462	2,772
No dwgs over 5	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		347,604
	Total	6,880

Stamp duty calc - AP		
Land payment		438,857
	Total	11,443

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Post CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	7,209

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,760.80	Per Unit
CO2 Plus	6.00%		105.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,866.55	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2							
Market Housing				0	0	0	945,000	945,000	945,000	0	0	0
Social Rent				0	0	0	14,700	14,700	14,700	0	0	0
Affordable Rent				0	0	0	13,125	13,125	13,125	0	0	0
Shared Ownership				0	0	0	23,888	23,888	23,888	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**996,713**	**996,713**	**996,713**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	6,880											
Easements etc.	0											
Legals Acquisition	5,214											
Planning Fee	2,772											
Professional	79,326		79,326									
Build Cost - BCIS Base		0	160,210	320,420	480,631	320,420	160,210	0	0	0	0	0
BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	24,154	12,077	0	0	0	0	0
BNG		0	801	1,602	2,403	1,602	801	0	0	0	0	0
Contingency		0	8,011	16,021	24,032	16,021	8,011	0	0	0	0	0
Abnormals		0	7,259	14,518	21,776	14,518	7,259	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	29,901	29,901	29,901	0	0	0
Legals	0	0	0	0	0	0	4,984	4,984	4,984	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**94,193**	**0**	**267,684**	**376,715**	**565,072**	**376,715**	**223,242**	**34,885**	**34,885**	**0**	**0**	**0**
For Residual Va Land	**347,604**											
Interest		7,731	7,867	12,689	19,503	29,734	36,846	23,955	7,543	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-441,797	-7,731	-275,550	-389,404	-584,576	-406,448	736,624	937,872	954,285	0	0	0
Opening Balance	0											
Closing Balance	-441,797	-449,528	-725,079	-1,114,483	-1,699,058	-2,105,507	-1,368,883	-431,011	523,274	523,274	523,274	523,274

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												496,125
rdable for Rent												27,149
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-523,274
Opening Balance												
Closing Balance	523,274	523,274	523,274	523,274	523,274	523,274	523,274	523,274	523,274	523,274	523,274	0

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Appendix
Site 30

Site 30	**30**	**Capstone Valle** Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				4,288	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.00	108.00	70.00%	3,002	4,500	1,458,831,611	324,185
Affordable Overall			30%	1286.4			
Social Rent	82.64	81.38	12.00%	515	1,575	65,956,697	42,522
Affordable Rent	82.64	81.38	7.50%	322	2,250	58,889,908	26,576
Shared Ownersl	84.09	84.09	10.50%	450	2,925	110,743,691	37,861
First Homes	84.09	84.09	0.00%	0	2,865	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	122.514	ha	35	/ha		**1,694,421,906**	**431,144**
SITE AREA - Gro	206.740	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**199,739,422**	**1,630,336**	**966,138**
Existing Use Value		5,168,500		25,000
Uplift	0%	0		0
Plus /ha	287,500	59,437,750		287,500
Benchmark Land Value		**64,606,250**		**312,500**
Additional Profit		**360,602,067**	**1,112**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					199,739,422	
	Stamp Duty				9,976,471		
	Easements etc.				0		
	Legals /Acquisition			1.50%	2,996,091	12,972,562	
Fees							
	Planning				607,944		
	Professional			10.00%	83,074,992	83,682,936	
CONSTRUCTION							
	Build Cost	BCIS +		1,588	684,447,307		
		Extras			0		
		Unit extras		775.00	3,323,200		
		Site		15.00%	102,667,096		
	BNG				790,438		
	Contingency		5.00%		39,521,880		
	Abnormals		0.00%		0		
					0	830,749,921	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	50,832,657		
	Legals	%		0.5%	8,472,110		
		£/unit		0	0		
	Misc.	%		0.0%	0	59,304,767	**1,186,449,609**

Developers Profit				
	Market Housing	% Value	17.50%	**255,295,532**
	Affordable Hou	% Value	17.50%	**41,228,302**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	4,288		
No dwgs under	50	462	23,100
No dwgs over 5	4238	138	584,844
		Total	607,944

Stamp duty calc - Residual		
Land payment		199,739,422
	Total	9,976,471

Stamp duty calc - AP		
Land payment		64,606,250
	Total	3,219,813

Building Safety Levy			
Greenfield	32.24	10,451,718	
Brownfield	0.00	0	
		Total	10,451,718

Pre CIL s106	21,460	£/ Unit (all)	
		Total	92,018,841

Post CIL s106	21,460	£/ Unit (all)	
		Total	92,018,841

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	790,438

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.56	Per Unit
CO2 Plus	6.00%		89.85	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.51	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**
INCOME								
UNITS Started	184	239	290	338	401	460	355	218
Market Housing		62,599,118	81,310,810	98,661,653	114,991,857	136,425,251	156,497,794	120,775,472
Social Rent		2,830,231	3,676,224	4,460,691	5,199,012	6,168,059	7,075,578	5,460,501
Affordable Rent		2,526,992	3,282,343	3,982,760	4,641,975	5,507,195	6,317,481	4,875,447
Shared Ownership		4,752,061	6,172,514	7,489,662	8,729,330	10,356,395	11,880,153	9,168,379
First Homes		0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0
INCOME	**0**	**72,708,403**	**94,441,893**	**114,594,765**	**133,562,174**	**158,456,899**	**181,771,007**	**140,279,799**
EXPENDITURE								
Stamp Duty	9,976,471							
Easements etc.	0							
Legals Acquisition	2,996,091							
Planning Fee	607,944							
Professional	83,074,992							
Build Cost - BCIS Base		33,918,031	44,056,574	53,457,767	62,305,949	73,919,188	84,795,079	65,439,680
BSL/s106/CIL/Tariff		4,397,058	5,711,395	6,930,145	8,077,204	9,582,718	10,992,644	8,483,453
BNG		33,918	44,057	53,458	62,306	73,919	84,795	65,440
Contingency		1,695,902	2,202,829	2,672,888	3,115,297	3,695,959	4,239,754	3,271,984
Abnormals		0	0	0	0	0	0	0
Finance Fees	0							
Legal and Valuation	0							
Agents	0	2,181,252	2,833,257	3,437,843	4,006,865	4,753,707	5,453,130	4,208,394
Legals	0	363,542	472,209	572,974	667,811	792,284	908,855	701,399
Misc.				0			0	
COSTS BEFORE LAND INT AND I	**96,655,499**	**42,589,703**	**55,320,320**	**67,125,075**	**78,235,432**	**92,817,776**	**106,474,257**	**82,170,350**
For Residual Va Land	**199,739,422**							
Interest		20,747,644	20,091,671	18,759,577	16,749,870	14,049,489	10,438,214	5,898,117
Developers Return								
Market Housing								
rdable for Rent								
First Homes								
Cash Flow	-296,394,921	9,371,055	19,029,902	28,710,113	38,576,873	51,589,635	64,858,536	52,211,332
Opening Balance	0							
Closing Balance	-296,394,921	-287,023,866	-267,993,964	-239,283,851	-200,706,979	-149,117,344	-84,258,808	-32,047,477

	Year 9	**Year 10**	**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**
INCOME								
UNITS Started	218	218	218	218	218	208	175	165
Market Housing	74,166,346	74,166,346	74,166,346	74,166,346	74,166,346	74,166,346	70,764,220	59,537,204
Social Rent	3,353,209	3,353,209	3,353,209	3,353,209	3,353,209	3,353,209	3,199,392	2,691,796
Affordable Rent	2,993,937	2,993,937	2,993,937	2,993,937	2,993,937	2,993,937	2,856,600	2,403,389
Shared Ownership	5,630,160	5,630,160	5,630,160	5,630,160	5,630,160	5,630,160	5,371,895	4,519,624
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**86,143,651**	**86,143,651**	**86,143,651**	**86,143,651**	**86,143,651**	**86,143,651**	**82,192,107**	**69,152,013**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	40,185,494	40,185,494	40,185,494	40,185,494	40,185,494	40,185,494	38,342,123	32,258,997
BSL/s106/CIL/Tariff	5,209,557	5,209,557	5,209,557	5,209,557	5,209,557	5,209,557	4,970,587	4,181,984
BNG	40,185	40,185	40,185	40,185	40,185	40,185	38,342	32,259
Contingency	2,009,275	2,009,275	2,009,275	2,009,275	2,009,275	2,009,275	1,917,106	1,612,950
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	2,584,310	2,584,310	2,584,310	2,584,310	2,584,310	2,584,310	2,465,763	2,074,560
Legals	430,718	430,718	430,718	430,718	430,718	430,718	410,961	345,760
Misc.								
COSTS BEFORE LAND INT AND I	**50,459,539**	**50,459,539**	**50,459,539**	**50,459,539**	**50,459,539**	**50,459,539**	**48,144,881**	**40,506,511**
For Residual Va Land								
Interest	2,243,323	0	0	0	0	0	0	0
Developers Return								
Market Housing								
rdable for Rent								
First Homes								
Cash Flow	33,440,789	35,684,112	35,684,112	35,684,112	35,684,112	35,684,112	34,047,226	28,645,503
Opening Balance								
Closing Balance	1,393,312	37,077,424	72,761,536	108,445,648	144,129,759	179,813,871	213,861,097	242,506,600

	Year 17	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME								
UNITS Started	165							
Market Housing	56,135,078	56,135,078	0	0	0	0	0	0
Social Rent	2,537,979	2,537,979	0	0	0	0	0	0
Affordable Rent	2,266,053	2,266,053	0	0	0	0	0	0
Shared Ownership	4,261,359	4,261,359	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**65,200,470**	**65,200,470**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	30,415,626	30,415,626	0	0	0	0	0	0
BSL/s106/CIL/Tariff	3,943,014	3,943,014	0	0	0	0	0	0
BNG	30,416	30,416	0	0	0	0	0	0
Contingency	1,520,781	1,520,781	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	1,956,014	1,956,014	0	0	0	0	0	0
Legals	326,002	326,002	0	0	0	0	0	0
Misc.								
COSTS BEFORE LAND INT AND I	**38,191,853**	**38,191,853**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land								
Interest	0	0	0	0	0	0	0	0
Developers Return								
Market Housing								255,295,532
rdable for Rent								41,228,302
First Homes								0
Cash Flow	27,008,617	27,008,617	0	0	0	0	0	-296,523,834
Opening Balance								
Closing Balance	269,515,217	296,523,834	296,523,834	296,523,834	296,523,834	296,523,834	296,523,834	0

Appendix
Site 31

Site 31	31	Chatham Docks Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3,000	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.40	71.25	90.00%	2,700	4,660	896,467,500	222,480
Affordable Overall			10%	300			
Social Rent	73.82	62.90	4.00%	120	1,631	12,310,788	8,858
Affordable Rent	73.82	62.90	2.50%	75	2,330	10,991,775	5,536
Shared Ownersl	78.39	66.40	3.50%	105	3,029	21,118,188	8,231
First Homes	78.39	66.40	0.00%	0	3,262	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	22.901	ha	131	/ha		**940,888,251**	**245,105**
SITE AREA - Gro	22.901	ha	131	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**9,141,250**	**399,168**	**399,168**
Existing Use Value		36,641,221		1,600,000
Uplift	20%	7,328,244		320,000
Plus /ha	0	0		0
Benchmark Land Value		**43,969,466**		**1,920,000**

Additional Profit	**21,989,528**	**99**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					9,141,250	
	Stamp Duty				446,562		
	Easements etc.				0		
	Legals /Acquisition			1.50%	137,119	583,681	
Fees							
	Planning				430,200		
	Professional			10.00%	58,300,862	58,731,062	
CONSTRUCTION							
	Build Cost	BCIS +		1,879	460,575,761		
		Extras			0		
		Unit extras		775.00	2,325,000		
		Site		10.00%	46,057,576		
	BNG				2,544,792		
	Contingency		5.00%		25,447,917		
	Abnormals		10.00%		46,057,576		
					0	583,008,622	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	28,226,648		
	Legals	%		0.5%	4,704,441		
		£/unit		0	0		
	Misc.	%		0.0%	0	32,931,089	**684,395,704**

Developers Profit				
	Market Housing	% Value	17.50%	**156,881,813**
	Affordable Hou	% Value	17.50%	**7,773,631**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3,000		
No dwgs under	50	462	23,100
No dwgs over 5	2950	138	407,100
		Total	430,200

Stamp duty calc - Residual		
Land payment		9,141,250
	Total	446,562

Stamp duty calc - AP		
Land payment		43,969,466
	Total	2,187,973

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	3,586,378	
		Total	3,586,378

Pre CIL s106	24,054	£/ Unit (all)	
		Total	72,162,157

Post CIL s106	24,054	£/ Unit (all)	
		Total	72,162,157

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	2,544,792

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,772.64	Per Unit
CO2 Plus	6.00%		106.36	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,879.10	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		100	275	275	75	350	75	350	75	350	0	275	200
Market Housing			29,882,250	82,176,188	82,176,188	22,411,688	104,587,875	22,411,688	104,587,875	22,411,688	104,587,875	0	82,176,188
Social Rent			410,360	1,128,489	1,128,489	307,770	1,436,259	307,770	1,436,259	307,770	1,436,259	0	1,128,489
Affordable Rent			366,393	1,007,579	1,007,579	274,794	1,282,374	274,794	1,282,374	274,794	1,282,374	0	1,007,579
Shared Ownership			703,940	1,935,834	1,935,834	527,955	2,463,789	527,955	2,463,789	527,955	2,463,789	0	1,935,834
First Homes			0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**31,362,942**	**86,248,090**	**86,248,090**	**23,522,206**	**109,770,296**	**23,522,206**	**109,770,296**	**23,522,206**	**109,770,296**	**0**	**86,248,090**
EXPENDITURE													
Stamp Duty		446,562											
Easements etc.		0											
Legals Acquisition		137,119											
Planning Fee		430,200											
Professional		58,300,862											
Build Cost - BCIS Base			16,965,278	46,654,514	46,654,514	12,723,958	59,378,473	12,723,958	59,378,473	12,723,958	59,378,473	0	46,654,514
BSL/s106/CIL/Tariff			2,524,951	6,943,616	6,943,616	1,893,713	8,837,329	1,893,713	8,837,329	1,893,713	8,837,329	0	6,943,616
BNG			84,826	233,273	233,273	63,620	296,892	63,620	296,892	63,620	296,892	0	233,273
Contingency			848,264	2,332,726	2,332,726	636,198	2,968,924	636,198	2,968,924	636,198	2,968,924	0	2,332,726
Abnormals			1,535,253	4,221,944	4,221,944	1,151,439	5,373,384	1,151,439	5,373,384	1,151,439	5,373,384	0	4,221,944
Finance Fees		0											
Legal and Valuation		0											
Agents		0	940,888	2,587,443	2,587,443	705,666	3,293,109	705,666	3,293,109	705,666	3,293,109	0	2,587,443
Legals		0	156,815	431,240	431,240	117,611	548,851	117,611	548,851	117,611	548,851	0	431,240
Misc.					0			0					
COSTS BEFORE LAND INT AND I		**59,314,744**	**23,056,275**	**63,404,756**	**63,404,756**	**17,292,206**	**80,696,962**	**17,292,206**	**80,696,962**	**17,292,206**	**80,696,962**	**0**	**63,404,756**
For Residual Va	Land	**9,141,250**											
	Interest		4,791,920	4,545,887	3,265,066	1,894,587	1,591,108	0	0	0	0	0	0
Developers Return													
Market Housing													
rdable for Rent													
First Homes													
	Cash Flow	-68,455,993	3,514,747	18,297,447	19,578,268	4,335,413	27,482,226	6,230,000	29,073,334	6,230,000	29,073,334	0	22,843,334
	Opening Balance	0											
	Closing Balance	-68,455,993	-64,941,246	-46,643,799	-27,065,532	-22,730,119	4,752,107	10,982,107	40,055,441	46,285,441	75,358,775	75,358,775	98,202,109

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started		200	200	200									
Market Housing		59,764,500	59,764,500	59,764,500	59,764,500	0	0	0	0	0	0	0	0
Social Rent		820,719	820,719	820,719	820,719	0	0	0	0	0	0	0	0
Affordable Rent		732,785	732,785	732,785	732,785	0	0	0	0	0	0	0	0
Shared Ownership		1,407,879	1,407,879	1,407,879	1,407,879	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**62,725,883**	**62,725,883**	**62,725,883**	**62,725,883**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty													
Easements etc.													
Legals Acquisition													
Planning Fee													
Professional													
Build Cost - BCIS Base		33,930,556	33,930,556	33,930,556	33,930,556	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		5,049,902	5,049,902	5,049,902	5,049,902	0	0	0	0	0	0	0	0
BNG		169,653	169,653	169,653	169,653	0	0	0	0	0	0	0	0
Contingency		1,696,528	1,696,528	1,696,528	1,696,528	0	0	0	0	0	0	0	0
Abnormals		3,070,505	3,070,505	3,070,505	3,070,505	0	0	0	0	0	0	0	0
Finance Fees													
Legal and Valuation													
Agents		1,881,777	1,881,777	1,881,777	1,881,777	0	0	0	0	0	0	0	0
Legals		313,629	313,629	313,629	313,629	0	0	0	0	0	0	0	0
Misc.													
COSTS BEFORE LAND INT AND I		**46,112,550**	**46,112,550**	**46,112,550**	**46,112,550**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va	Land												
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return													
Market Housing													156,881,813
rdable for Rent													7,773,631
First Homes													0
	Cash Flow	16,613,334	16,613,334	16,613,334	16,613,334	0	0	0	0	0	0	0	-164,655,444
	Opening Balance												
	Closing Balance	114,815,443	131,428,777	148,042,110	164,655,444	164,655,444	164,655,444	164,655,444	164,655,444	164,655,444	164,655,444	164,655,444	0

Appendix
Site 32

Site 32	32 Chattenden & I Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6,813	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	108.00	108.00	70.00%	4,769	4,180	2,152,975,044	515,066
Affordable Overall			30%	2043.9			
Social Rent	82.65	81.40	12.00%	818	1,463	97,366,315	67,573
Affordable Rent	82.65	81.40	7.50%	511	2,090	86,934,210	42,233
Shared Ownersl	84.10	84.10	10.50%	715	2,717	163,460,402	60,162
First Homes	84.10	84.10	0.00%	0	2,768	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	194.657	ha	35	/ha		**2,500,735,972**	**685,034**
SITE AREA - Gro	396.080	ha	17	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**130,337,114**	**669,573**	**329,068**
Existing Use Value		9,902,000		25,000
Uplift	0%	0		0
Plus /ha	287,500	113,873,000		287,500
Benchmark Land Value		**123,775,000**		**312,500**

Additional Profit	**114,729,574**	**223**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					130,337,114	
	Stamp Duty				6,506,356		
	Easements etc.				0		
	Legals /Acquisition			1.50%	1,955,057	8,461,412	
Fees							
	Planning				956,394		
	Professional			10.00%	131,995,128	132,951,522	
CONSTRUCTION							
	Build Cost	BCIS +		1,588	1,087,495,905		
		Extras			0		
		Unit extras		775.00	5,280,075		
		Site		15.00%	163,124,386		
	BNG				1,255,900		
	Contingency		5.00%		62,795,018		
	Abnormals		0.00%		0		
					0	1,319,951,284	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	75,022,079		
	Legals	%		0.5%	12,503,680		
		£/unit		0	0		
	Misc.	%		0.0%	0	87,525,759	**1,679,227,093**

Developers Profit				
	Market Housing	% Value	17.50%	**376,770,633**
	Affordable Hou	% Value	17.50%	**60,858,162**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6,813		
No dwgs under	50	462	23,100
No dwgs over 5	6763	138	933,294
		Total	956,394

Stamp duty calc - Residual		
Land payment		130,337,114
	Total	6,506,356

Stamp duty calc - AP		
Land payment		123,775,000
	Total	6,178,250

Building Safety Levy			
Greenfield	32.24	16,605,721	
Brownfield	0.00	0	
		Total	16,605,721

Pre CIL s106	35,616	£/ Unit (all)	
		Total	242,653,553

Post CIL s106	35,616	£/ Unit (all)	
		Total	242,653,553

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	1,255,900

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.55	Per Unit
CO2 Plus	6.00%		89.85	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.51	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
INCOME								
UNITS Started	60	270	300	357	461	411	497	499
Market Housing		18,960,590	85,322,657	94,802,952	112,815,513	145,680,537	129,880,045	157,056,891
Social Rent		857,475	3,858,639	4,287,376	5,101,978	6,588,268	5,873,706	7,102,753
Affordable Rent		765,603	3,445,213	3,828,015	4,555,337	5,882,382	5,244,380	6,341,744
Shared Ownership		1,439,546	6,477,955	7,197,728	8,565,296	11,060,509	9,860,887	11,924,236
First Homes		0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0
INCOME	**0**	**22,023,214**	**99,104,464**	**110,116,071**	**131,038,124**	**169,211,696**	**150,859,017**	**182,425,624**
EXPENDITURE								
Stamp Duty	6,506,356							
Easements etc.	0							
Legals Acquisition	1,955,057							
Planning Fee	956,394							
Professional	131,995,128							
Build Cost - BCIS Base		11,060,329	49,771,481	55,301,645	65,808,958	84,980,195	75,763,254	91,616,392
BSL/s106/CIL/Tariff		2,283,217	10,274,476	11,416,084	13,585,140	17,542,716	15,640,036	18,912,646
BNG		11,060	49,771	55,302	65,809	84,980	75,763	91,616
Contingency		553,016	2,488,574	2,765,082	3,290,448	4,249,010	3,788,163	4,580,820
Abnormals		0	0	0	0	0	0	0
Finance Fees	0							
Legal and Valuation	0							
Agents	0	660,696	2,973,134	3,303,482	3,931,144	5,076,351	4,525,771	5,472,769
Legals	0	110,116	495,522	550,580	655,191	846,058	754,295	912,128
Misc.				0			0	
COSTS BEFORE LAND INT AND I	**141,412,935**	**14,678,435**	**66,052,958**	**73,392,176**	**87,336,690**	**112,779,311**	**100,547,281**	**121,586,372**
For Residual Va Land	**130,337,114**							
Interest		19,022,503	19,839,944	18,915,135	17,668,522	15,846,218	13,005,186	10,393,728
Developers Return								
Market Housing								
rdable for Rent								
First Homes								
Cash Flow	-271,750,049	-11,677,724	13,211,561	17,808,760	26,032,913	40,586,167	37,306,550	50,445,525
Opening Balance	0							
Closing Balance	-271,750,049	-283,427,774	-270,216,213	-252,407,453	-226,374,539	-185,788,372	-148,481,822	-98,036,297

	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
INCOME								
UNITS Started	406	376	376	376	337	294	294	299
Market Housing	157,688,910	128,299,995	118,819,700	118,819,700	118,819,700	106,495,316	92,906,893	92,906,893
Social Rent	7,131,336	5,802,249	5,373,512	5,373,512	5,373,512	4,816,153	4,201,629	4,201,629
Affordable Rent	6,367,264	5,180,580	4,797,778	4,797,778	4,797,778	4,300,136	3,751,454	3,751,454
Shared Ownership	11,972,221	9,740,925	9,021,152	9,021,152	9,021,152	8,085,448	7,053,773	7,053,773
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**183,159,731**	**149,023,749**	**138,012,142**	**138,012,142**	**138,012,142**	**123,697,053**	**107,913,750**	**107,913,750**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	91,985,070	74,841,560	69,311,396	69,311,396	69,311,396	62,122,182	54,195,612	54,195,612
BSL/s106/CIL/Tariff	18,988,754	15,449,767	14,308,159	14,308,159	14,308,159	12,824,068	11,187,763	11,187,763
BNG	91,985	74,842	69,311	69,311	69,311	62,122	54,196	54,196
Contingency	4,599,254	3,742,078	3,465,570	3,465,570	3,465,570	3,106,109	2,709,781	2,709,781
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	5,494,792	4,470,712	4,140,364	4,140,364	4,140,364	3,710,912	3,237,412	3,237,412
Legals	915,799	745,119	690,061	690,061	690,061	618,485	539,569	539,569
Misc.								
COSTS BEFORE LAND INT AND I	**122,075,653**	**99,324,078**	**91,984,861**	**91,984,861**	**91,984,861**	**82,443,878**	**71,924,333**	**71,924,333**
For Residual Va Land								
Interest	6,862,541	3,067,033	0	0	0	0	0	0
Developers Return								
Market Housing								
rdable for Rent								
First Homes								
Cash Flow	54,221,538	46,632,638	46,027,282	46,027,282	46,027,282	41,253,175	35,989,417	35,989,417
Opening Balance								
Closing Balance	-43,814,759	2,817,879	48,845,161	94,872,442	140,899,724	182,152,899	218,142,316	254,131,733

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME								
UNITS Started	300	300	300	300				
Market Housing	94,486,942	94,802,952	94,802,952	94,802,952	94,802,952	0	0	0
Social Rent	4,273,085	4,287,376	4,287,376	4,287,376	4,287,376	0	0	0
Affordable Rent	3,815,254	3,828,015	3,828,015	3,828,015	3,828,015	0	0	0
Shared Ownership	7,173,736	7,197,728	7,197,728	7,197,728	7,197,728	0	0	0
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**109,749,017**	**110,116,071**	**110,116,071**	**110,116,071**	**110,116,071**	**0**	**0**	**0**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	55,117,307	55,301,645	55,301,645	55,301,645	55,301,645	0	0	0
BSL/s106/CIL/Tariff	11,378,031	11,416,084	11,416,084	11,416,084	11,416,084	0	0	0
BNG	55,117	55,302	55,302	55,302	55,302	0	0	0
Contingency	2,755,865	2,765,082	2,765,082	2,765,082	2,765,082	0	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	3,292,471	3,303,482	3,303,482	3,303,482	3,303,482	0	0	0
Legals	548,745	550,580	550,580	550,580	550,580	0	0	0
Misc.								
COSTS BEFORE LAND INT AND I	**73,147,535**	**73,392,176**	**73,392,176**	**73,392,176**	**73,392,176**	**0**	**0**	**0**
For Residual Va Land								
Interest	0	0	0	0	0	0	0	0
Developers Return								
Market Housing								376,770,633
rdable for Rent								60,858,162
First Homes								0
Cash Flow	36,601,482	36,723,895	36,723,895	36,723,895	36,723,895	0	0	-437,628,795
Opening Balance								
Closing Balance	290,733,215	327,457,110	364,181,005	400,904,900	437,628,795	437,628,795	437,628,795	0

Appendix
Site 33

Site 33 **33 Gillingham Wat** Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				1,776	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	81.00	67.50	90.00%	1,598	4,660	502,791,701	129,474
Affordable Overall			10%	177.6			
Social Rent	75.49	62.91	4.00%	71	1,631	7,289,158	5,363
Affordable Rent	75.51	62.92	2.50%	44	2,330	6,509,293	3,352
Shared Ownersl	78.09	65.07	3.50%	62	3,029	12,252,123	4,854
First Homes	78.09	65.07	0.00%	0	3,262	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	11.380	ha	156	/ha		**528,842,275**	**143,044**
SITE AREA - Gro	11.380	ha	156	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-17,688,292**	**-1,554,331**	**-1,554,331**
Existing Use Value		18,208,000		1,600,000
Uplift	20%	3,641,600		320,000
Plus /ha	0	0		0
Benchmark Land Value		**21,849,600**		**1,920,000**
Additional Profit		**-3,016,589**	**-23**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-17,688,292	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-265,324	-265,324	
Fees							
	Planning				261,288		
	Professional			10.00%	35,868,240	36,129,528	
CONSTRUCTION							
	Build Cost	BCIS +		1,981	283,403,648		
		Extras			0		
		Unit extras		775.00	1,376,400		
		Site		10.00%	28,340,365		
	BNG				1,565,602		
	Contingency		5.00%		15,656,021		
	Abnormals		10.00%		28,340,365		
					0	358,682,400	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	15,865,268		
	Legals	%		0.5%	2,644,211		
		£/unit		0	0		
	Misc.	%		0.0%	0	18,509,480	**395,367,791**

Developers Profit				
	Market Housing	% Value	17.50%	**87,988,548**
	Affordable Hou	% Value	17.50%	**4,558,850**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,776		
No dwgs under	50	462	23,100
No dwgs over 5	1726	138	238,188
		Total	261,288

Stamp duty calc - Residual	
Land payment	-17,688,292
Total	0

Stamp duty calc - AP	
Land payment	21,849,600
Total	1,081,980

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	2,087,125	
		Total	2,087,125

Pre CIL s106	20,339	£/ Unit (all)	
		Total	36,122,261

Post CIL s106	20,339	£/ Unit (all)	
		Total	36,122,261

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	1,565,602

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,869.00	Per Unit
CO2 Plus	6.00%		112.14	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,981.24	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**
INCOME								
UNITS Started	100	100	187	187	187	131	131	131
Market Housing		28,310,344	28,310,344	52,940,342	52,940,342	52,940,342	37,086,550	37,086,550
Social Rent		410,426	410,426	767,496	767,496	767,496	537,658	537,658
Affordable Rent		366,514	366,514	685,382	685,382	685,382	480,134	480,134
Shared Ownership		689,872	689,872	1,290,060	1,290,060	1,290,060	903,732	903,732
First Homes		0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0
INCOME	**0**	**29,777,155**	**29,777,155**	**55,683,280**	**55,683,280**	**55,683,280**	**39,008,073**	**39,008,073**
EXPENDITURE								
Stamp Duty	0							
Easements etc.	0							
Legals Acquisition	-265,324							
Planning Fee	261,288							
Professional	35,868,240							
Build Cost - BCIS Base		17,630,654	17,630,654	32,969,323	32,969,323	32,969,323	23,096,157	23,096,157
BSL/s106/CIL/Tariff		2,151,429	2,151,429	4,023,173	4,023,173	4,023,173	2,818,372	2,818,372
BNG		88,153	88,153	164,847	164,847	164,847	115,481	115,481
Contingency		881,533	881,533	1,648,466	1,648,466	1,648,466	1,154,808	1,154,808
Abnormals		1,595,741	1,595,741	2,984,036	2,984,036	2,984,036	2,090,421	2,090,421
Finance Fees	0							
Legal and Valuation	0							
Agents	0	893,315	893,315	1,670,498	1,670,498	1,670,498	1,170,242	1,170,242
Legals	0	148,886	148,886	278,416	278,416	278,416	195,040	195,040
Misc.				0			0	
COSTS BEFORE LAND INT AND I	**35,864,204**	**23,389,711**	**23,389,711**	**43,738,759**	**43,738,759**	**43,738,759**	**30,640,521**	**30,640,521**
For Residual Va Land	**-17,688,292**							
Interest		1,272,314	914,255	531,131	0	0	0	0
Developers Return								
Market Housing								
rdable for Rent								
First Homes								
Cash Flow	-18,175,912	5,115,130	5,473,190	11,413,389	11,944,521	11,944,521	8,367,552	8,367,552
Opening Balance	0							
Closing Balance	-18,175,912	-13,060,782	-7,587,592	3,825,797	15,770,318	27,714,839	36,082,391	44,449,943

	Year 9	**Year 10**	**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**
INCOME								
UNITS Started	131	87	87	87	87	87	56	
Market Housing	37,086,550	37,086,550	24,629,999	24,629,999	24,629,999	24,629,999	24,629,999	15,853,792
Social Rent	537,658	537,658	357,070	357,070	357,070	357,070	357,070	229,838
Affordable Rent	480,134	480,134	318,867	318,867	318,867	318,867	318,867	205,248
Shared Ownership	903,732	903,732	600,188	600,188	600,188	600,188	600,188	386,328
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**39,008,073**	**39,008,073**	**25,906,125**	**25,906,125**	**25,906,125**	**25,906,125**	**25,906,125**	**16,675,207**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	23,096,157	23,096,157	15,338,669	15,338,669	15,338,669	15,338,669	15,338,669	9,873,166
BSL/s106/CIL/Tariff	2,818,372	2,818,372	1,871,744	1,871,744	1,871,744	1,871,744	1,871,744	1,204,800
BNG	115,481	115,481	76,693	76,693	76,693	76,693	76,693	49,366
Contingency	1,154,808	1,154,808	766,933	766,933	766,933	766,933	766,933	493,658
Abnormals	2,090,421	2,090,421	1,388,295	1,388,295	1,388,295	1,388,295	1,388,295	893,615
Finance Fees								
Legal and Valuation								
Agents	1,170,242	1,170,242	777,184	777,184	777,184	777,184	777,184	500,256
Legals	195,040	195,040	129,531	129,531	129,531	129,531	129,531	83,376
Misc.								
COSTS BEFORE LAND INT AND I	**30,640,521**	**30,640,521**	**20,349,048**	**20,349,048**	**20,349,048**	**20,349,048**	**20,349,048**	**13,098,238**
For Residual Va Land								
Interest	0	0	0	0	0	0	0	0
Developers Return								
Market Housing								
rdable for Rent								
First Homes								
Cash Flow	8,367,552	8,367,552	5,557,077	5,557,077	5,557,077	5,557,077	5,557,077	3,576,969
Opening Balance								
Closing Balance	52,817,495	61,185,047	66,742,123	72,299,200	77,856,276	83,413,353	88,970,429	92,547,398

	Year 17	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME								
UNITS Started								
Market Housing	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0
Misc.								
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land								
Interest	0	0	0	0	0	0	0	0
Developers Return								
Market Housing								87,988,548
rdable for Rent								4,558,850
First Homes								0
Cash Flow	0	0	0	0	0	0	0	-92,547,398
Opening Balance								
Closing Balance	92,547,398	92,547,398	92,547,398	92,547,398	92,547,398	92,547,398	92,547,398	0

Appendix
Site 34

Site 34	**34 Lower Rainham** Green

INCOME	**Av Size**	m2		**%**	**Number**	**Price**	**GDV**	**GIA**
					857	**£/m2**	**£**	**m2**
	Gross		Net Saleable					
Market Housing	108.00		108.00	70.00%	600	4,500	291,551,400	64,789
Affordable Overall				30%	257.1			
Social Rent	83.03		81.87	12.00%	103	1,575	13,261,069	8,539
Affordable Rent	83.35		82.25	7.50%	64	2,250	11,894,467	5,357
Shared Ownersl	83.97		83.97	10.50%	90	2,925	22,100,133	7,556
First Homes	83.97		83.97	0.00%	0	2,869	0	0
Grant and Subsi	Social Rent		0	per unit		0		
	Affordable Rent		0			0		
	Shared Ownersl		0			0		
	First Homes		0			0	0	
SITE AREA - Net	24.486	ha		35	/ha		**338,807,068**	**86,241**
SITE AREA - Gro	55.190	ha		16	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**38,628,043**	**1,577,575**	**699,910**
Existing Use Value		1,379,750		25,000
Uplift	0%	0		0
Plus /ha	287,500	15,867,125		287,500
Benchmark Land Value		**17,246,875**		**312,500**
Additional Profit		**56,899,112**	**878**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					38,628,043	
	Stamp Duty				1,920,902		
	Easements etc.				0		
	Legals /Acquisition			1.50%	579,421	2,500,323	
Fees							
	Planning				134,466		
	Professional			10.00%	16,612,032	16,746,498	
CONSTRUCTION							
	Build Cost	BCIS +		1,587	136,865,323		
		Extras			0		
		Unit extras		775.00	664,175		
		Site		15.00%	20,529,798		
	BNG				158,059		
	Contingency		5.00%		7,902,965		
	Abnormals		0.00%		0		
					0	166,120,321	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	10,164,212		
	Legals	%		0.5%	1,694,035		
		£/unit		0	0		
	Misc.	%		0.0%	0	11,858,247	**235,853,432**

Developers Profit				
	Market Housing	% Value	17.50%	**51,021,495**
	Affordable Hou:	% Value	17.50%	**8,269,742**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	857		
No dwgs under	50	462	23,100
No dwgs over 5	807	138	111,366
		Total	134,466

Stamp duty calc - Residual		
Land payment		38,628,043
	Total	1,920,902

Stamp duty calc - AP		
Land payment		17,246,875
	Total	851,844

Building Safety Levy			
Greenfield	32.24	2,088,804	
Brownfield	0.00	0	
		Total	2,088,804

Pre CIL s106	26,046	£/ Unit (all)
	Total	22,321,237

Post CIL s106	26,046	£/ Unit (all)
	Total	22,321,237

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	158,059

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.08	Per Unit
CO2 Plus	6.00%		89.82	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.00	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**
INCOME												
UNITS Started	15	30	102	80	160	240	230					
Market Housing		5,103,000	10,206,000	34,700,400	27,216,000	54,432,000	81,648,000	78,246,000	0	0	0	0
Social Rent		232,107	464,215	1,578,330	1,237,906	2,475,812	3,713,718	3,558,980	0	0	0	0
Affordable Rent		208,188	416,376	1,415,678	1,110,335	2,220,671	3,331,006	3,192,214	0	0	0	0
Shared Ownership		386,817	773,634	2,630,354	2,063,023	4,126,046	6,189,069	5,931,191	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**5,930,112**	**11,860,224**	**40,324,762**	**31,627,264**	**63,254,528**	**94,881,793**	**90,928,385**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	1,920,902											
Easements etc.	0											
Legals Acquisition	579,421											
Planning Fee	134,466											
Professional	16,612,032											
Build Cost - BCIS Base		2,766,499	5,532,998	18,812,192	14,754,660	29,509,320	44,263,980	42,419,648	0	0	0	0
BSL/s106/CIL/Tariff		427,247	854,494	2,905,279	2,278,650	4,557,301	6,835,951	6,551,120	0	0	0	0
BNG		2,766	5,533	18,812	14,755	29,509	44,264	42,420	0	0	0	0
Contingency		138,325	276,650	940,610	737,733	1,475,466	2,213,199	2,120,982	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	177,903	355,807	1,209,743	948,818	1,897,636	2,846,454	2,727,852	0	0	0	0
Legals	0	29,651	59,301	201,624	158,136	316,273	474,409	454,642	0	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**19,246,821**	**3,542,391**	**7,084,782**	**24,088,259**	**18,892,752**	**37,785,505**	**56,678,257**	**54,316,663**	**0**	**0**	**0**	**0**
For Residual Va Land	**38,628,043**											
Interest		4,051,240	4,167,687	4,125,144	3,277,349	2,615,347	1,015,590	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-57,874,864	-1,663,519	607,755	12,111,359	9,457,163	22,853,676	37,187,946	36,611,722	0	0	0	0
Opening Balance	0											
Closing Balance	-57,874,864	-59,538,383	-58,930,628	-46,819,270	-37,362,107	-14,508,430	22,679,515	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237

	Year 13	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME												
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												51,021,495
rdable for Rent												8,269,742
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-59,291,237
Opening Balance												
Closing Balance	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237	59,291,237	0

Appendix
Cover

Medway Council LPVA Update - June 2025

Lower Value Area

16/06/2025
09:55

Large Green 400

								Rounded
1	UNITS	**400**		Social Rent	33.33%	% of Aff	39.996	40
	Affordable	30%	120	Affordable Re	33.33%		39.996	40
				Shared Owne	33.34%		40.008	40
				First Homes	0.00%		0	0
							120	120

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	19.048		Sub Area	Lower Value
Net:Gross	60%		Gross	19.048	ha	Green Brov	Green
			Net	11.429	ha	Use	Agricultural

				Market					
	Beds	m2	Circulation	280		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	70.00	70	5,250	70	0.0%
Terrace	3	95	0.0%	10%	28.00	28	2,660	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	56.00	56	5,880	93	0.0%
Semi	4	120	0.0%	20%	56.00	56	6,720	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	42.00	42	5,670	115	0.0%
Det	5	145	0.0%	10%	28.00	28	4,060	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**280.00**	**280**	**30,240**		

		Social Rent				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	40		Rounded	m2	40		Rounded	m2	40		Rounded	m2	0		Rounded	m2
Terrace	2	15%	6.00	6	420	15%	6.00	6	420	30%	12.00	12	840	30%	0.00	0	0
Terrace	3	10%	4.00	4	336	10%	4.00	4	336	20%	8.00	8	672	20%	0.00	0	0
Terrace	4	20%	8.00	8	776	20%	8.00	8	776	15%	6.00	6	582	15%	0.00	0	0
Semi	2	10%	4.00	4	316	10%	4.00	4	316	15%	6.00	6	474	15%	0.00	0	0
Semi	3	10%	4.00	4	372	10%	4.00	4	372	10%	4.00	4	372	10%	0.00	0	0
Semi	4	15%	6.00	6	636	15%	6.00	6	636	10%	4.00	4	424	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	8.00	8	450	20%	8.00	8	450		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**40.00**	**40**	**3,306**	**100%**	**40.00**	**40**	**3,306**	**100%**	**40.00**	**40**	**3,364**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	6,930	9,750,510
Terrace	3		1,407		1,407	4,004	5,633,628
Terrace	4		1,407		1,407	2,134	3,002,538
Semi	2		1,457		1,457	1,106	1,611,442
Semi	3		1,457		1,457	6,996	10,193,172
Semi	4		1,457		1,457	8,416	12,262,112
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	5,670	9,491,580
Det	5		1,674		1,674	4,060	6,796,440
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	900	1,485,000
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						40,216	60,226,422

1,498 £/m2

Occupants		Population	
	Count	per unit	
1 bed	16	2.4	38
2 bed	108	2.4	259
3 bed	112	2.4	269
4 bed	136	2.4	326
5 bed	28	2.4	67
		Residents	**960**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		53,760	m2
		5.376	ha
Gross - Net		7.619	ha
Shortfall / Surplus		2.243	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		280	30,240	108.00	30,240	108.00
Social Rent		40	3,306	82.65	3,256	81.40
Affordable Rent		40	3,306	82.65	3,256	81.40
Shared Ownership		40	3,364	84.10	3,364	84.10
First Homes		0	0	84.10	0	84.10
	Total	**400**	**40,216**		**40,116**	
	per ha		3,519		3,510	

Greenfield, LHMA mix with emphasis on larger units. 5.376ha POS on site.

Large Green 250

								Rounded
2	UNITS	**250**		Social Rent	33.33%	% of Aff	24.9975	25
	Affordable	30%	75	Affordable Re	33.33%		24.9975	25
				Shared Owne	33.34%		25.005	25
				First Homes	0.00%		0	0
							75	75

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	11.905		Sub Area	Lower Value
Net:Gross	60%		Gross	11.905	ha	Green Brov	Green
			Net	7.143	ha	Use	Agricultural

				Market			
	Beds	m2	Circulation	175		Rounded	m2
Terrace	2	75	0.0%	25%	43.75	43	3,225
Terrace	3	95	0.0%	10%	17.50	18	1,710
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	20%	35.00	35	3,675
Semi	4	120	0.0%	20%	35.00	35	4,200
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%	15%	26.25	26	3,510
Det	5	145	0.0%	10%	17.50	18	2,610
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**175.00**	**175**	**18,930**

				Social Rent				**Affordable Rent**			
	Beds	m2	Circulation	25		Rounded	m2	25		Rounded	m2
Terrace	2	70	0.0%	15%	3.75	4	280	15%	3.75	4	280
Terrace	3	84	0.0%	10%	2.50	3	252	10%	2.50	3	252
Terrace	4	97	0.0%	20%	5.00	5	485	20%	5.00	5	485
Semi	2	79	0.0%	10%	2.50	3	237	10%	2.50	3	237
Semi	3	93	0.0%	10%	2.50	3	279	10%	2.50	3	279
Semi	4	106	0.0%	15%	3.75	2	212	15%	3.75	2	212
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	20%	5.00	5	281	20%	5.00	5	281
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0
				100%	**25.00**	**25**	**2,026**	**100%**	**25.00**	**25**	**2,026**

		Shared Ownership				**First Homes**			
	Beds	25		Rounded	m2	0		Rounded	m2
Terrace	2	30%	7.50	8	560	30%	0.00	0	0
Terrace	3	20%	5.00	5	420	20%	0.00	0	0
Terrace	4	15%	3.75	4	388	15%	0.00	0	0
Semi	2	15%	3.75	4	316	15%	0.00	0	0
Semi	3	10%	2.50	3	279	10%	0.00	0	0
Semi	4	10%	2.50	1	106	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**25.00**	**25**	**2,069**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	4,345	6,113,415
Terrace	3		1,407		1,407	2,634	3,706,038
Terrace	4		1,407		1,407	1,358	1,910,706
Semi	2		1,457		1,457	790	1,151,030
Semi	3		1,457		1,457	4,512	6,573,984
Semi	4		1,457		1,457	4,730	6,891,610
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	3,510	5,875,740
Det	5		1,674		1,674	2,610	4,369,140
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	563	928,125
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						25,052	37,519,788

1,498 £/m2

Occupants		Population	
	Count	per unit	
1 bed	10	2.4	24
2 bed	69	2.4	166
3 bed	73	2.4	175
4 bed	80	2.4	192
5 bed	18	2.4	43
		Residents	**600**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		8,400	m2
		0.840	ha
Gross - Net		4.762	ha
Shortfall / Surplus		3.922	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		175	18,930	108.17	18,930	108.17
Social Rent		25	2,026	81.05	1,995	79.80
Affordable Rent		25	2,026	81.05	1,995	79.80
Shared Ownership		25	2,069	82.76	2,069	82.76
First Homes		0	0	82.76	0	82.76
	Total	**250**	**25,052**		**24,989**	
	per ha		3,507		3,498	

Greenfield, LHMA mix with emphasis on larger units. 0.84ha POS on site.

Green 150

								Rounded
3	UNITS	150		Social Rent	33.33%	% of Aff	14.9985	15
	Affordable	30%	45	Affordable Re	33.33%		14.9985	15
				Shared Owne	33.34%		15.003	15
				First Homes	0.00%		0	0
							45	45

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	7.143		Sub Area	Lower Value
Net:Gross	60%		Gross	7.143	ha	Green Brov	Green
			Net	4.286	ha	Use	Agricultural

	Beds	m2	Circulation	Market				m2	Circulation
				105		Rounded	m2		
Terrace	2	75	0.0%	25%	26.25	25	1,875	70	0.0%
Terrace	3	95	0.0%	10%	10.50	11	1,045	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	21.00	21	2,205	93	0.0%
Semi	4	120	0.0%	20%	21.00	21	2,520	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	15.75	16	2,160	115	0.0%
Det	5	145	0.0%	10%	10.50	11	1,595	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**105.00**	**105**	**11,400**		

	Beds	Social Rent				Affordable Rent				Shared Ownership				First Homes			
		15		Rounded	m2	15		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	15%	2.25	2	140	15%	2.25	2	140	30%	4.50	5	350	30%	0.00	0	0
Terrace	3	10%	1.50	2	168	10%	1.50	2	168	20%	3.00	3	252	20%	0.00	0	0
Terrace	4	20%	3.00	3	291	20%	3.00	3	291	15%	2.25	2	194	15%	0.00	0	0
Semi	2	10%	1.50	2	158	10%	1.50	2	158	15%	2.25	2	158	15%	0.00	0	0
Semi	3	10%	1.50	2	186	10%	1.50	2	186	10%	1.50	2	186	10%	0.00	0	0
Semi	4	15%	2.25	2	212	15%	2.25	2	212	10%	1.50	1	106	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	3.00	2	113	20%	3.00	2	113		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**15.00**	**15**	**1,268**	**100%**	**15.00**	**15**	**1,268**	**100%**	**15.00**	**15**	**1,246**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	2,505	4,010,505
Terrace	3			1,601	1,601	1,633	2,614,433
Terrace	4			1,601	1,601	776	1,242,376
Semi	2			1,664	1,664	474	788,736
Semi	3			1,664	1,664	2,763	4,597,632
Semi	4			1,664	1,664	3,050	5,075,200
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	2,160	4,116,960
Det	5			1,906	1,906	1,595	3,040,070
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	225	421,875
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						15,181	25,907,787

1,707 £/m2

Occupants		Population	
	Count	per unit	
1 bed	4	2.4	10
2 bed	40	2.4	96
3 bed	45	2.4	108
4 bed	50	2.4	120
5 bed	11	2.4	26
		Residents	**360**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		5,040	m2
		0.504	ha
Gross - Net		2.857	ha
Shortfall / Surplus		2.353	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		105	11,400	108.57	11,400	108.57
Social Rent		15	1,268	84.50	1,255	83.67
Affordable Rent		15	1,268	84.50	1,255	83.67
Shared Ownership		15	1,246	83.07	1,246	83.07
First Homes		0	0	83.07	0	83.07
	Total	**150**	**15,181**		**15,156**	
	per ha		3,542		3,536	

Greenfield, LHMA mix with emphasis on larger units. 0.504ha POS on site.

Green 75

								Rounded
4	UNITS	**75**		Social Rent	33.33%	% of Aff	7.49925	7
	Affordable	30%	22.5	Affordable Re	33.33%		7.49925	8
				Shared Owne	33.34%		7.5015	8
				First Homes	0.00%		0	0
							22.5	23

Modelling		
Density	35	units/ha
Net:Gross	60%	

Area ha		
Total	3.571	
Gross	3.571	ha
Net	2.143	ha

Characteristics	
Sub Area	Lower Value
Green Brov	Green
Use	Agricultural

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	52.5		Rounded	m2	m2	Circulation	7		Rounded	m2	8		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	13.13	12	900	70	0.0%	15%	1.05	1	70	15%	1.20	1	70	30%	2.40	2	140	30%	0.00	0	0
Terrace	3	95	0.0%	10%	5.25	5	475	84	0.0%	10%	0.70	1	84	10%	0.80	1	84	20%	1.60	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	1.40	1	97	20%	1.60	2	194	15%	1.20	1	97	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	0.70	1	79	10%	0.80	1	79	15%	1.20	1	79	15%	0.00	0	0
Semi	3	105	0.0%	20%	10.50	11	1,155	93	0.0%	10%	0.70	1	93	10%	0.80	1	93	10%	0.80	1	93	10%	0.00	0	0
Semi	4	120	0.0%	20%	10.50	11	1,320	106	0.0%	15%	1.05	1	106	15%	1.20	1	106	10%	0.80	1	106	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	7.88	8	1,080	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	5.25	5	725	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	1.40	1	56	20%	1.60	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**52.50**	**52**	**5,655**			**100%**	**7.00**	**7**	**585**	**100%**	**8.00**	**8**	**682**	**100%**	**8.00**	**8**	**683**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,180	1,889,180
Terrace	3			1,601	1,601	811	1,298,411
Terrace	4			1,601	1,601	388	621,188
Semi	2			1,664	1,664	237	394,368
Semi	3			1,664	1,664	1,434	2,386,176
Semi	4			1,664	1,664	1,638	2,725,632
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	1,080	2,058,480
Det	5			1,906	1,906	725	1,381,850
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						7,606	12,966,223

1,705 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	19	2.4	46
3 bed	23	2.4	55
4 bed	26	2.4	62
5 bed	5	2.4	12
		Residents	**180**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,520	m2
		0.252	ha
Gross - Net		1.429	ha
Shortfall / Surplus		1.177	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		52	5,655	108.75	5,655	108.75
Social Rent		7	585	83.61	579	82.71
Affordable Rent		8	682	85.28	676	84.50
Shared Ownership		8	683	85.38	683	85.38
First Homes		0	0	85.38	0	85.38
	Total	**75**	**7,606**		**7,593**	
	per ha		3,549		3,543	

Greenfield, LHMA mix with emphasis on larger units. 0.252ha POS on site.

Green 30

5	UNITS	**30**		Social Rent	33.33%	% of Aff	2.9997	3
	Affordable	30%	9	Affordable Re	33.33%		2.9997	3
				Shared Owne	33.34%		3.0006	3
				First Homes	0.00%		0	0
							9	9

(Header of last two columns: | Rounded)

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	1.429		Sub Area	Lower Value
Net:Gross	60%		Gross	1.429	ha	Green Bro	Green
			Net	0.857	ha	Use	Agricultural

	Beds	m2	Circulation	Market 21		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	5.25	5	375	70	0.0%
Terrace	3	95	0.0%	10%	2.10	2	190	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	4.20	4	420	93	0.0%
Semi	4	120	0.0%	20%	4.20	5	600	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	3.15	3	405	115	0.0%
Det	5	145	0.0%	10%	2.10	2	290	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**21.00**	**21**	**2,280**		

	Social Rent 3		Rounded	m2	Affordable Rent 3		Rounded	m2
Terrace 2	15%	0.45	1	70	15%	0.45	1	70
Terrace 3	10%	0.30	0	0	10%	0.30	0	0
Terrace 4	20%	0.60	1	97	20%	0.60	1	97
Semi 2	10%	0.30	0	0	10%	0.30	0	0
Semi 3	10%	0.30	0	0	10%	0.30	0	0
Semi 4	15%	0.45	0	0	15%	0.45	0	0
Det 3		0.00	0	0	0%	0.00	0	0
Det 4		0.00	0	0	0%	0.00	0	0
Det 5		0.00	0	0	0%	0.00	0	0
Bungalow 2		0.00	0	0	0%	0.00	0	0
Bungalow 3		0.00	0	0	0%	0.00	0	0
Flat to5 1	20%	0.60	1	56	20%	0.60	1	56
Flat to5 2		0.00	0	0	0%	0.00	0	0
Flat to5 3		0.00	0	0	0%	0.00	0	0
Flat 6+ 1		0.00	0	0	0%	0.00	0	0
Flat 6+ 2		0.00	0	0	0%	0.00	0	0
Flat 6+ 3		0.00	0	0	0%	0.00	0	0
Sheltered 1		0.00	0	0	0%	0.00	0	0
Sheltered 2		0.00	0	0	0%	0.00	0	0
Extracare 1		0.00	0	0	0%	0.00	0	0
Extracare 2		0.00	0	0	0%	0.00	0	0
IRC Bungalo 2		0.00	0	0	0%	0.00	0	0
	100%	**3.00**	**3**	**223**	**100%**	**3.00**	**3**	**223**

	Shared Ownership 3		Rounded	m2	First Homes 0		Rounded	m2
Terrace 2	30%	0.90	2	140	30%	0.00	0	0
Terrace 3	20%	0.60	1	84	20%	0.00	0	0
Terrace 4	15%	0.45	0	0	15%	0.00	0	0
Semi 2	15%	0.45	0	0	15%	0.00	0	0
Semi 3	10%	0.30	0	0	10%	0.00	0	0
Semi 4	10%	0.30	0	0	10%	0.00	0	0
Det 3		0.00	0	0	0%	0.00	0	0
Det 4		0.00	0	0	0%	0.00	0	0
Det 5		0.00	0	0	0%	0.00	0	0
Bungalow 2		0.00	0	0	0%	0.00	0	0
Bungalow 3		0.00	0	0	0%	0.00	0	0
Flat to5 1		0.00	0	0	0%	0.00	0	0
Flat to5 2		0.00	0	0	0%	0.00	0	0
Flat to5 3		0.00	0	0	0%	0.00	0	0
Flat 6+ 1		0.00	0	0	0%	0.00	0	0
Flat 6+ 2		0.00	0	0	0%	0.00	0	0
Flat 6+ 3		0.00	0	0	0%	0.00	0	0
Sheltered 1		0.00	0	0	0%	0.00	0	0
Sheltered 2		0.00	0	0	0%	0.00	0	0
Extracare 1		0.00	0	0	0%	0.00	0	0
Extracare 2		0.00	0	0	0%	0.00	0	0
IRC Bungalo 2		0.00	0	0	0%	0.00	0	0
	100%	**3.00**	**3**	**224**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	655	1,048,655
Terrace	3			1,601	1,601	274	438,674
Terrace	4			1,601	1,601	194	310,594
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	420	698,880
Semi	4			1,664	1,664	600	998,400
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	405	771,930
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo	2			1,883	1,883	0	0
						2,951	5,030,811

1,705 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	9	2.4	22
3 bed	7	2.4	17
4 bed	10	2.4	24
5 bed	2	2.4	5
		Residents	**72**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		1,008	m2
		0.101	ha
Gross - Net		0.571	ha
Shortfall / Surplus		0.471	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		21	2,280	108.57	2,280	108.57
Social Rent		3	223	74.42	217	72.33
Affordable Rent		3	223	74.42	217	72.33
Shared Ownership		3	224	74.67	224	74.67
First Homes		0	0	74.67	0	74.67
	Total	**30**	**2,951**		**2,938**	
	per ha		3,442		3,428	

Greenfield, LHMA mix with emphasis on larger units. 0.101ha POS on site.

Green 12

								Rounded
6	UNITS	**12**		Social Rent	33.33%	% of Aff	1.19988	1
	Affordable	30%	3.6	Affordable Re	33.33%		1.19988	2
				Shared Owne	33.34%		1.20024	1
				First Homes	0.00%		0	0
							3.6	4

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.571		Sub Area	Lower Value
Net:Gross	60%		Gross	0.571	ha	Green Brov	Green
			Net	0.343	ha	Use	Agricultural

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	1		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.10	1	75	70	0.0%	20%	0.20	1	70	20%	0.40	1	70	50%	0.50	1	70	50%	0.00	0	0
Terrace	3	95	0.0%	10%	0.84	1	95	84	0.0%	20%	0.20	0	0	20%	0.40	0	0	25%	0.25	0	0	25%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	40%	0.40	0	0	40%	0.80	1	97	25%	0.25	0	0	25%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	20%	1.68	2	210	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	1.68	2	240	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	1.26	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.84	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	0.20	0	0	20%	0.40	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**8.40**	**8**	**900**			**100%**	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**167**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	285	456,285
Terrace	3			1,601	1,601	95	152,095
Terrace	4			1,601	1,601	97	155,297
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,207	2,046,157

1,695 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	4	2.4	10
3 bed	3	2.4	7
4 bed	4	2.4	10
5 bed	1	2.4	2
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
0.3	Informal play provision
0	0
1.1500	**m2**

Open Space Required			
		331	m2
		0.033	ha
Gross - Net		0.229	ha
Shortfall / Surplus		0.195	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	900	112.50	900	112.50
Social Rent		1	70	70.00	70	70.00
Affordable Rent		2	167	83.50	167	83.50
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,207**		**1,207**	
	per ha		3,520		3,520	

Greenfield, LHMA mix with emphasis on larger units. 0.033ha POS on site.

Green 8								Rounded	Modelling			Area ha		Characteristics	
7	UNITS	**8**		Social Rent	33.33%	% of Aff	0	0	Density	35	units/ha	Total	0.381	Sub Area	Lower Value
	Affordable	0%	0	Affordable Re	33.33%		0	0	Net:Gross	60%		Gross	0.381 ha	Green Brov	Green
				Shared Owne	33.34%		0	0				Net	0.229 ha	Use	Agricultural
				First Homes	0.00%		0	0							
							0	0							

				Market						**Social Rent**				**Affordable Rent**			
	Beds	m2	Circulation	8		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	15%	0.00	0	0	15%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%	10%	0.00	0	0	10%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	0.00	0	0	20%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	0.00	0	0	10%	0.00	0	0
Semi	3	105	0.0%	40%	3.20	3	315	93	0.0%	10%	0.00	0	0	10%	0.00	0	0
Semi	4	120	0.0%	20%	1.60	2	240	106	0.0%	15%	0.00	0	0	15%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	20%	1.60	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	20%	1.60	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0
				100%	**8.00**	**9**	**1,115**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

		Shared Ownership				**First Homes**			
	Beds	0		Rounded	m2	0		Rounded	m2
Terrace	2	30%	0.00	0	0	30%	0.00	0	0
Terrace	3	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	15%	0.00	0	0	15%	0.00	0	0
Semi	2	15%	0.00	0	0	15%	0.00	0	0
Semi	3	10%	0.00	0	0	10%	0.00	0	0
Semi	4	10%	0.00	0	0	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	315	524,160
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	270	514,620
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,115	1,990,880

1,786 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	3	2.4	7
4 bed	4	2.4	10
5 bed	2	2.4	5
		Residents	**22**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.152	ha
Shortfall / Surplus		0.152	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		9	1,115	123.89	1,115	123.89
Social Rent		0	0	123.89	0	123.89
Affordable Rent		0	0	123.89	0	123.89
Shared Ownership		0	0	123.89	0	123.89
First Homes		0	0	123.89	0	123.89
	Total	**9**	**1,115**		**1,115**	
	per ha		4,878		4,878	

Greenfield, Below affordable threshold, below POS threshold.

Green 6

							Rounded
8	UNITS	**6**		Social Rent	33.33%	% of Aff	0	0
	Affordable	0%	0	Affordable Re	33.33%		0	0
				Shared Owne	33.34%		0	0
				First Homes	0.00%		0	0
							0	0

Modelling			Area ha		
Density	35	units/ha	Total	0.286	
Net:Gross	60%		Gross	0.286	ha
			Net	0.171	ha

Characteristics	
Sub Area	Lower Value
Green Brov	Green
Use	Agricultural

				Market					
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	30%	1.80	2	210	93	0.0%
Semi	4	120	0.0%	30%	1.80	2	240	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	20%	1.20	1	135	115	0.0%
Det	5	145	0.0%	20%	1.20	1	145	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	6.00	6	730		

		Social Rent				**Affordable Rent**			
	Beds	0		Rounded	m2	0		Rounded	m2
Terrace	2	15%	0.00	0	0	15%	0.00	0	0
Terrace	3	10%	0.00	0	0	10%	0.00	0	0
Terrace	4	20%	0.00	0	0	20%	0.00	0	0
Semi	2	10%	0.00	0	0	10%	0.00	0	0
Semi	3	10%	0.00	0	0	10%	0.00	0	0
Semi	4	15%	0.00	0	0	15%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	0.00	0	0	100%	0.00	0	0

		Shared Ownership				**First Homes**			
	Beds	0		Rounded	m2	0		Rounded	m2
Terrace	2	30%	0.00	0	0	30%	0.00	0	0
Terrace	3	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	15%	0.00	0	0	15%	0.00	0	0
Semi	2	15%	0.00	0	0	15%	0.00	0	0
Semi	3	10%	0.00	0	0	10%	0.00	0	0
Semi	4	10%	0.00	0	0	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	0.00	0	0	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						730	1,282,480

1,757 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	2	2.4	5
4 bed	3	2.4	7
5 bed	1	2.4	2
		Residents	**14**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required		
	0	m2
	0.000	ha
Gross - Net	0.114	ha
Shortfall / Surplus	0.114	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	730	121.67	730	121.67
Social Rent		0	0	121.67	0	121.67
Affordable Rent		0	0	121.67	0	121.67
Shared Ownership		0	0	121.67	0	121.67
First Homes		0	0	121.67	0	121.67
	Total	**6**	**730**		**730**	
	per ha		4,258		4,258	

Greenfield, Below affordable threshold, below POS threshold.

Green 3

								Rounded	Modelling			Area ha			Characteristics	
9	UNITS	**3**		Social Rent	33.33%	% of Aff	0	0	Density	35	units/ha	Total	0.143		Sub Area	Lower Value
	Affordable	0%	0	Affordable Re	33.33%		0	0	Net:Gross	60%		Gross	0.143	ha	Green Brov	Green
				Shared Owne	33.34%		0	0				Net	0.086	ha	Use	Agricultural
				First Homes	0.00%		0	0								
							0	0								

	Beds	m2	Circulation	Market				m2	Circulation
				3		Rounded	m2		
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	30%	0.90	1	105	93	0.0%
Semi	4	120	0.0%	30%	0.90	1	120	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	40%	1.20	1	135	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**3.00**	**3**	**360**		

	Beds	Social Rent				Affordable Rent				Shared Ownership				First Homes			
		0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	15%	0.00	0	0	15%	0.00	0	0	30%	0.00	0	0	30%	0.00	0	0
Terrace	3	10%	0.00	0	0	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	20%	0.00	0	0	20%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	2	10%	0.00	0	0	10%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	3	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	4	15%	0.00	0	0	15%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	0.00	0	0	20%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	105	174,720
Semi	4			1,664	1,664	120	199,680
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						360	631,710
							1,755 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	1	2.4	2
4 bed	2	2.4	5
5 bed	0	2.4	0
		Residents	**7**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.057	ha
Shortfall / Surplus		0.057	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3	360	120.00	360	120.00
Social Rent		0	0	120.00	0	120.00
Affordable Rent		0	0	120.00	0	120.00
Shared Ownership		0	0	120.00	0	120.00
First Homes		0	0	120.00	0	120.00
	Total	**3**	**360**		**360**	
	per ha		4,200		4,200	

Greenfield, Below affordable threshold, below POS threshold.

HD Flats 400

10	UNITS	**400**		Social Rent	33.33%	% of Aff
	Affordable	30%	120	Affordable Re	33.33%	
				Shared Owne	33.34%	
				First Homes	0.00%	

	Rounded
39.996	40
39.996	40
40.008	40
0	0
120	120

Modelling			Area ha		
Density	275	units/ha	Total	1.939	
Net:Gross	75%		Gross	1.939	ha
			Net	1.455	ha

Characteristics	
Sub Area	Lower Value
Green Brov	Brown
Use	PDL

				Market					
	Beds	m2	Circulation	280		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%		0.00	0	0	93	0.0%
Semi	4	120	0.0%		0.00	0	0	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%	10%	28.00	28	1,680	50	20.0%
Flat 6+	2	65	20.0%	50%	140.00	140	10,920	61	20.0%
Flat 6+	3	75	20.0%	40%	112.00	112	10,080	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**280.00**	**280**	**22,680**		

		Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	40		Rounded	m2	40		Rounded	m2	40		Rounded	m2	0		Rounded	m2
Terrace	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	30%	12.00	12	720	30%	12.00	12	720	10%	4.00	4	240	10%	0.00	0	0
Flat 6+	2	30%	12.00	12	878	30%	12.00	12	878	50%	20.00	20	1,464	50%	0.00	0	0
Flat 6+	3	40%	16.00	16	1,421	40%	16.00	16	1,421	40%	16.00	16	1,421	40%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**40.00**	**40**	**3,019**	**100%**	**40.00**	**40**	**3,019**	**100%**	**40.00**	**40**	**3,125**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	0	0
Terrace	3		1,407		1,407	0	0
Terrace	4		1,407		1,407	0	0
Semi	2		1,457		1,457	0	0
Semi	3		1,457		1,457	0	0
Semi	4		1,457		1,457	0	0
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	0	0
Det	5		1,674		1,674	0	0
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	0	0
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	3,360	6,279,840
Flat 6+	2		1,869		1,869	14,141	26,429,155
Flat 6+	3		1,869		1,869	14,342	26,805,946
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						31,843	59,514,941

1,869 £/m2

Occupants		Population	
	Count	per unit	
1 bed	56	2.4	134
2 bed	184	2.4	442
3 bed	160	2.4	384
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**960**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		13,440	m2
		1.344	ha
Gross - Net		0.485	ha
Shortfall / Surplus		-0.859	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		280	22,680	81.00	18,900	67.50
Social Rent		40	3,019	75.48	2,516	62.90
Affordable Rent		40	3,019	75.48	2,516	62.90
Shared Ownership		40	3,125	78.12	2,604	65.10
First Homes		0	0	78.12	0	65.10
	Total	**400**	**31,843**		**26,536**	
	per ha		21,892		18,244	

High density flatted scheme, tall building. LHMA mix with reduced 1 bed for sale. 75% net developable. Limited parking. POS (1.34I

HD Flats 150

								Rounded	Modelling			Area ha			Characteristics	
11	UNITS	**150**		Social Rent	33.33%	% of Aff	14.9985	15	Density	250	units/ha	Total	0.800		Sub Area	Lower Value
	Affordable	30%	45	Affordable Re	33.33%		14.9985	15	Net:Gross	75%		Gross	0.800	ha	Green Brow	Brown
				Shared Owne	33.34%		15.003	15				Net	0.600	ha	Use	PDL
				First Homes	0.00%		0	0								
							45	45								

	Beds	m2	Circulation	Market 105		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%		0.00	0	0
Semi	4	120	0.0%		0.00	0	0
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%	10%	10.50	10	600
Flat 6+	2	65	20.0%	50%	52.50	53	4,134
Flat 6+	3	75	20.0%	40%	42.00	42	3,780
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalow	2	80	20.0%		0.00	0	0
				100%	**105.00**	**105**	**8,514**

	Beds	m2	Circulation	Social Rent 15		Rounded	m2	Affordable Rent 15		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%	30%	4.50	5	300	30%	4.50	5	300	10%	1.50	1	60	10%	0.00	0	0
Flat 6+	2	61	20.0%	30%	4.50	5	366	30%	4.50	5	366	50%	7.50	8	586	50%	0.00	0	0
Flat 6+	3	74	20.0%	40%	6.00	5	444	40%	6.00	5	444	40%	6.00	6	533	40%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalow	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**15.00**	**15**	**1,110**	**100%**	**15.00**	**15**	**1,110**	**100%**	**15.00**	**15**	**1,178**	**100%**	**0.00**	**0**	**0**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	1,260	2,580,480
Flat 6+	2			2,048	2,048	5,452	11,164,877
Flat 6+	3			2,048	2,048	5,201	10,651,238
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalow	2			1,883	1,883	0	0
						11,912	24,396,595

2,048 £/m2

Occupants	Count	Population per unit	
1 bed	21	2.4	50
2 bed	71	2.4	170
3 bed	58	2.4	139
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**360**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		5,040	m2
		0.504	ha
Gross - Net		0.200	ha
Shortfall / Surplus		-0.304	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		105	8,514	81.09	7,095	67.57
Social Rent		15	1,110	74.00	925	61.67
Affordable Rent		15	1,110	74.00	925	61.67
Shared Ownership		15	1,178	78.56	982	65.47
First Homes		0	0	78.56	0	65.47
	Total	**150**	**11,912**		**9,927**	
	per ha		19,854		16,545	

High density flatted scheme, tall building. LHMA mix with reduced 1 bed for sale. 75% net developable. Limited parking. POS (0.504

Flats 400								Rounded	Modelling			Area ha			Characteristics	
12	UNITS	**400**		Social Rent	33.33%	% of Aff	39.996	40	Density	150	units/ha	Total	3.333		Sub Area	Lower Value
	Affordable	30%	120	Affordable Re	33.33%		39.996	40	Net:Gross	80%		Gross	3.333	ha	Green Brov	Brown
				Shared Owne	33.34%		40.008	40				Net	2.667	ha	Use	PDL
				First Homes	0.00%		0	0								
							120	120								

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	280		Rounded	m2	m2	Circulation	40		Rounded	m2	40		Rounded	m2	40		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%		0.00	0	0	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	10%	28.00	28	1,575	50	12.5%	30%	12.00	12	675	30%	12.00	12	675	10%	4.00	4	225	10%	0.00	0	0
Flat to5	2	65	12.5%	50%	140.00	140	10,238	61	12.5%	30%	12.00	12	824	30%	12.00	12	824	50%	20.00	20	1,373	50%	0.00	0	0
Flat to5	3	75	12.5%	40%	112.00	112	9,450	74	12.5%	40%	16.00	16	1,332	40%	16.00	16	1,332	40%	16.00	16	1,332	40%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**280.00**	**280**	**21,263**			**100%**	**40.00**	**40**	**2,831**	**100%**	**40.00**	**40**	**2,831**	**100%**	**40.00**	**40**	**2,930**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	0	0
Terrace	3		1,407		1,407	0	0
Terrace	4		1,407		1,407	0	0
Semi	2		1,457		1,457	0	0
Semi	3		1,457		1,457	0	0
Semi	4		1,457		1,457	0	0
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	0	0
Det	5		1,674		1,674	0	0
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	3,150	5,197,500
Flat to5	2		1,650		1,650	13,257	21,874,050
Flat to5	3		1,650		1,650	13,446	22,185,900
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						29,853	49,257,450
							1,650 £/m2

Occupants		Population	
	Count	per unit	
1 bed	56	2.4	134
2 bed	184	2.4	442
3 bed	160	2.4	384
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**960**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		13,440	m2
		1.344	ha
Gross - Net		0.667	ha
Shortfall / Surplus		-0.677	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		280	21,263	75.94	18,900	67.50
Social Rent		40	2,831	70.76	2,516	62.90
Affordable Rent		40	2,831	70.76	2,516	62.90
Shared Ownership		40	2,930	73.24	2,604	65.10
First Homes		0	0	73.24	0	65.10
	Total	**400**	**29,853**		**26,536**	
	per ha		11,195		9,951	

Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (1.34ha) off site.

Flats 150

13	UNITS	**150**		Social Rent	33.33%	% of Aff
	Affordable	30%	45	Affordable Re	33.33%	
				Shared Owne	33.34%	
				First Homes	0.00%	

	Rounded
14.9985	15
14.9985	15
15.003	15
0	0
45	45

Modelling			Area ha			Characteristics	
Density	150	units/ha	Total	1.250		Sub Area	Lower Value
Net:Gross	80%		Gross	1.250	ha	Green Brov	Brown
			Net	1.000	ha	Use	PDL

				Market					
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%		0.00	0	0	93	0.0%
Semi	4	120	0.0%		0.00	0	0	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%	10%	10.50	10	563	50	12.5%
Flat to5	2	65	12.5%	50%	52.50	53	3,876	61	12.5%
Flat to5	3	75	12.5%	40%	42.00	42	3,544	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**105.00**	**105**	**7,982**		

		Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	15		Rounded	m2	15		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	30%	4.50	5	281	30%	4.50	5	281	10%	1.50	1	56	10%	0.00	0	0
Flat to5	2	30%	4.50	5	343	30%	4.50	5	343	50%	7.50	8	549	50%	0.00	0	0
Flat to5	3	40%	6.00	5	416	40%	6.00	5	416	40%	6.00	6	500	40%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**15.00**	**15**	**1,041**	**100%**	**15.00**	**15**	**1,041**	**100%**	**15.00**	**15**	**1,105**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	1,181	2,214,844
Flat to5	2			1,875	1,875	5,111	9,582,891
Flat to5	3			1,875	1,875	4,876	9,142,031
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						11,168	20,939,766

1,875 £/m2

Occupants		Population	
	Count	per unit	
1 bed	21	2.4	50
2 bed	71	2.4	170
3 bed	58	2.4	139
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**360**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		5,040	m2
		0.504	ha
Gross - Net		0.250	ha
Shortfall / Surplus		-0.254	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		105	7,982	76.02	7,095	67.57
Social Rent		15	1,041	69.38	925	61.67
Affordable Rent		15	1,041	69.38	925	61.67
Shared Ownership		15	1,105	73.65	982	65.47
First Homes		0	0	73.65	0	65.47
	Total	**150**	**11,168**		**9,927**	
	per ha		11,168		9,927	

Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.504ha) off site.

Flats 60

								Rounded
14	UNITS	60		Social Rent	33.33%	% of Aff	5.9994	6
	Affordable	30%	18	Affordable Re	33.33%		5.9994	6
				Shared Owne	33.34%		6.0012	6
				First Homes	0.00%		0	0
							18	18

Modelling		
Density	120	units/ha
Net:Gross	80%	

Area ha		
Total	0.625	
Gross	0.625	ha
Net	0.500	ha

Characteristics	
Sub Area	Lower Value
Green Brov	Brown
Use	PDL

	Beds	m2	Circulation	Market				m2	Circulation
				42		Rounded	m2		
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%		0.00	0	0	93	0.0%
Semi	4	120	0.0%		0.00	0	0	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%	10%	4.20	4	225	50	12.5%
Flat to5	2	65	12.5%	50%	21.00	21	1,536	61	12.5%
Flat to5	3	75	12.5%	40%	16.80	17	1,434	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**42.00**	**42**	**3,195**		

	Beds	Social Rent				Affordable Rent				Shared Ownership				First Homes			
		6		Rounded	m2	6		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	30%	1.80	2	113	30%	1.80	2	113	10%	0.60	1	56	10%	0.00	0	0
Flat to5	2	30%	1.80	2	137	30%	1.80	2	137	50%	3.00	3	206	50%	0.00	0	0
Flat to5	3	40%	2.40	2	167	40%	2.40	2	167	40%	2.40	2	167	40%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**6.00**	**6**	**416**	**100%**	**6.00**	**6**	**416**	**100%**	**6.00**	**6**	**429**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	506	949,219
Flat to5	2			1,875	1,875	2,016	3,780,000
Flat to5	3			1,875	1,875	1,934	3,626,016
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						4,456	8,355,234

1,875 £/m2

Occupants		Population	
	Count	per unit	
1 bed	9	2.4	22
2 bed	28	2.4	67
3 bed	23	2.4	55
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**144**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,016	m2
		0.202	ha
Gross - Net		0.125	ha
Shortfall / Surplus		-0.077	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		42	3,195	76.07	2,840	67.62
Social Rent		6	416	69.38	370	61.67
Affordable Rent		6	416	69.38	370	61.67
Shared Ownership		6	429	71.44	381	63.50
First Homes		0	0	71.44	0	63.50
	Total	**60**	**4,456**		**3,961**	
	per ha		8,912		7,922	

Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.202ha) off site.

Flats 12								Rounded
15	UNITS	**12**		Social Rent	33.33%	% of Aff	1.19988	1
	Affordable	30%	3.6	Affordable Re	33.33%		1.19988	2
				Shared Owne	33.34%		1.20024	1
				First Homes	0.00%		0	0
							3.6	4

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	0.200		Sub Area	Lower Value
Net:Gross	80%		Gross	0.200	ha	Green Brov	Brown
			Net	0.160	ha	Use	PDL

	Beds	m2	Circulation	**Market**				m2	Circulation
				8.4		Rounded	m2		
Terrace	2	75	0.0%		0.00	0	0	70	0.0%
Terrace	3	95	0.0%		0.00	0	0	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%		0.00	0	0	93	0.0%
Semi	4	120	0.0%		0.00	0	0	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%	10%	0.84	1	56	50	12.5%
Flat to5	2	65	12.5%	50%	4.20	4	293	61	12.5%
Flat to5	3	75	12.5%	40%	3.36	3	253	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalo\	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**8.40**	**8**	**602**		

	Beds	**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
		1		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	100%	1.00	1	69	100%	2.00	2	137	100%	1.00	1	69	100%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo\	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**1.00**	**1**	**69**	**100%**	**2.00**	**2**	**137**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	56	105,469
Flat to5	2			1,875	1,875	567	1,063,125
Flat to5	3			1,875	1,875	253	474,609
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo\	2			1,883	1,883	0	0
						876	1,643,203

1,875 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.4	2
2 bed	8	2.4	19
3 bed	3	2.4	7
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		403	m2
		0.040	ha
Gross - Net		0.040	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	602	75.23	535	66.88
Social Rent		1	69	68.63	61	61.00
Affordable Rent		2	137	68.63	122	61.00
Shared Ownership		1	69	68.63	61	61.00
First Homes		0	0	68.63	0	61.00
	Total	**12**	**876**		**779**	
	per ha		5,477		4,869	

Flatted scheme. LHMA mix with reduced 1 bed for sale. POS (0.04ha) off site.

Mixed 250								Rounded
16	UNITS	**250**		Social Rent	33.33%	% of Aff	24.9975	25
	Affordable	30%	75	Affordable Re	33.33%		24.9975	25
				Shared Owne	33.34%		25.005	25
				First Homes	0.00%		0	0
							75	75

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	7.407		Sub Area	Lower Value
Net:Gross	75%		Gross	7.407	ha	Green Brov	Brown
			Net	5.556	ha	Use	PDL

				Market					
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	10%	17.50	18	1,350	70	0.0%
Terrace	3	95	0.0%	20%	35.00	35	3,325	84	0.0%
Terrace	4	110	0.0%	10%	17.50	18	1,980	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	10%	17.50	18	1,890	93	0.0%
Semi	4	120	0.0%	25%	43.75	44	5,280	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%		0.00	0	0	115	0.0%
Det	5	145	0.0%		0.00	0	0	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%	15%	26.25	26	1,901	61	12.5%
Flat to5	3	75	12.5%	10%	17.50	16	1,350	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**175.00**	**175**	**17,076**		

		Social Rent				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	25		Rounded	m2	25		Rounded	m2	25		Rounded	m2	0		Rounded	m2
Terrace	2	10%	2.50	3	210	10%	2.50	3	210	20%	5.00	5	350	20%	0.00	0	0
Terrace	3	10%	2.50	3	252	10%	2.50	3	252	20%	5.00	5	420	20%	0.00	0	0
Terrace	4	40%	10.00	10	970	40%	10.00	10	970	25%	6.25	6	582	25%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	5.00	5	281	20%	5.00	5	281	15%	3.75	3	169	15%	0.00	0	0
Flat to5	2	10%	2.50	3	206	10%	2.50	3	206	10%	2.50	3	206	10%	0.00	0	0
Flat to5	3	10%	2.50	1	83	10%	2.50	1	83	10%	2.50	3	250	10%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**25.00**	**25**	**2,002**	**100%**	**25.00**	**25**	**2,002**	**100%**	**25.00**	**25**	**1,976**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	2,120	2,982,840
Terrace	3		1,407		1,407	4,249	5,978,343
Terrace	4		1,407		1,407	4,502	6,334,314
Semi	2		1,457		1,457	0	0
Semi	3		1,457		1,457	1,890	2,753,730
Semi	4		1,457		1,457	5,280	7,692,960
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	0	0
Det	5		1,674		1,674	0	0
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	731	1,206,563
Flat to5	2		1,650		1,650	2,519	4,156,144
Flat to5	3		1,650		1,650	1,766	2,914,313
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						23,057	34,019,206

1,475 £/m2

Occupants		Population	
	Count	per unit	
1 bed	13	2.4	31
2 bed	64	2.4	154
3 bed	85	2.4	204
4 bed	88	2.4	211
5 bed	0	2.4	0
		Residents	**600**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		8,400	m2
		0.840	ha
Gross - Net		1.852	ha
Shortfall / Surplus		1.012	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		175	17,076	97.58	16,715	95.51
Social Rent		25	2,002	80.10	1,939	77.56
Affordable Rent		25	2,002	80.10	1,939	77.56
Shared Ownership		25	1,976	79.06	1,907	76.28
First Homes		0	0	79.06	0	76.28
	Total	**250**	**23,057**		**22,500**	
	per ha		4,150		4,050	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.84ha POS on site.

Mixed 150								Rounded
17	UNITS	**150**		Social Rent	33.33%	% of Aff	14.9985	15
	Affordable	30%	45	Affordable Re	33.33%		14.9985	15
				Shared Owne	33.34%		15.003	15
				First Homes	0.00%		0	0
							45	45

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	4.444		Sub Area	Lower Value
Net:Gross	75%		Gross	4.444	ha	Green Brov	Brown
			Net	3.333	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	15		Rounded	m2	15		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	10%	10.50	11	825	70	0.0%	10%	1.50	2	140	10%	1.50	2	140	20%	3.00	3	210	20%	0.00	0	0
Terrace	3	95	0.0%	20%	21.00	21	1,995	84	0.0%	10%	1.50	2	168	10%	1.50	2	168	20%	3.00	3	252	20%	0.00	0	0
Terrace	4	110	0.0%	10%	10.50	11	1,210	97	0.0%	40%	6.00	6	582	40%	6.00	6	582	25%	3.75	4	388	25%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	10%	10.50	11	1,155	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	25%	26.25	26	3,120	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	3.00	3	169	20%	3.00	3	169	15%	2.25	1	56	15%	0.00	0	0
Flat to5	2	65	12.5%	15%	15.75	16	1,170	61	12.5%	10%	1.50	2	137	10%	1.50	2	137	10%	1.50	2	137	10%	0.00	0	0
Flat to5	3	75	12.5%	10%	10.50	9	759	74	12.5%	10%	1.50	0	0	10%	1.50	0	0	10%	1.50	2	167	10%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**105.00**	**105**	**10,234**			**100%**	**15.00**	**15**	**1,196**	**100%**	**15.00**	**15**	**1,196**	**100%**	**15.00**	**15**	**1,210**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,315	2,105,315
Terrace	3			1,601	1,601	2,583	4,135,383
Terrace	4			1,601	1,601	2,762	4,421,962
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	1,155	1,921,920
Semi	4			1,664	1,664	3,120	5,191,680
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	394	738,281
Flat to5	2			1,875	1,875	1,582	2,965,781
Flat to5	3			1,875	1,875	926	1,736,016
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						13,836	23,216,338

1,678 £/m2

Occupants		Population	
	Count	per unit	
1 bed	7	2.4	17
2 bed	40	2.4	96
3 bed	50	2.4	120
4 bed	53	2.4	127
5 bed	0	2.4	0
		Residents	**360**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		5,040	m2
		0.504	ha
Gross - Net		1.111	ha
Shortfall / Surplus		0.607	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		105	10,234	97.47	10,020	95.43
Social Rent		15	1,196	79.73	1,162	77.47
Affordable Rent		15	1,196	79.73	1,162	77.47
Shared Ownership		15	1,210	80.67	1,170	78.00
First Homes		0	0	80.67	0	78.00
	Total	**150**	**13,836**		**13,514**	
	per ha		4,151		4,054	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.504ha POS on site.

Mixed 60								Rounded	Modelling			Area ha			Characteristics	
18	UNITS	**60**		Social Rent	33.33%	% of Aff	5.9994	6	Density	45	units/ha	Total	1.778		Sub Area	Lower Value
	Affordable	30%	18	Affordable Re	33.33%		5.9994	6	Net:Gross	75%		Gross	1.778	ha	Green Brov	Brown
				Shared Owne	33.34%		6.0012	6				Net	1.333	ha	Use	PDL
				First Homes	0.00%		0	0								
							18	18								

				Market			
	Beds	m2	Circulation	42		Rounded	m2
Terrace	2	75	0.0%	10%	4.20	4	300
Terrace	3	95	0.0%	20%	8.40	8	760
Terrace	4	110	0.0%	10%	4.20	4	440
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%	10%	4.20	4	420
Semi	4	120	0.0%	25%	10.50	12	1,440
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%	15%	6.30	6	439
Flat to5	3	75	12.5%	10%	4.20	4	338
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**42.00**	**42**	**4,136**

				Social Rent				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	6		Rounded	m2	6		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	70	0.0%	10%	0.60	1	70	10%	0.60	1	70	20%	1.20	1	70	20%	0.00	0	0
Terrace	3	84	0.0%	10%	0.60	1	84	10%	0.60	1	84	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	97	0.0%	40%	2.40	2	194	40%	2.40	2	194	25%	1.50	2	194	25%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%	20%	1.20	1	56	20%	1.20	1	56	15%	0.90	0	0	15%	0.00	0	0
Flat to5	2	61	12.5%	10%	0.60	1	69	10%	0.60	1	69	10%	0.60	1	69	10%	0.00	0	0
Flat to5	3	74	12.5%	10%	0.60	0	0	10%	0.60	0	0	10%	0.60	1	83	10%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**6.00**	**6**	**473**	**100%**	**6.00**	**6**	**473**	**100%**	**6.00**	**6**	**500**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	510	816,510
Terrace	3			1,601	1,601	1,012	1,620,212
Terrace	4			1,601	1,601	1,022	1,636,222
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	420	698,880
Semi	4			1,664	1,664	1,440	2,396,160
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	645	1,208,672
Flat to5	3			1,875	1,875	421	788,906
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						5,582	9,376,500

1,680 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	16	2.4	38
3 bed	20	2.4	48
4 bed	22	2.4	53
5 bed	0	2.4	0
		Residents	**144**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,016	m2
		0.202	ha
Gross - Net		0.444	ha
Shortfall / Surplus		0.243	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		42	4,136	98.48	4,050	96.43
Social Rent		6	473	78.81	459	76.50
Affordable Rent		6	473	78.81	459	76.50
Shared Ownership		6	500	83.31	483	80.50
First Homes		0	0	83.31	0	80.50
	Total	**60**	**5,582**		**5,451**	
	per ha		4,186		4,088	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.202ha POS on site.

Mixed 20

								Rounded
19	UNITS	**20**		Social Rent	33.33%	% of Aff	1.9998	2
	Affordable	30%	6	Affordable Re	33.33%		1.9998	2
				Shared Owne	33.34%		2.0004	2
				First Homes	0.00%		0	0
							6	6

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.593		Sub Area	Lower Value
Net:Gross	75%		Gross	0.593	ha	Green Brov	Brown
			Net	0.444	ha	Use	PDL

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	14		Rounded	m2	m2	Circulation	2		Rounded	m2	2		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	4.20	4	300	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	20%	2.80	3	285	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	20%	2.80	3	315	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	30%	4.20	4	480	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%	100%	2.00	2	137	100%	2.00	2	137	100%	2.00	2	137	100%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**14.00**	**14**	**1,380**			**100%**	**2.00**	**2**	**137**	**100%**	**2.00**	**2**	**137**	**100%**	**2.00**	**2**	**137**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	300	480,300
Terrace	3			1,601	1,601	285	456,285
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	315	524,160
Semi	4			1,664	1,664	480	798,720
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	412	772,031
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,792	3,031,496
							1,692 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	10	2.4	24
3 bed	6	2.4	14
4 bed	4	2.4	10
5 bed	0	2.4	0
		Residents	**48**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		672	m2
		0.067	ha
Gross - Net		0.148	ha
Shortfall / Surplus		0.081	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		14	1,380	98.57	1,380	98.57
Social Rent		2	137	68.63	122	61.00
Affordable Rent		2	137	68.63	122	61.00
Shared Ownership		2	137	68.63	122	61.00
First Homes		0	0	68.63	0	61.00
	Total	**20**	**1,792**		**1,746**	
	per ha		4,031		3,929	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale. 0.067ha POS on site.

Mixed 12								Rounded	Modelling			Area ha			Characteristics	
20	UNITS	**12**		Social Rent	33.33%	% of Aff	1.19988	1	Density	45	units/ha	Total	0.356		Sub Area	Lower Value
	Affordable	30%	3.6	Affordable Re	33.33%		1.19988	2	Net:Gross	75%		Gross	0.356	ha	Green Brow	Brown
				Shared Owne	33.34%		1.20024	1				Net	0.267	ha	Use	PDL
				First Homes	0.00%		0	0								
							3.6	4								

				Market						**Social Rent**			
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	1		Rounded	m2
Terrace	2	75	0.0%	30%	2.52	2	150	70	0.0%		0.00	0	0
Terrace	3	95	0.0%	20%	1.68	2	190	84	0.0%		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0
Semi	3	105	0.0%	20%	1.68	2	210	93	0.0%		0.00	0	0
Semi	4	120	0.0%	30%	2.52	2	240	106	0.0%		0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0
Det	4	135	0.0%		0.00	0	0	115	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0	119	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%	100%	1.00	1	69
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0
IRC Bungalow	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0
				100%	**8.40**	**8**	**790**			**100%**	**1.00**	**1**	**69**

		Affordable Rent				**Shared Ownership**				**First Homes**			
	Beds	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	100%	2.00	2	137	100%	1.00	1	69	100%	0.00	0	0
Flat to5	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalow	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**2.00**	**2**	**137**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	150	240,150
Terrace	3			1,601	1,601	190	304,190
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	275	514,688
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalow	2			1,883	1,883	0	0
						1,065	1,807,828

1,698 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	6	2.4	14
3 bed	4	2.4	10
4 bed	2	2.4	5
5 bed	0	2.4	0
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		403	m2
		0.040	ha
Gross - Net		0.089	ha
Shortfall / Surplus		0.049	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	790	98.75	790	98.75
Social Rent		1	69	68.63	61	61.00
Affordable Rent		2	137	68.63	122	61.00
Shared Ownership		1	69	68.63	61	61.00
First Homes		0	0	68.63	0	61.00
	Total	**12**	**1,065**		**1,034**	
	per ha		3,992		3,878	

Brownfield mix of housing and flats, LHMA mix with emphasis on larger units for sale.0.04ha POS on site.

Mixed 6

21	UNITS	**6**		Social Rent	33.33%	% of Aff	0	0
	Affordable	0%	0	Affordable Re	33.33%		0	0
				Shared Owne	33.34%		0	0
				First Homes	0.00%		0	0
							0	0

(column heading over the last column: Rounded)

Modelling			Area ha			Characteristics	
Density	50	units/ha	Total	0.160		Sub Area	Lower Value
Net:Gross	75%		Gross	0.160	ha	Green Brov	Brown
			Net	0.120	ha	Use	PDL

	Beds	m2	Circulation	Market 6		Rounded	m2
Terrace	2	75	0.0%	20%	1.20	1	75
Terrace	3	95	0.0%	60%	3.60	4	380
Terrace	4	110	0.0%		0.00	0	0
Semi	2	85	0.0%		0.00	0	0
Semi	3	105	0.0%		0.00	0	0
Semi	4	120	0.0%		0.00	0	0
Det	3	110	0.0%		0.00	0	0
Det	4	135	0.0%		0.00	0	0
Det	5	145	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0
Flat to5	1	50	12.5%	20%	1.20	1	56
Flat to5	2	65	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0
				100%	**6.00**	**6**	**511**

	Beds	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	70	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	61	12.5%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Flat to5	3	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	75	120,075
Terrace	3			1,601	1,601	380	608,380
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	0	0
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	0	0
Det	5			1,906	1,906	0	0
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	56	105,469
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						511	833,924

1,631 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.4	2
2 bed	1	2.4	2
3 bed	4	2.4	10
4 bed	0	2.4	0
5 bed	0	2.4	0
		Residents	**14**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
0.3	Informal play provision
0	0
0.3000	**m2**

Open Space Required			
		43	m2
		0.004	ha
Gross - Net		0.040	ha
Shortfall / Surplus		0.036	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	511	85.21	505	84.17
Social Rent		0	0	85.21	0	84.17
Affordable Rent		0	0	85.21	0	84.17
Shared Ownership		0	0	85.21	0	84.17
First Homes		0	0	85.21	0	84.17
	Total	**6**	**511**		**505**	
	per ha		4,260		4,208	

Brownfield mix of housing and flats. Below affordable threshold, below POS threshold.

Large Housing 500

								Rounded
22	UNITS	500		Social Rent	33.33%	% of Aff	49.995	50
	Affordable	30%	150	Affordable Re	33.33%		49.995	50
				Shared Owne	33.34%		50.01	50
				First Homes	0.00%		0	0
							150	150

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	23.810		Sub Area	Lower Value
Net:Gross	60%		Gross	23.810	ha	Green Brov	Brown
			Net	14.286	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	350		Rounded	m2	m2	Circulation	50		Rounded	m2	50		Rounded	m2	50		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	87.50	87	6,525	70	0.0%	15%	7.50	8	560	15%	7.50	8	560	30%	15.00	15	1,050	30%	0.00	0	0
Terrace	3	95	0.0%	10%	35.00	35	3,325	84	0.0%	10%	5.00	5	420	10%	5.00	5	420	20%	10.00	10	840	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	10.00	10	970	20%	10.00	10	970	15%	7.50	8	776	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	5.00	5	395	10%	5.00	5	395	15%	7.50	8	632	15%	0.00	0	0
Semi	3	105	0.0%	20%	70.00	70	7,350	93	0.0%	10%	5.00	5	465	10%	5.00	5	465	10%	5.00	5	465	10%	0.00	0	0
Semi	4	120	0.0%	20%	70.00	70	8,400	106	0.0%	15%	7.50	8	848	15%	7.50	8	848	10%	5.00	4	424	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	52.50	53	7,155	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	35.00	35	5,075	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	10.00	9	506	20%	10.00	9	506		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**350.00**	**350**	**37,830**			**100%**	**50.00**	**50**	**4,164**	**100%**	**50.00**	**50**	**4,164**	**100%**	**50.00**	**50**	**4,187**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	8,695	12,233,865
Terrace	3		1,407		1,407	5,005	7,042,035
Terrace	4		1,407		1,407	2,716	3,821,412
Semi	2		1,457		1,457	1,422	2,071,854
Semi	3		1,457		1,457	8,745	12,741,465
Semi	4		1,457		1,457	10,520	15,327,640
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	7,155	11,977,470
Det	5		1,674		1,674	5,075	8,495,550
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	1,013	1,670,625
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						50,346	75,381,916

1,497 £/m2

Occupants		Population	
	Count	per unit	
1 bed	18	2.4	43
2 bed	136	2.4	326
3 bed	140	2.4	336
4 bed	171	2.4	410
5 bed	35	2.4	84
		Residents	**1,200**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		67,200	m2
		6.720	ha
Gross - Net		9.524	ha
Shortfall / Surplus		2.804	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		350	37,830	108.09	37,830	108.09
Social Rent		50	4,164	83.29	4,108	82.16
Affordable Rent		50	4,164	83.29	4,108	82.16
Shared Ownership		50	4,187	83.74	4,187	83.74
First Homes		0	0	83.74	0	83.74
	Total	**500**	**50,346**		**50,233**	
	per ha		3,524		3,516	

Brownfield, LHMA mix with emphasis on larger units. 6.72ha POS on site.

Large Housing 250								Rounded	Modelling			Area ha			Characteristics	
23	UNITS	**250**		Social Rent	33.33%	% of Aff	24.9975	25	Density	35	units/ha	Total	11.905		Sub Area	Lower Value
	Affordable	30%	75	Affordable Re	33.33%		24.9975	25	Net:Gross	60%		Gross	11.905	ha	Green Brov	Brown
				Shared Owne	33.34%		25.005	25				Net	7.143	ha	Use	PDL
				First Homes	0.00%		0	0								
							75	75								

				Market						**Social Rent**			
	Beds	m2	Circulation	175		Rounded	m2	m2	Circulation	25		Rounded	m2
Terrace	2	75	0.0%	25%	43.75	43	3,225	70	0.0%	15%	3.75	4	280
Terrace	3	95	0.0%	10%	17.50	18	1,710	84	0.0%	10%	2.50	3	252
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	5.00	5	485
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	2.50	3	237
Semi	3	105	0.0%	20%	35.00	35	3,675	93	0.0%	10%	2.50	3	279
Semi	4	120	0.0%	20%	35.00	35	4,200	106	0.0%	15%	3.75	4	424
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0
Det	4	135	0.0%	15%	26.25	26	3,510	115	0.0%		0.00	0	0
Det	5	145	0.0%	10%	17.50	18	2,610	119	0.0%		0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	5.00	3	169
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0
				100%	**175.00**	**175**	**18,930**			**100%**	**25.00**	**25**	**2,126**

		Affordable Rent				**Shared Ownership**				**First Homes**			
	Beds	25		Rounded	m2	25		Rounded	m2	0		Rounded	m2
Terrace	2	15%	3.75	4	280	30%	7.50	8	560	30%	0.00	0	0
Terrace	3	10%	2.50	3	252	20%	5.00	5	420	20%	0.00	0	0
Terrace	4	20%	5.00	5	485	15%	3.75	4	388	15%	0.00	0	0
Semi	2	10%	2.50	3	237	15%	3.75	4	316	15%	0.00	0	0
Semi	3	10%	2.50	3	279	10%	2.50	3	279	10%	0.00	0	0
Semi	4	15%	3.75	4	424	10%	2.50	1	106	10%	0.00	0	0
Det	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	5.00	3	169		0.00	0	0	0%	0.00	0	0
Flat to5	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**25.00**	**25**	**2,126**	**100%**	**25.00**	**25**	**2,069**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,407		1,407	4,345	6,113,415
Terrace	3		1,407		1,407	2,634	3,706,038
Terrace	4		1,407		1,407	1,358	1,910,706
Semi	2		1,457		1,457	790	1,151,030
Semi	3		1,457		1,457	4,512	6,573,984
Semi	4		1,457		1,457	5,154	7,509,378
Det	3		1,674		1,674	0	0
Det	4		1,674		1,674	3,510	5,875,740
Det	5		1,674		1,674	2,610	4,369,140
Bungalow	2		1,627		1,627	0	0
Bungalow	3		1,627		1,627	0	0
Flat to5	1		1,650		1,650	338	556,875
Flat to5	2		1,650		1,650	0	0
Flat to5	3		1,650		1,650	0	0
Flat 6+	1		1,869		1,869	0	0
Flat 6+	2		1,869		1,869	0	0
Flat 6+	3		1,869		1,869	0	0
Sheltered	1		1,650		1,650	0	0
Sheltered	2		1,650		1,650	0	0
Extracare	1		1,773		1,773	0	0
Extracare	2		1,773		1,773	0	0
IRC Bungalov	2		1,627		1,627	0	0
						25,251	37,766,306

1,496 £/m2

Occupants		Population	
	Count	per unit	
1 bed	6	2.4	14
2 bed	69	2.4	166
3 bed	73	2.4	175
4 bed	84	2.4	202
5 bed	18	2.4	43
		Residents	**600**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		8,400	m2
		0.840	ha
Gross - Net		4.762	ha
Shortfall / Surplus		3.922	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		175	18,930	108.17	18,930	108.17
Social Rent		25	2,126	85.03	2,107	84.28
Affordable Rent		25	2,126	85.03	2,107	84.28
Shared Ownership		25	2,069	82.76	2,069	82.76
First Homes		0	0	82.76	0	82.76
	Total	**250**	**25,251**		**25,213**	
	per ha		3,535		3,530	

Brownfield, LHMA mix with emphasis on larger units. 0.84ha POS on site.

Housing 100

								Rounded
24	UNITS	**100**		Social Rent	33.33%	% of Aff	9.999	10
	Affordable	30%	30	Affordable Re	33.33%		9.999	10
				Shared Owne	33.34%		10.002	10
				First Homes	0.00%		0	0
							30	30

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	3.810		Sub Area	Lower Value
Net:Gross	75%		Gross	3.810	ha	Green Brov	Brown
			Net	2.857	ha	Use	PDL

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	10		Rounded	m2	10		Rounded	m2	10		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	17.50	18	1,350	70	0.0%	15%	1.50	2	140	15%	1.50	2	140	30%	3.00	3	210	30%	0.00	0	0
Terrace	3	95	0.0%	10%	7.00	7	665	84	0.0%	10%	1.00	1	84	10%	1.00	1	84	20%	2.00	2	168	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	2.00	2	194	20%	2.00	2	194	15%	1.50	2	194	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	1.00	1	79	10%	1.00	1	79	15%	1.50	2	158	15%	0.00	0	0
Semi	3	105	0.0%	20%	14.00	14	1,470	93	0.0%	10%	1.00	1	93	10%	1.00	1	93	10%	1.00	1	93	10%	0.00	0	0
Semi	4	120	0.0%	20%	14.00	14	1,680	106	0.0%	15%	1.50	2	212	15%	1.50	2	212	10%	1.00	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	10.50	11	1,485	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	7.00	6	870	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	2.00	1	56	20%	2.00	1	56		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**70.00**	**70**	**7,520**			**100%**	**10.00**	**10**	**858**	**100%**	**10.00**	**10**	**858**	**100%**	**10.00**	**10**	**823**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,840	2,945,840
Terrace	3			1,601	1,601	1,001	1,602,601
Terrace	4			1,601	1,601	582	931,782
Semi	2			1,664	1,664	316	525,824
Semi	3			1,664	1,664	1,749	2,910,336
Semi	4			1,664	1,664	2,104	3,501,056
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	1,485	2,830,410
Det	5			1,906	1,906	870	1,658,220
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	113	210,938
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						10,060	17,117,007

1,702 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.4	5
2 bed	29	2.4	70
3 bed	28	2.4	67
4 bed	35	2.4	84
5 bed	6	2.4	14
		Residents	**240**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		3,360	m2
		0.336	ha
Gross - Net		0.952	ha
Shortfall / Surplus		0.616	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		70	7,520	107.43	7,520	107.43
Social Rent		10	858	85.83	852	85.20
Affordable Rent		10	858	85.83	852	85.20
Shared Ownership		10	823	82.30	823	82.30
First Homes		0	0	82.30	0	82.30
	Total	**100**	**10,060**		**10,047**	
	per ha		3,521		3,516	

Brownfield, LHMA mix with emphasis on larger units. 0.84ha POS on site.

Housing 60								Rounded
25	UNITS	**60**		Social Rent	33.33%	% of Aff	5.9994	6
	Affordable	30%	18	Affordable Re	33.33%		5.9994	6
				Shared Owne	33.34%		6.0012	6
				First Homes	0.00%		0	0
							18	18

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	2.286		Sub Area	Lower Value
Net:Gross	75%		Gross	2.286	ha	Green Brov	Brown
			Net	1.714	ha	Use	PDL

				Market					
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	10.50	11	825	70	0.0%
Terrace	3	95	0.0%	10%	4.20	4	380	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	8.40	8	840	93	0.0%
Semi	4	120	0.0%	20%	8.40	9	1,080	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	6.30	6	810	115	0.0%
Det	5	145	0.0%	10%	4.20	4	580	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%
				100%	**42.00**	**42**	**4,515**		

		Social Rent				**Affordable Rent**			
	Beds	6		Rounded	m2	6		Rounded	m2
Terrace	2	15%	0.90	1	70	15%	0.90	1	70
Terrace	3	10%	0.60	1	84	10%	0.60	1	84
Terrace	4	20%	1.20	1	97	20%	1.20	1	97
Semi	2	10%	0.60	1	79	10%	0.60	1	79
Semi	3	10%	0.60	1	93	10%	0.60	1	93
Semi	4	15%	0.90	1	106	15%	0.90	1	106
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1	20%	1.20	0	0	20%	1.20	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**6.00**	**6**	**529**	**100%**	**6.00**	**6**	**529**

		Shared Ownership				**First Homes**			
	Beds	6		Rounded	m2	0		Rounded	m2
Terrace	2	30%	1.80	2	140	30%	0.00	0	0
Terrace	3	20%	1.20	1	84	20%	0.00	0	0
Terrace	4	15%	0.90	1	97	15%	0.00	0	0
Semi	2	15%	0.90	1	79	15%	0.00	0	0
Semi	3	10%	0.60	1	93	10%	0.00	0	0
Semi	4	10%	0.60	0	0	10%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2		0.00	0	0	0%	0.00	0	0
		100%	**6.00**	**6**	**493**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	1,105	1,769,105
Terrace	3			1,601	1,601	632	1,011,832
Terrace	4			1,601	1,601	291	465,891
Semi	2			1,664	1,664	237	394,368
Semi	3			1,664	1,664	1,119	1,862,016
Semi	4			1,664	1,664	1,292	2,149,888
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	810	1,543,860
Det	5			1,906	1,906	580	1,105,480
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						6,066	10,302,440
							1,698 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	18	2.4	43
3 bed	18	2.4	43
4 bed	20	2.4	48
5 bed	4	2.4	10
		Residents	**144**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		2,016	m2
		0.202	ha
Gross - Net		0.571	ha
Shortfall / Surplus		0.370	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		42	4,515	107.50	4,515	107.50
Social Rent		6	529	88.17	529	88.17
Affordable Rent		6	529	88.17	529	88.17
Shared Ownership		6	493	82.17	493	82.17
First Homes		0	0	82.17	0	82.17
	Total	**60**	**6,066**		**6,066**	
	per ha		3,539		3,539	

Brownfield, LHMA mix with emphasis on larger units. 0.202ha POS on site.

Housing 24

26	UNITS	**24**		Social Rent	33.33%	% of Aff	
	Affordable	30%	7.2	Affordable Re	33.33%		
				Shared Owne	33.34%		
				First Homes	0.00%		

	Rounded
2.39976	2
2.39976	3
2.40048	2
0	0
7.2	7

Modelling			Area ha		
Density	35	units/ha	Total	0.914	
Net:Gross	75%		Gross	0.914	ha
			Net	0.686	ha

Characteristics	
Sub Area	Lower Value
Green Brov	Brown
Use	PDL

				Market					
	Beds	m2	Circulation	16.8		Rounded	m2	m2	Circulation
Terrace	2	75	0.0%	25%	4.20	4	300	70	0.0%
Terrace	3	95	0.0%	10%	1.68	2	190	84	0.0%
Terrace	4	110	0.0%		0.00	0	0	97	0.0%
Semi	2	85	0.0%		0.00	0	0	79	0.0%
Semi	3	105	0.0%	20%	3.36	3	315	93	0.0%
Semi	4	120	0.0%	20%	3.36	3	360	106	0.0%
Det	3	110	0.0%		0.00	0	0	102	0.0%
Det	4	135	0.0%	15%	2.52	3	405	115	0.0%
Det	5	145	0.0%	10%	1.68	2	290	119	0.0%
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%
Extracare	1	75	30.0%		0.00	0	0	65	30.0%
Extracare	2	65	30.0%		0.00	0	0	80	30.0%
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%
				100%	16.80	17	1,860		

		Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	2		Rounded	m2	3		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	50%	1.00	1	70	50%	1.50	2	140	50%	1.00	1	70	50%	0.00	0	0
Terrace	3	50%	1.00	1	84	50%	1.50	1	84	50%	1.00	1	84	50%	0.00	0	0
Terrace	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
		100%	**2.00**	**2**	**154**	**100%**	**3.00**	**3**	**224**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	580	928,580
Terrace	3			1,601	1,601	442	707,642
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	315	524,160
Semi	4			1,664	1,664	360	599,040
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	405	771,930
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalo	2			1,883	1,883	0	0
						2,392	4,084,092

1,707 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	8	2.4	19
3 bed	8	2.4	19
4 bed	6	2.4	14
5 bed	2	2.4	5
		Residents	**58**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required			
		3,226	m2
		0.323	ha
Gross - Net		0.229	ha
Shortfall / Surplus		-0.094	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		17	1,860	109.41	1,860	109.41
Social Rent		2	154	77.00	154	77.00
Affordable Rent		3	224	74.67	224	74.67
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
	Total	**24**	**2,392**		**2,392**	
	per ha		3,488		3,488	

Brownfield, LHMA mix with emphasis on larger units. 0.202ha POS on site.

Housing 12

27	UNITS	**12**		Social Rent	33.33%	% of Aff		
	Affordable	30%	3.6	Affordable Re	33.33%			
				Shared Owne	33.34%			
				First Homes	0.00%			

	Rounded
1.19988	1
1.19988	2
1.20024	1
0	0
3.6	4

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.457		Sub Area	Lower Value
Net:Gross	75%		Gross	0.457	ha	Green Brov	Brown
			Net	0.343	ha	Use	PDL

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	1		Rounded	m2	2		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	25%	2.10	1	75	70	0.0%	100%	1.00	1	70	100%	2.00	2	140	100%	1.00	1	70	100%	0.00	0	0
Terrace	3	95	0.0%	10%	0.84	1	95	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	20%	1.68	2	210	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%	20%	1.68	2	240	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	15%	1.26	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	10%	0.84	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalo	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**8.40**	**8**	**900**			**100%**	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**140**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	355	568,355
Terrace	3			1,601	1,601	95	152,095
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	240	399,360
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						1,180	2,002,930

1,697 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	5	2.4	12
3 bed	3	2.4	7
4 bed	3	2.4	7
5 bed	1	2.4	2
		Residents	**29**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
1.4000	**m2**

Open Space Required			
		403	m2
		0.040	ha
Gross - Net		0.114	ha
Shortfall / Surplus		0.074	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	900	112.50	900	112.50
Social Rent		1	70	70.00	70	70.00
Affordable Rent		2	140	70.00	140	70.00
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,180**		**1,180**	
	per ha		3,442		3,442	

Brownfield, LHMA mix with emphasis on larger units. 0.04ha POS on site.

Housing 8								Rounded
28	UNITS	**8**		Social Rent	33.33%	% of Aff	0	0
	Affordable	0%	0	Affordable Re	33.33%		0	0
				Shared Owne	33.34%		0	0
				First Homes	0.00%		0	0
							0	0

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.286		Sub Area	Lower Value
Net:Gross	80%		Gross	0.286	ha	Green Brov	Brown
			Net	0.229	ha	Use	PDL

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	8		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%	30%	2.40	2	170	79	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	3	105	0.0%	30%	2.40	2	210	93	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	20%	1.60	2	270	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	20%	1.60	2	290	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**8.00**	**8**	**940**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	170	282,880
Semi	3			1,664	1,664	210	349,440
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	270	514,620
Det	5			1,906	1,906	290	552,740
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						940	1,699,680

1,808 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	2	2.4	5
3 bed	2	2.4	5
4 bed	2	2.4	5
5 bed	2	2.4	5
		Residents	**19**

ha/1000 residents	
	Allotments
	Amenity green space
	Parks and gardens
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trails
	Equipped designated play areas
	Informal play provision
0	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.057	ha
Shortfall / Surplus		0.057	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		8	940	117.50	940	117.50
Social Rent		0	0	117.50	0	117.50
Affordable Rent		0	0	117.50	0	117.50
Shared Ownership		0	0	117.50	0	117.50
First Homes		0	0	117.50	0	117.50
	Total	**8**	**940**		**940**	
	per ha		4,113		4,113	

Brownfield, below affordable and POS thresholds.

Housing 6							Rounded	Modelling			Area ha			Characteristics	
29	UNITS	**6**		Social Rent	33.33%	% of Aff	0.59994	1	Density	35	units/ha	Total	0.229		Sub Area	Lower Value
	Affordable	30%	1.8	Affordable Re	33.33%		0.59994	1	Net:Gross	75%		Gross	0.229	ha	Green Brov	Brown
				Shared Owne	33.34%		0.60012	1				Net	0.171	ha	Use	PDL
				First Homes	0.00%		0	0								
							1.8	3								

				Market						**Social Rent**				**Affordable Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	4.2		Rounded	m2	m2	Circulation	1		Rounded	m2	1		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	15%	0.15	0	0	15%	0.15	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%	10%	0.10	0	0	10%	0.10	0	0	20%	0.20	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	20%	0.20	0	0	20%	0.20	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	0.10	0	0	10%	0.10	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	3	105	0.0%	60%	2.52	4	420	93	0.0%	10%	0.10	0	0	10%	0.10	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	15%	0.15	0	0	15%	0.15	0	0	10%	0.10	0	0	10%	0.00	0	0
Det	3	110	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	4	135	0.0%	20%	0.84	1	135	115	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Det	5	145	0.0%	20%	0.84	1	145	119	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	2	70	0.0%		0.00	0	0	61	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Bungalow	3	80	0.0%		0.00	0	0	74	0.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	1	50	12.5%		0.00	0	0	50	12.5%	20%	0.20	0	0	20%	0.20	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	20.0%		0.00	0	0	61	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	74	20.0%		0.00	0	0	50	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	2	50	20.0%		0.00	0	0	75	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	1	75	30.0%		0.00	0	0	65	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Extracare	2	65	30.0%		0.00	0	0	80	30.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
IRC Bungalov	2	80	20.0%		0.00	0	0	74	20.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
				100%	**4.20**	**6**	**700**			**100%**	**1.00**	**0**	**0**	**100%**	**1.00**	**0**	**0**	**100%**	**1.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,601	1,601	0	0
Terrace	3			1,601	1,601	0	0
Terrace	4			1,601	1,601	0	0
Semi	2			1,664	1,664	0	0
Semi	3			1,664	1,664	420	698,880
Semi	4			1,664	1,664	0	0
Det	3			1,906	1,906	0	0
Det	4			1,906	1,906	135	257,310
Det	5			1,906	1,906	145	276,370
Bungalow	2			1,883	1,883	0	0
Bungalow	3			1,883	1,883	0	0
Flat to5	1			1,875	1,875	0	0
Flat to5	2			1,875	1,875	0	0
Flat to5	3			1,875	1,875	0	0
Flat 6+	1			2,048	2,048	0	0
Flat 6+	2			2,048	2,048	0	0
Flat 6+	3			2,048	2,048	0	0
Sheltered	1			1,875	1,875	0	0
Sheltered	2			1,875	1,875	0	0
Extracare	1			2,001	2,001	0	0
Extracare	2			2,001	2,001	0	0
IRC Bungalov	2			1,883	1,883	0	0
						700	1,232,560
							1,761 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.4	0
2 bed	0	2.4	0
3 bed	4	2.4	10
4 bed	1	2.4	2
5 bed	1	2.4	2
		Residents	**14**

ha/1000 residents	
0.25	Allotments
0.6	Amenity green space
0.8	Parks and gardens
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trails
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
5.6000	**m2**

Open Space Required		
	806	m2
	0.081	ha
Gross - Net	0.057	ha
Shortfall / Surplus	-0.023	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	700	116.67	700	116.67
Social Rent		0	0	116.67	0	116.67
Affordable Rent		0	0	116.67	0	116.67
Shared Ownership		0	0	116.67	0	116.67
First Homes		0	0	116.67	0	116.67
	Total	**6**	**700**		**700**	
	per ha		4,083		4,083	

Brownfield, below affordable and POS thresholds.

FOR APPRAISALS

SITE			Site 1 Large Green 400	Site 2 Large Green 250	Site 3 Green 150	Site 4 Green 75	Site 5 Green 30	Site 6 Green 12	Site 7 Green 8	Site 8 Green 6	Site 9 Green 3	Site 10 HD Flats 400	Site 11 HD Flats 150	Site 12 Flats 400	Site 13 Flats 150	Site 14 Flats 60	Site 15 Flats 12	Site 16 Mixed 250	Site 17 Mixed 150	Site 18 Mixed 60	Site 19 Mixed 20	Site 20 Mixed 12	Site 21 Mixed 6	Site 22 Large Housing 500	Site 23 Large Housing 250	Site 24 Housing 100	Site 25 Housing 60	Site 26 Housing 24	Site 27 Housing 12	Site 28 Housing 8	Site 29 Housing 6
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Sub Area		Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value
	Green/ Brown		Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Existing Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
AREA																															
	Total	ha	19.048	11.905	7.143	3.571	1.429	0.571	0.381	0.286	0.143	1.939	0.800	3.333	1.250	0.625	0.200	7.407	4.444	1.778	0.593	0.356	0.160	23.810	11.905	3.810	2.286	0.914	0.457	0.286	0.229
	Gross	ha	19.048	11.905	7.143	3.571	1.429	0.571	0.381	0.286	0.143	1.939	0.800	3.333	1.250	0.625	0.200	7.407	4.444	1.778	0.593	0.356	0.160	23.810	11.905	3.810	2.286	0.914	0.457	0.286	0.229
	Net	ha	11.429	7.143	4.286	2.143	0.857	0.343	0.229	0.171	0.086	1.455	0.600	2.667	1.000	0.500	0.160	5.556	3.333	1.333	0.444	0.267	0.120	14.286	7.143	2.857	1.714	0.686	0.343	0.229	0.171
UNITS																															
	Units		400	250	150	75	30	12	8	6	3	400	150	400	150	60	12	250	150	60	20	12	6	500	250	100	60	24	12	8	6
UNIT SIZE																															
Total	Market	sqm	108.00	108.17	108.57	108.75	108.57	112.50	123.89	121.67	120.00	81.00	81.09	75.94	76.02	76.07	75.23	97.58	97.47	98.48	98.57	98.75	85.21	108.09	108.17	107.43	107.50	109.41	112.50	117.50	116.67
	Social Rent	sqm	82.65	81.05	84.50	83.61	74.42	70.00	123.89	121.67	120.00	75.48	74.00	70.76	69.38	69.38	68.63	80.10	79.73	78.81	68.63	68.63	85.21	83.29	85.03	85.83	88.17	77.00	70.00	117.50	116.67
	Affordable Rent	sqm	82.65	81.05	84.50	85.28	74.42	83.50	123.89	121.67	120.00	75.48	74.00	70.76	69.38	69.38	68.63	80.10	79.73	78.81	68.63	68.63	85.21	83.29	85.03	85.83	88.17	74.67	70.00	117.50	116.67
	Shared Ownership	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	78.12	78.56	73.24	73.65	71.44	68.63	79.06	80.67	83.31	68.63	68.63	85.21	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67
	First Homes	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	78.12	78.56	73.24	73.65	71.44	68.63	79.06	80.67	83.31	68.63	68.63	85.21	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67
Saleable																															
	Market	sqm	108.00	108.17	108.57	108.75	108.57	112.50	123.89	121.67	120.00	67.50	67.57	67.50	67.57	67.62	66.88	95.51	95.43	96.43	98.57	98.75	84.17	108.09	108.17	107.43	107.50	109.41	112.50	117.50	116.67
	Social Rent	sqm	81.40	79.80	83.67	82.71	72.33	70.00	123.89	121.67	120.00	62.90	61.67	62.90	61.67	61.67	61.00	77.56	77.47	76.50	61.00	61.00	84.17	82.16	84.28	85.20	88.17	77.00	70.00	117.50	116.67
	Affordable Rent	sqm	81.40	79.80	83.67	84.50	72.33	83.50	123.89	121.67	120.00	62.90	61.67	62.90	61.67	61.67	61.00	77.56	77.47	76.50	61.00	61.00	84.17	82.16	84.28	85.20	88.17	74.67	70.00	117.50	116.67
	Shared Ownership	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	65.10	65.47	65.10	65.47	63.50	61.00	76.28	78.00	80.50	61.00	61.00	84.17	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67
	First Homes	sqm	84.10	82.76	83.07	85.38	74.67	70.00	123.89	121.67	120.00	65.10	65.47	65.10	65.47	63.50	61.00	76.28	78.00	80.50	61.00	61.00	84.17	83.74	82.76	82.30	82.17	77.00	70.00	117.50	116.67
BASE CONSTRUCTION																															
	BCIS +	£/sqm	1,498	1,498	1,707	1,705	1,705	1,695	1,786	1,757	1,755	1,869	2,048	1,650	1,875	1,875	1,875	1,475	1,678	1,680	1,692	1,698	1,631	1,497	1,496	1,702	1,698	1,707	1,697	1,808	1,761
	Site Costs	%	15%	15%	15%	15%	15%	10%	10%	10%	10%	5%	5%	5%	5%	5%	10%	15%	15%	15%	15%	10%	10%	15%	15%	15%	15%	15%	10%	10%	10%
	Extras		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																													
FEES																															
	Professional		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																															
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																															
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																															
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																															
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																															
	EUV		25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Easements etc	£																													
VALUES																															
	Market	£/m2	4,360	4,360	4,100	4,100	4,100	4,100	4,100	4,100	4,100	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500
	Social Rent	£/m2	1,526	1,526	1,435	1,435	1,435	1,435	1,435	1,435	1,435	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225	1,225
	Affordable Rent	£/m2	2,180	2,180	2,050	2,050	2,050	2,050	2,050	2,050	2,050	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750
	Shared Ownership	£/m2	2,834	2,834	2,665	2,665	2,665	2,665	2,665	2,665	2,665	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275
	First Homes	£/m2	2,827	2,863	2,754	2,724	2,870	2,870	2,870	2,870	2,870	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,441	2,445	2,450	2,450	2,450	2,450	2,450	2,450
GRANT																															
	Market	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																															
	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00	775.00
	Water	£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
		£/unit		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115
	Post CIL s106	£/unit	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115	18,115
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	BSL	Greenfield	32.24	32.24	32.24	32.24	32.24	32.24																							
		Brownfield										16.12	16.12	16.12	16.12	16.12	16.12	16.12	16.12	16.12	16.12	16.12		16.12	16.12	16.12	16.12	16.12	16.12		
	Affordable Housing																														
	Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Social Rent	40.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
	Affordable Rent	25.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Shared Ownership	35.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10
			Large Green 400	Large Green 250	Green 150	Green 75	Green 30	Green 12	Green 8	Green 6	Green 3	HD Flats 400
			1	2	3	4	5	6	7	8	9	10
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL
			Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value
Site Area	Gross	ha	19.048	11.905	7.143	3.571	1.429	0.571	0.381	0.286	0.143	1.939
	Net	ha	11.429	7.143	4.286	2.143	0.857	0.343	0.229	0.171	0.086	1.455
Units			400	250	150	75	30	12	8	6	3	400
			0.00%	0	0	0	0	0	0	0	0	0
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	90.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	10.0%
	Affordable Rent		12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	4.0%
	Social Rent		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	2.5%
	Shared Ownership		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	3.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	1,600,000
		£ site	476,190	297,619	178,571	89,286	35,714	14,286	19,048	14,286	7,143	3,103,030
			0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	320,000
		£ site	6,666,667	4,166,667	2,500,000	1,250,000	500,000	200,000	133,333	100,000	50,000	620,606
			0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	1,920,000
		£ site	7,142,857	4,464,286	2,678,571	1,339,286	535,714	214,286	152,381	114,286	57,143	3,723,636
			0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	1,139,111	1,233,229	240,482	242,551	271,297	547,468	238,995	307,717	309,133	-9,780,657
	Net	£/ha	1,898,519	2,055,382	400,803	404,251	452,161	912,446	398,326	512,862	515,222	-13,040,876
		£ site	21,697,358	14,681,300	1,717,727	866,253	387,567	312,839	91,046	87,919	44,162	-18,968,547

			Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
			HD Flats 150	Flats 400	Flats 150	Flats 60	Flats 12	Mixed 250	Mixed 150	Mixed 60	Mixed 20	Mixed 12
			11	12	13	14	15	16	17	18	19	20
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
			Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value
Site Area	Gross	ha	0.800	3.333	1.250	0.625	0.200	7.407	4.444	1.778	0.593	0.356
	Net	ha	0.600	2.667	1.000	0.500	0.160	5.556	3.333	1.333	0.444	0.267
Units			150	400	150	60	12	250	150	60	20	12
			0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Affordable Rent		4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
	Social Rent		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Shared Ownership		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
		£ site	1,280,000	5,333,333	2,000,000	1,000,000	320,000	11,851,852	7,111,111	2,844,444	948,148	568,889
			0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000
		£ site	256,000	1,066,667	400,000	200,000	64,000	2,370,370	1,422,222	568,889	189,630	113,778
			0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000
		£ site	1,536,000	6,400,000	2,400,000	1,200,000	384,000	14,222,222	8,533,333	3,413,333	1,137,778	682,667
			0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	-13,207,812	-1,954,841	-4,831,994	-3,957,169	-3,006,671	493,825	-589,769	-677,542	-570,637	-292,427
	Net	£/ha	-17,610,416	-2,443,551	-6,039,993	-4,946,461	-3,758,339	658,434	-786,358	-903,389	-760,849	-389,903
		£ site	-10,566,249	-6,516,136	-6,039,993	-2,473,231	-601,334	3,657,966	-2,621,194	-1,204,519	-338,155	-103,974

			Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29
			Mixed 6	Large Housing 500	Large Housing 250	Housing 100	Housing 60	Housing 24	Housing 12	Housing 8	Housing 6
			21	22	23	24	25	26	27	28	29
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
			Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value	Lower Value
Site Area	Gross	ha	0.160	23.810	11.905	3.810	2.286	0.914	0.457	0.286	0.229
	Net	ha	0.120	14.286	7.143	2.857	1.714	0.686	0.343	0.229	0.171
Units			6	500	250	100	60	24	12	8	6
			0	0	0	0	0	0	0	0	0
Mix	Market Housing		90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	Affordable Rent		4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%
	Social Rent		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Shared Ownership		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0
Existing Use Value		£/ha	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000
		£ site	256,000	38,095,238	19,047,619	6,095,238	3,657,143	1,462,857	731,429	457,143	365,714
			0	0	0	0	0	0	0	0	0
Uplift		£/ha	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000
		£ site	51,200	7,619,048	3,809,524	1,219,048	731,429	292,571	146,286	91,429	73,143
			0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000	1,920,000
		£ site	307,200	45,714,286	22,857,143	7,314,286	4,388,571	1,755,429	877,714	548,571	438,857
			0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	-212,397	368,555	429,670	-438,173	-461,749	-473,180	-132,656	-691,870	-465,155
	Net	£/ha	-283,197	614,258	716,117	-584,230	-615,665	-630,907	-176,875	-864,837	-620,206
		£ site	-33,984	8,775,117	5,115,122	-1,669,229	-1,055,425	-432,622	-60,643	-197,677	-106,321

Appendix
Site 1

Site 1	1	**Large Green 40** Green					

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				400	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.00	108.00	70.00%	280	4,360	131,846,400	30,240
Affordable Overall			30%	120			
Social Rent	82.65	81.40	12.00%	48	1,526	5,962,387	3,967
Affordable Rent	82.65	81.40	7.50%	30	2,180	5,323,560	2,480
Shared Ownersl	84.10	84.10	10.50%	42	2,834	10,010,255	3,532
First Homes	84.10	84.10	0.00%	0	2,827	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	11.429	ha	35	/ha		**153,142,602**	**40,219**
SITE AREA - Gro	19.048	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**21,697,358**	**1,898,519**	**1,139,111**
Existing Use Value		476,190		25,000
Uplift	0%	0		0
Plus /ha	350,000	6,666,667		350,000
Benchmark Land Value		**7,142,857**		**375,000**
Additional Profit		**42,739,730**	**1,413**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -232,300,890

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					21,697,358	
	Stamp Duty				1,074,368		
	Easements etc.				0		
	Legals /Acquisition			1.50%	325,460	1,399,828	
Fees							
	Planning				71,400		
	Professional			10.00%	7,565,306	7,636,706	
CONSTRUCTION							
	Build Cost	BCIS +		1,588	63,848,633		
		Extras			0		
		Unit extras		775.00	310,000		
		Site		15.00%	9,577,295		
	BNG				73,736		
	Contingency		2.50%		1,843,398		
	Abnormals		0.00%		0		
					0	75,653,062	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	4,594,278		
	Legals	%		0.5%	765,713		
		£/unit		0	0		
	Misc.	%		0.0%	0	5,359,991	**111,746,945**

Developers Profit				
	Market Housing	% Value	17.50%	**23,073,120**
	Affordable Hou	% Value	17.50%	**3,726,835**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	462	23,100
No dwgs over 5	350	138	48,300
		Total	71,400

Stamp duty calc - Residual		
Land payment		21,697,358
	Total	1,074,368

Stamp duty calc - AP		
Land payment		7,142,857
	Total	346,643

Building Safety Levy			
Greenfield	32.24	974,938	
Brownfield	0.00	0	
		Total	974,938

Pre CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108

Post CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0
BNG	0.10% **Total**	73,736
Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.57	Per Unit
CO2 Plus	6.00%		89.85	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.53	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME																								
UNITS Started	50	50	50	50	50	50	50	50																
Market Housing		16,480,800	16,480,800	16,480,800	16,480,800	16,480,800	16,480,800	16,480,800	16,480,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		745,298	745,298	745,298	745,298	745,298	745,298	745,298	745,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		665,445	665,445	665,445	665,445	665,445	665,445	665,445	665,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,251,282	1,251,282	1,251,282	1,251,282	1,251,282	1,251,282	1,251,282	1,251,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**19,142,825**	**19,142,825**	**19,142,825**	**19,142,825**	**19,142,825**	**19,142,825**	**19,142,825**	**19,142,825**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,074,368																							
Easements etc.	0																							
Legals Acquisition	325,460																							
Planning Fee	71,400																							
Professional	7,565,306																							
Build Cost - BCIS Base		9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	9,216,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	1,027,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		9,217	9,217	9,217	9,217	9,217	9,217	9,217	9,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		230,425	230,425	230,425	230,425	230,425	230,425	230,425	230,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	574,285	574,285	574,285	574,285	574,285	574,285	574,285	574,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	95,714	95,714	95,714	95,714	95,714	95,714	95,714	95,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**9,036,535**	**11,154,262**	**11,154,262**	**11,154,262**	**11,154,262**	**11,154,262**	**11,154,262**	**11,154,262**	**11,154,262**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**21,697,358**																							
Interest		2,151,372	1,742,769	1,305,564	837,754	337,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								23,073,120
rdable for Rent																								3,726,835
First Homes																								0
Cash Flow	-30,733,892	5,837,190	6,245,794	6,682,999	7,150,809	7,651,366	7,988,563	7,988,563	7,988,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-26,799,955
Opening Balance	0																							
Closing Balance	-30,733,892	-24,896,702	-18,650,908	-11,967,909	-4,817,099	2,834,267	10,822,829	18,811,392	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	26,799,955	0

Appendix
Site 2

Site 2	**2**	**Large Green 25** Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				250	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.17	108.17	70.00%	175	4,360	82,534,800	18,930
Affordable Overall			30%	75			
Social Rent	81.05	79.80	12.00%	30	1,526	3,653,244	2,432
Affordable Rent	81.05	79.80	7.50%	19	2,180	3,261,825	1,520
Shared Ownersl	82.76	82.76	10.50%	26	2,834	6,156,723	2,172
First Homes	82.76	82.76	0.00%	0	2,863	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	7.143	ha	35	/ha		**95,606,592**	**25,054**
SITE AREA - Gro	11.905	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**14,681,300**	**2,055,382**	**1,233,229**
Existing Use Value		297,619		25,000
Uplift	0%	0		0
Plus /ha	350,000	4,166,667		350,000
Benchmark Land Value		**4,464,286**		**375,000**
Additional Profit		**28,332,373**	**1,497**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -161,544,444

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					14,681,300	
	Stamp Duty				723,565		
	Easements etc.				0		
	Legals /Acquisition			1.50%	220,219	943,784	
Fees							
	Planning				50,700		
	Professional			10.00%	4,713,152	4,763,852	
CONSTRUCTION							
	Build Cost	BCIS +		1,588	39,776,874		
		Extras			0		
		Unit extras		775.00	193,750		
		Site		15.00%	5,966,531		
	BNG				45,937		
	Contingency		2.50%		1,148,429		
	Abnormals		0.00%		0		
					0	47,131,521	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	2,868,198		
	Legals	%		0.5%	478,033		
		£/unit		0	0		
	Misc.	%		0.0%	0	3,346,231	**70,866,689**

Developers Profit				
	Market Housing	% Value	17.50%	**14,443,590**
	Affordable Hou	% Value	17.50%	**2,287,564**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	462	23,100
No dwgs over 5	200	138	27,600
		Total	50,700

Stamp duty calc - Residual	
Land payment	14,681,300
Total	723,565

Stamp duty calc - AP	
Land payment	4,464,286
Total	212,714

Building Safety Levy			
Greenfield	32.24	610,303	
Brownfield	0.00	0	
		Total	610,303

Pre CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Post CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	45,937

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.71	Per Unit
CO2 Plus	6.00%		89.86	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.67	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**
INCOME												
UNITS Started	50	50	50	50	50							
Market Housing		16,506,960	16,506,960	16,506,960	16,506,960	16,506,960	0	0	0	0	0	0
Social Rent		730,649	730,649	730,649	730,649	730,649	0	0	0	0	0	0
Affordable Rent		652,365	652,365	652,365	652,365	652,365	0	0	0	0	0	0
Shared Ownership		1,231,345	1,231,345	1,231,345	1,231,345	1,231,345	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**19,121,318**	**19,121,318**	**19,121,318**	**19,121,318**	**19,121,318**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	723,565											
Easements etc.	0											
Legals Acquisition	220,219											
Planning Fee	50,700											
Professional	4,713,152											
Build Cost - BCIS Base		9,187,431	9,187,431	9,187,431	9,187,431	9,187,431	0	0	0	0	0	0
BSL/s106/CIL/Tariff		1,027,824	1,027,824	1,027,824	1,027,824	1,027,824	0	0	0	0	0	0
BNG		9,187	9,187	9,187	9,187	9,187	0	0	0	0	0	0
Contingency		229,686	229,686	229,686	229,686	229,686	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	573,640	573,640	573,640	573,640	573,640	0	0	0	0	0	0
Legals	0	95,607	95,607	95,607	95,607	95,607	0	0	0	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND F	**5,707,637**	**11,123,375**	**11,123,375**	**11,123,375**	**11,123,375**	**11,123,375**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**14,681,300**											
Interest		1,427,226	967,275	475,128	0	0	0	0	0	0	0	0
Developers Return												
arket Housing												
rdable for Rent												
First Homes												
Cash Flow	-20,388,937	6,570,718	7,030,669	7,522,815	7,997,944	7,997,944	0	0	0	0	0	0
Opening Balance	0											
Closing Balance	-20,388,937	-13,818,218	-6,787,550	735,266	8,733,210	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154

	Year 13	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME												
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND F	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
arket Housing												14,443,590
rdable for Rent												2,287,564
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-16,731,154
Opening Balance												
Closing Balance	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	16,731,154	0

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Appendix
Site 3

Site 3	**3 Green 150**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				150	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.57	108.57	70.00%	105	4,100	46,740,000	11,400
Affordable Overall			30%	45			
Social Rent	84.50	83.67	12.00%	18	1,435	2,161,110	1,521
Affordable Rent	84.50	83.67	7.50%	11	2,050	1,929,563	951
Shared Ownersl	83.07	83.07	10.50%	16	2,665	3,486,620	1,308
First Homes	83.07	83.07	0.00%	0	2,754	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	4.286	ha	35	/ha		**54,317,292**	**15,180**
SITE AREA - Gro	7.143	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,717,727	400,803	240,482
Existing Use Value		178,571		25,000
Uplift	0%	0		0
Plus /ha	350,000	2,500,000		350,000
Benchmark Land Value		**2,678,571**		**375,000**
Additional Profit		-1,558,258	-137	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -72,234,866

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					1,717,727	
	Stamp Duty				75,386		
	Easements etc.				0		
	Legals /Acquisition			1.50%	25,766	101,152	
Fees							
	Planning				36,900		
	Professional			10.00%	3,252,148	3,289,048	
CONSTRUCTION							
	Build Cost	BCIS +		1,809	27,461,828		
		Extras			0		
		Unit extras		775.00	116,250		
		Site		15.00%	4,119,274		
	BNG				31,697		
	Contingency		2.50%		792,434		
	Abnormals		0.00%		0		
					0	32,521,483	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,629,519		
	Legals	%		0.5%	271,586		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,901,105	**39,530,516**

Developers Profit				
	Market Housing	% Value	17.50%	**8,179,500**
	Affordable Hou	% Value	17.50%	**1,326,026**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	462	23,100
No dwgs over 5	100	138	13,800
		Total	36,900

Stamp duty calc - Residual		
Land payment		1,717,727
	Total	75,386

Stamp duty calc - AP		
Land payment		2,678,571
	Total	123,429

Building Safety Levy			
Greenfield	32.24	367,536	
Brownfield	0.00	0	
		Total	367,536

Pre CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Post CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	31,697

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,706.59	Per Unit
CO2 Plus	6.00%		102.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,809.09	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	12	12	12	12	12	12	12	12	12	12	12	12									
Market Housing				0	0	0	1,869,600	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	3,739,200	0	0	0	0	0
Social Rent				0	0	0	86,444	172,889	172,889	172,889	172,889	172,889	172,889	172,889	172,889	172,889	172,889	172,889	172,889	0	0	0	0	0
Affordable Rent				0	0	0	77,183	154,365	154,365	154,365	154,365	154,365	154,365	154,365	154,365	154,365	154,365	154,365	154,365	0	0	0	0	0
Shared Ownership				0	0	0	139,465	278,930	278,930	278,930	278,930	278,930	278,930	278,930	278,930	278,930	278,930	278,930	278,930	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,172,692**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**4,345,383**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	75,386																							
Easements etc.	0																							
Legals Acquisition	25,766																							
Planning Fee	36,900																							
Professional	1,626,074		1,626,074																					
Build Cost - BCIS Base		0	422,631	1,267,894	2,113,157	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	2,535,788	1,690,525	845,263	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	36,231	108,692	181,153	217,383	232,085	246,786	246,786	246,786	246,786	246,786	246,786	246,786	246,786	174,325	101,864	29,403	29,403	0	0	0	0	0
BNG		0	423	1,268	2,113	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	1,691	845	0	0	0	0	0	0	0
Contingency		0	10,566	31,697	52,829	63,395	63,395	63,395	63,395	63,395	63,395	63,395	63,395	63,395	63,395	42,263	21,132	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	65,181	130,362	130,362	130,362	130,362	130,362	130,362	130,362	130,362	130,362	130,362	130,362	130,362	0	0	0	0	0
Legals	0	0	0	0	0	0	10,863	21,727	21,727	21,727	21,727	21,727	21,727	21,727	21,727	21,727	21,727	21,727	21,727	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,764,127**	**0**	**2,095,924**	**1,409,551**	**2,349,252**	**2,819,102**	**2,909,848**	**3,000,593**	**3,000,593**	**3,000,593**	**3,000,593**	**3,000,593**	**3,000,593**	**3,000,593**	**3,000,593**	**2,060,893**	**1,121,192**	**181,491**	**181,491**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,717,727**																							
Interest		60,932	61,999	99,762	126,175	169,495	221,796	238,577	219,219	199,521	179,479	159,086	138,336	117,223	95,741	73,883	35,197	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,179,500
rdable for Rent																								1,326,026
First Homes																								0
Cash Flow	-3,481,854	-60,932	-2,157,923	-1,509,313	-2,475,427	-2,988,597	-958,952	1,106,213	1,125,571	1,145,269	1,165,311	1,185,704	1,206,454	1,227,567	1,249,049	2,210,608	3,188,995	4,163,892	4,163,892	0	0	0	0	-9,505,526
Opening Balance	0																							
Closing Balance	-3,481,854	-3,542,787	-5,700,710	-7,210,023	-9,685,450	-12,674,047	-13,632,999	-12,526,786	-11,401,215	-10,255,946	-9,090,635	-7,904,931	-6,698,477	-5,470,910	-4,221,861	-2,011,253	1,177,742	5,341,634	9,505,526	9,505,526	9,505,526	9,505,526	9,505,526	0

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Appendix
Site 4

Site 4	**4**	**Green 75**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				75	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.75	108.75	70.00%	53	4,100	23,408,438	5,709
Affordable Overall			30%	22.5			
Social Rent	83.61	82.71	12.00%	9	1,435	1,068,255	752
Affordable Rent	85.28	84.50	7.50%	6	2,050	974,391	480
Shared Ownersl	85.38	85.38	10.50%	8	2,665	1,791,754	672
First Homes	85.38	85.38	0.00%	0	2,724	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	2.143	ha	35	/ha		**27,242,838**	**7,614**
SITE AREA - Gro	3.571	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		866,253	404,251	242,551
Existing Use Value		89,286		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,250,000		350,000
Benchmark Land Value		**1,339,286**		**375,000**
Additional Profit		**1,168,194**	**205**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -46,560,076

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					866,253	
	Stamp Duty				32,813		
	Easements etc.				0		
	Legals /Acquisition			1.50%	12,994	45,806	
Fees							
	Planning				26,550		
	Professional			10.00%	1,629,517	1,656,067	
CONSTRUCTION							
	Build Cost	BCIS +		1,807	13,760,091		
		Extras			0		
		Unit extras		775.00	58,125		
		Site		15.00%	2,064,014		
	BNG				15,882		
	Contingency		2.50%		397,056		
	Abnormals		0.00%		0		
					0	16,295,168	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	817,285		
	Legals	%		0.5%	136,214		
		£/unit		0	0		
	Misc.	%		0.0%	0	953,499	**19,816,794**

Developers Profit				
	Market Housing	% Value	17.50%	**4,096,477**
	Affordable Hou:	% Value	17.50%	**671,020**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	75		
No dwgs under	50	462	23,100
No dwgs over 5	25	138	3,450
		Total	26,550

Stamp duty calc - Residual		
Land payment		866,253
	Total	32,813

Stamp duty calc - AP		
Land payment		1,339,286
	Total	56,464

Building Safety Levy			
Greenfield	32.24	184,070	
Brownfield	0.00	0	
		Total	184,070

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,358,645

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,358,645

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	15,882

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,704.85	Per Unit
CO2 Plus	6.00%		102.29	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,807.24	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12	12	3															
Market Housing				0	0	0	3,745,350	3,745,350	3,745,350	3,745,350	3,745,350	3,745,350	936,338	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	170,921	170,921	170,921	170,921	170,921	170,921	42,730	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	155,903	155,903	155,903	155,903	155,903	155,903	38,976	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	286,681	286,681	286,681	286,681	286,681	286,681	71,670	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,358,854**	**4,358,854**	**4,358,854**	**4,358,854**	**4,358,854**	**4,358,854**	**1,089,714**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	32,813																							
Easements etc.	0																							
Legals Acquisition	12,994																							
Planning Fee	26,550																							
Professional	814,758		814,758																					
Build Cost - BCIS Base		0	847,052	1,694,104	2,541,157	2,541,157	2,541,157	2,541,157	1,905,868	1,058,815	211,763	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	246,834	246,834	192,489	120,028	47,567	29,451	7,363	0	0	0	0	0	0	0	0	0	0	0
BNG		0	847	1,694	2,541	2,541	2,541	2,541	1,906	1,059	212	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	21,176	42,353	63,529	63,529	63,529	63,529	47,647	26,470	5,294	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	130,766	130,766	130,766	130,766	130,766	130,766	32,691	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,794	21,794	21,794	21,794	21,794	21,794	5,449	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**887,115**	**0**	**1,756,295**	**1,883,073**	**2,824,610**	**2,824,610**	**3,006,621**	**3,006,621**	**2,300,469**	**1,358,932**	**417,395**	**182,011**	**45,503**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**866,253**																							
Interest		30,684	31,221	62,502	96,550	147,670	199,685	179,516	158,993	125,754	75,456	7,801	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,096,477
rdable for Rent																								671,020
First Homes																								0
Cash Flow	-1,753,368	-30,684	-1,787,516	-1,945,576	-2,921,160	-2,972,280	1,152,548	1,172,717	1,899,392	2,874,168	3,866,003	4,169,042	1,044,211	0	0	0	0	0	0	0	0	0	0	-4,767,497
Opening Balance	0																							
Closing Balance	-1,753,368	-1,784,052	-3,571,568	-5,517,144	-8,438,304	-11,410,585	-10,258,037	-9,085,320	-7,185,928	-4,311,759	-445,756	3,723,286	4,767,497	4,767,497	4,767,497	4,767,497	4,767,497	4,767,497	4,767,497	4,767,497	4,767,497	4,767,497	4,767,497	0

Appendix
Site 5

Site 5	**5**	**Green 30**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				30	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.57	108.57	70.00%	21	4,100	9,348,000	2,280
Affordable Overall			30%	9			
Social Rent	74.42	72.33	12.00%	4	1,435	373,674	268
Affordable Rent	74.42	72.33	7.50%	2	2,050	333,638	167
Shared Ownersl	74.67	74.67	10.50%	3	2,665	626,808	235
First Homes	74.67	74.67	0.00%	0	2,870	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.857	ha	35	/ha		**10,682,120**	**2,951**
SITE AREA - Gro	1.429	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		387,567	452,161	271,297
Existing Use Value		35,714		25,000
Uplift	0%	0		0
Plus /ha	350,000	500,000		350,000
Benchmark Land Value		**535,714**		**375,000**
Additional Profit		769,736	338	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -19,783,823

DEVELOPMENT COSTS

LAND				**/unit or m2**	**Total**		
	Land					387,567	
	Stamp Duty				8,878		
	Easements etc.				0		
	Legals /Acquisition			1.50%	5,813	14,692	
Fees							
	Planning				13,860		
	Professional			10.00%	631,629	645,489	
CONSTRUCTION							
	Build Cost	BCIS +		1,807	5,333,022		
		Extras			0		
		Unit extras		775.00	23,250		
		Site		15.00%	799,953		
	BNG				6,156		
	Contingency		2.50%		153,906		
	Abnormals		0.00%		0		
					0	6,316,287	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	320,464		
	Legals	%		0.5%	53,411		
		£/unit		0	0		
	Misc.	%		0.0%	0	373,874	**7,737,909**

Developers Profit				
	Market Housing	% Value	17.50%	**1,635,900**
	Affordable Hou:	% Value	17.50%	**233,471**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	30		
No dwgs under	30	462	13,860
No dwgs over 5	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		387,567
	Total	8,878

Stamp duty calc - AP		
Land payment		535,714
	Total	16,286

Building Safety Levy			
Greenfield	32.24	73,507	
Brownfield	0.00	0	
		Total	73,507

Pre CIL s106	18,115	£/ Unit (all)	
		Total	543,458

Post CIL s106	18,115	£/ Unit (all)	
		Total	543,458

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	6,156

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,705.07	Per Unit
CO2 Plus	6.00%		102.30	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,807.47	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			10	10	10																			
Market Housing				0	0	0	3,116,000	3,116,000	3,116,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	124,558	124,558	124,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	111,213	111,213	111,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	208,936	208,936	208,936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,560,707**	**3,560,707**	**3,560,707**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	8,878																							
Easements etc.	0																							
Legals Acquisition	5,813																							
Planning Fee	13,860																							
Professional	315,814		315,814																					
Build Cost - BCIS Base		0	684,025	1,368,050	2,052,075	1,368,050	684,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	60,384	120,768	181,153	120,768	84,887	24,502	24,502	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	684	1,368	2,052	1,368	684	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,101	34,201	51,302	34,201	17,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	106,821	106,821	106,821	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,804	17,804	17,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**344,367**	**0**	**1,078,008**	**1,524,388**	**2,286,582**	**1,524,388**	**911,321**	**149,127**	**149,127**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**387,567**																							
Interest		12,809	13,033	32,126	59,365	100,419	128,853	84,744	26,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,635,900
rdable for Rent																								233,471
First Homes																								0
Cash Flow	-731,933	-12,809	-1,091,041	-1,556,514	-2,345,947	-1,624,807	2,520,532	3,326,835	3,385,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,869,371
Opening Balance	0																							
Closing Balance	-731,933	-744,742	-1,835,783	-3,392,297	-5,738,244	-7,363,051	-4,842,519	-1,515,684	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	1,869,371	0

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Appendix
Site 6

Site 6	6	Green 12	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	112.50	112.50	70.00%	8	4,100	3,874,500	945
Affordable Overall			30%	3.6			
Social Rent	70.00	70.00	12.00%	1	1,435	144,648	101
Affordable Rent	83.50	83.50	7.50%	1	2,050	154,058	75
Shared Owners	70.00	70.00	10.50%	1	2,665	235,053	88
First Homes	70.00	70.00	0.00%	0	2,870	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Owners	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.343	ha	35	/ha		**4,408,259**	**1,209**
SITE AREA - Gro	0.571	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**312,839**	**912,446**	**547,468**
Existing Use Value		14,286		25,000
Uplift	0%	0		0
Plus /ha	350,000	200,000		350,000
Benchmark Land Value		**214,286**		**375,000**
Additional Profit		**448,460**	**475**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -7,986,997

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					312,839	
	Stamp Duty				5,142		
	Easements etc.				0		
	Legals /Acquisition			1.50%	4,693	9,835	
Fees							
	Planning				5,544		
	Professional			10.00%	246,189	251,733	
CONSTRUCTION							
	Build Cost	BCIS +		1,797	2,172,911		
		Extras			0		
		Unit extras		775.00	9,300		
		Site		10.00%	217,291		
	BNG				2,400		
	Contingency		2.50%		59,988		
	Abnormals		0.00%		0		
					0	2,461,889	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	132,248		
	Legals	%		0.5%	22,041		
		£/unit		0	0		
	Misc.	%		0.0%	0	154,289	**3,190,584**

Developers Profit				
	Market Housing	% Value	17.50%	**678,038**
	Affordable Hou	% Value	17.50%	**93,408**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		312,839
	Total	5,142

Stamp duty calc - AP		
Land payment		214,286
	Total	1,286

Building Safety Levy			
Greenfield	32.24	30,467	
Brownfield	0.00	0	
		Total	30,467

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	2,400

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,695.24	Per Unit
CO2 Plus	6.00%		101.71	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,797.06	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3	3																		
Market Housing				0	0	0	968,625	968,625	968,625	968,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	36,162	36,162	36,162	36,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	38,514	38,514	38,514	38,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	58,763	58,763	58,763	58,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,102,065**	**1,102,065**	**1,102,065**	**1,102,065**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	5,142																							
Easements etc.	0																							
Legals Acquisition	4,693																							
Planning Fee	5,544																							
Professional	123,094		123,094																					
Build Cost - BCIS Base		0	199,958	399,917	599,875	599,875	399,917	199,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	18,115	36,231	54,346	54,346	43,847	25,732	7,617	7,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	200	400	600	600	400	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,999	9,998	14,997	14,997	9,998	4,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	33,062	33,062	33,062	33,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,510	5,510	5,510	5,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**138,473**	**0**	**346,367**	**446,545**	**669,818**	**669,818**	**492,734**	**269,462**	**46,189**	**46,189**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**312,839**																							
Interest		7,898	8,036	14,238	22,302	34,414	46,738	36,893	22,968	4,892	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								678,038
rdable for Rent																								93,408
First Homes																								0
Cash Flow	-451,312	-7,898	-354,403	-460,784	-692,120	-704,232	562,592	795,710	1,032,908	1,050,984	0	0	0	0	0	0	0	0	0	0	0	0	0	-771,445
Opening Balance	0																							
Closing Balance	-451,312	-459,210	-813,613	-1,274,397	-1,966,517	-2,670,749	-2,108,157	-1,312,446	-279,539	771,445	771,445	771,445	771,445	771,445	771,445	771,445	771,445	771,445	771,445	771,445	771,445	771,445	771,445	0

Appendix
Site 7

Site 7	**7 Green 8**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				8	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	123.89	123.89	70.00%	6	4,100	2,844,489	694
Affordable Overall			30%	2.4			
Social Rent	123.89	123.89	12.00%	1	1,435	170,669	119
Affordable Rent	123.89	123.89	7.50%	1	2,050	152,383	74
Shared Ownersl	123.89	123.89	10.50%	1	2,665	277,338	104
First Homes	123.89	123.89	0.00%	0	2,870	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.229	ha	35	/ha		**3,444,879**	**991**
SITE AREA - Gro	0.381	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		91,046	398,326	238,995
Existing Use Value		19,048		50,000
Uplift	0%	0		0
Plus /ha	350,000	133,333		350,000
Benchmark Land Value		**152,381**		**400,000**
Additional Profit		**206,408**	**298**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -6,241,521

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					91,046	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	1,366	1,366	
Fees							
	Planning				3,696		
	Professional			10.00%	212,356	216,052	
CONSTRUCTION							
	Build Cost	BCIS +		1,893	1,875,950		
		Extras			0		
		Unit extras		775.00	6,200		
		Site		10.00%	187,595		
	BNG				2,070		
	Contingency		2.50%		51,744		
	Abnormals		0.00%		0		
					0	2,123,559	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	103,346		
	Legals	%		0.5%	17,224		
		£/unit		0	0		
	Misc.	%		0.0%	0	120,571	**2,552,594**

Developers Profit				
	Market Housing	% Value	17.50%	**497,786**
	Affordable Hou:	% Value	17.50%	**105,068**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	462	3,696
No dwgs over 5	0	138	0
		Total	3,696

Stamp duty calc - Residual		
Land payment		91,046
	Total	0

Stamp duty calc - AP		
Land payment		152,381
	Total	48

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Post CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	2,070

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,785.54	Per Unit
CO2 Plus	6.00%		107.13	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,892.78	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	711,122	711,122	711,122	711,122	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	42,667	42,667	42,667	42,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	38,096	38,096	38,096	38,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	69,334	69,334	69,334	69,334	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**861,220**	**861,220**	**861,220**	**861,220**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,366																							
Planning Fee	3,696																							
Professional	106,178		106,178																					
Build Cost - BCIS Base		0	172,479	344,958	517,436	517,436	344,958	172,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	36,231	24,154	12,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	172	345	517	517	345	172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,312	8,624	12,936	12,936	8,624	4,312	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	25,837	25,837	25,837	25,837	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,306	4,306	4,306	4,306	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**111,240**	**0**	**295,218**	**378,080**	**567,120**	**567,120**	**408,223**	**219,183**	**30,143**	**30,143**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**91,046**																							
Interest		3,540	3,602	8,831	15,602	25,800	36,176	28,882	18,151	3,925	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								497,786
rdable for Rent																								105,068
First Homes																								0
Cash Flow	-202,286	-3,540	-298,820	-386,911	-582,723	-592,920	416,821	613,155	812,926	827,152	0	0	0	0	0	0	0	0	0	0	0	0	0	-602,854
Opening Balance	0																							
Closing Balance	-202,286	-205,826	-504,646	-891,557	-1,474,280	-2,067,200	-1,650,379	-1,037,224	-224,298	602,854	602,854	602,854	602,854	602,854	602,854	602,854	602,854	602,854	602,854	602,854	602,854	602,854	602,854	0

Appendix
Site 8

Site 8	**8 Green 6**	Green

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				6	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	121.67	121.67	70.00%	4	4,100	2,095,100	511
Affordable Overall			30%	1.8			
Social Rent	121.67	121.67	12.00%	1	1,435	125,706	88
Affordable Rent	121.67	121.67	7.50%	0	2,050	112,238	55
Shared Ownersl	121.67	121.67	10.50%	1	2,665	204,272	77
First Homes	121.67	121.67	0.00%	0	2,870	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.171	ha	35	/ha		**2,537,316**	**730**
SITE AREA - Gro	0.286	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		87,919	512,862	307,717
Existing Use Value		14,286		50,000
Uplift	0%	0		0
Plus /ha	350,000	100,000		350,000
Benchmark Land Value		**114,286**		**400,000**
Additional Profit		**217,779**	**426**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -4,798,485

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					87,919	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	1,319	1,319	
Fees							
	Planning				2,772		
	Professional			10.00%	153,910	156,682	
CONSTRUCTION							
	Build Cost	BCIS +		1,862	1,359,502		
		Extras			0		
		Unit extras		775.00	4,650		
		Site		10.00%	135,950		
	BNG				1,500		
	Contingency		2.50%		37,503		
	Abnormals		0.00%		0		
					0	1,539,105	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	76,119		
	Legals	%		0.5%	12,687		
		£/unit		0	0		
	Misc.	%		0.0%	0	88,806	**1,873,831**

Developers Profit				
	Market Housing	% Value	17.50%	**366,643**
	Affordable Hou:	% Value	17.50%	**77,388**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	462	2,772
No dwgs over 5	0	138	0
		Total	2,772

Stamp duty calc - Residual	
Land payment	87,919
Total	0

Stamp duty calc - AP	
Land payment	114,286
Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Post CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.10%	**Total**	1,500

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,756.82	Per Unit
CO2 Plus	6.00%		105.41	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,862.33	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3				
Market Housing				0	0	0	1,047,550	1,047,550
Social Rent				0	0	0	62,853	62,853
Affordable Rent				0	0	0	56,119	56,119
Shared Ownership				0	0	0	102,136	102,136
First Homes				0	0	0	0	0
Grant and Subsidy				0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,268,658**	**1,268,658**
EXPENDITURE								
Stamp Duty	0							
Easements etc.	0							
Legals Acquisition	1,319							
Planning Fee	2,772							
Professional	76,955		76,955					
Build Cost - BCIS Base		0	250,017	500,034	500,034	250,017	0	0
BSL/s106/CIL/Tariff		0	18,115	36,231	36,231	18,115	0	0
BNG		0	250	500	500	250	0	0
Contingency		0	6,250	12,501	12,501	6,250	0	0
Abnormals		0	0	0	0	0	0	0
Finance Fees	0							
Legal and Valuation	0							
Agents	0	0	0	0	0	0	38,060	38,060
Legals	0	0	0	0	0	0	6,343	6,343
Misc.				0			0	
COSTS BEFORE LAND INT AND I	**81,046**	**0**	**351,588**	**549,265**	**549,265**	**274,633**	**44,403**	**44,403**
For Residual Va Land	**87,919**							
Interest		2,957	3,009	9,214	18,987	28,932	34,244	13,419
Developers Return								
arket Housing								
rdable for Rent								
First Homes								
Cash Flow	-168,966	-2,957	-354,597	-558,480	-568,253	-303,565	1,190,011	1,210,836
Opening Balance	0							
Closing Balance	-168,966	-171,922	-526,519	-1,084,999	-1,653,251	-1,956,816	-766,805	444,030

	Year 3				**Year 4**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started								
Market Housing	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0
Misc.								
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land								
Interest	0	0	0	0	0	0	0	0
Developers Return								
arket Housing								
rdable for Rent								
First Homes								
Cash Flow	0	0	0	0	0	0	0	0
Opening Balance								
Closing Balance	444,030	444,030	444,030	444,030	444,030	444,030	444,030	444,030

	Year 5				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started								
Market Housing	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE								
Stamp Duty								
Easements etc.								
Legals Acquisition								
Planning Fee								
Professional								
Build Cost - BCIS Base	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0
Finance Fees								
Legal and Valuation								
Agents	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0
Misc.								
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land								
Interest	0	0	0	0	0	0	0	0
Developers Return								
arket Housing								366,643
rdable for Rent								77,388
First Homes								0
Cash Flow	0	0	0	0	0	0	0	-444,030
Opening Balance								
Closing Balance	444,030	444,030	444,030	444,030	444,030	444,030	444,030	0

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Appendix
Site 9

Site 9	9 Green 3	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	120.00	120.00	70.00%	2	4,100	1,033,200	252
Affordable Overall			30%	0.9			
Social Rent	120.00	120.00	12.00%	0	1,435	61,992	43
Affordable Rent	120.00	120.00	7.50%	0	2,050	55,350	27
Shared Ownersl	120.00	120.00	10.50%	0	2,665	100,737	38
First Homes	120.00	120.00	0.00%	0	2,870	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.086	ha	35	/ha		**1,251,279**	**360**
SITE AREA - Gro	0.143	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		44,162	515,222	309,133
Existing Use Value		7,143		50,000
Uplift	0%	0		0
Plus /ha	350,000	50,000		350,000
Benchmark Land Value		**57,143**		**400,000**

Additional Profit	117,842	468	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -2,821,221

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					44,162	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	662	662	
Fees							
	Planning				1,386		
	Professional			10.00%	75,815	77,201	
CONSTRUCTION							
	Build Cost	BCIS +		1,860	669,649		
		Extras			0		
		Unit extras		775.00	2,325		
		Site		10.00%	66,965		
	BNG				739		
	Contingency		2.50%		18,473		
	Abnormals		0.00%		0		
					0	758,151	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	37,538		
	Legals	%		0.5%	6,256		
		£/unit		0	0		
	Misc.	%		0.0%	0	43,795	**923,971**

Developers Profit				
	Market Housing	% Value	17.50%	**180,810**
	Affordable Hou:	% Value	17.50%	**38,164**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	462	1,386
No dwgs over 5	0	138	0
		Total	1,386

Stamp duty calc - Residual		
Land payment		44,162
	Total	0

Stamp duty calc - AP		
Land payment		57,143
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	54,346

Post CIL s106	18,115	£/ Unit (all)	
		Total	54,346

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL		**Total**	0

BNG	0.10%	**Total**	739

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,754.75	Per Unit
CO2 Plus	6.00%		105.29	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,860.14	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			1	1	1																			
Market Housing				0	0	0	344,400	344,400	344,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	20,664	20,664	20,664	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	18,450	18,450	18,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	33,579	33,579	33,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**417,093**	**417,093**	**417,093**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	662																							
Planning Fee	1,386																							
Professional	37,908		37,908																					
Build Cost - BCIS Base		0	82,104	164,209	246,313	164,209	82,104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	6,038	12,077	18,115	12,077	6,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	82	164	246	164	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,053	4,105	6,158	4,105	2,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	12,513	12,513	12,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,085	2,085	2,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**39,956**	**0**	**128,185**	**180,555**	**270,832**	**180,555**	**104,876**	**14,598**	**14,598**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**44,162**																							
Interest		1,472	1,498	3,767	6,993	11,855	15,222	10,025	3,156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								180,810
rdable for Rent																								38,164
First Homes																								0
Cash Flow	-84,118	-1,472	-129,683	-184,322	-277,825	-192,410	296,995	392,470	399,338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-218,974
Opening Balance	0																							
Closing Balance	-84,118	-85,590	-215,273	-399,595	-677,420	-869,830	-572,835	-180,365	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	218,974	0

Appendix
Site 10

Site 10	**10**	**HD Flats 400**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				400	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	81.00	67.50	90.00%	360	3,500	85,050,000	29,160
Affordable Overall			10%	40			
Social Rent	75.48	62.90	4.00%	16	1,225	1,232,840	1,208
Affordable Rent	75.48	62.90	2.50%	10	1,750	1,100,750	755
Shared Ownersl	78.12	65.10	3.50%	14	2,275	2,073,435	1,094
First Homes	78.12	65.10	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	1.455	ha	275	/ha		**89,457,025**	**32,216**
SITE AREA - Gro	1.939	ha	206	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-18,968,547**	**-13,040,876**	**-9,780,657**
Existing Use Value		3,103,030		1,600,000
Uplift	20%	620,606		320,000
Plus /ha	0	0		0
Benchmark Land Value		**3,723,636**		**1,920,000**
Additional Profit		**-17,877,487**	**-613**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -318,018,242

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-18,968,547	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-284,528	-284,528	
Fees							
	Planning				71,400		
	Professional			10.00%	7,422,385	7,493,785	
CONSTRUCTION							
	Build Cost	BCIS +		1,981	63,827,945		
		Extras			0		
		Unit extras		775.00	310,000		
		Site		5.00%	3,191,397		
	BNG				336,647		
	Contingency		5.00%		3,366,467		
	Abnormals		5.00%		3,191,397		
					0	74,223,853	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	2,683,711		
	Legals	%		0.5%	447,285		
		£/unit		0	0		
	Misc.	%		0.0%	0	3,130,996	**65,595,560**

Developers Profit				
	Market Housing	% Value	17.50%	**14,883,750**
	Affordable Hou:	% Value	17.50%	**771,229**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	462	23,100
No dwgs over 5	350	138	48,300
		Total	71,400

Stamp duty calc - Residual	
Land payment	-18,968,547
Total	0

Stamp duty calc - AP	
Land payment	3,723,636
Total	175,682

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	470,059	
		Total	470,059

Pre CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108
Post CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108
Inf Tariff	% GDV	0.00%	
		Total	**0**
CIL		**Total**	0
BNG	0.50%	**Total**	336,647
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,869.00	Per Unit
CO2 Plus	6.00%		112.14	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,981.24	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25						
Market Housing				0	0	0	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	0	0
Social Rent				0	0	0	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	0	0
Affordable Rent				0	0	0	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	0	0
Shared Ownership				0	0	0	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-284,528																							
Planning Fee	71,400																							
Professional	3,711,193		3,711,193																					
Build Cost - BCIS Base		0	1,402,695	2,805,389	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	4,208,084	2,805,389	1,402,695	0	0	0	0
BSL/s106/CIL/Tariff		0	150,961	301,921	452,882	452,882	482,260	482,260	482,260	482,260	482,260	482,260	482,260	482,260	482,260	482,260	482,260	482,260	331,300	180,339	29,379	29,379	0	0
BNG		0	7,013	14,027	21,040	21,040	21,040	21,040	21,040	21,040	21,040	21,040	21,040	21,040	21,040	21,040	21,040	21,040	14,027	7,013	0	0	0	0
Contingency		0	70,135	140,269	210,404	210,404	210,404	210,404	210,404	210,404	210,404	210,404	210,404	210,404	210,404	210,404	210,404	210,404	140,269	70,135	0	0	0	0
Abnormals		0	66,487	132,975	199,462	199,462	199,462	199,462	199,462	199,462	199,462	199,462	199,462	199,462	199,462	199,462	199,462	199,462	132,975	66,487	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	0	0
Legals	0	0	0	0	0	0	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**3,498,065**	**0**	**5,408,484**	**3,394,582**	**5,091,873**	**5,091,873**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**5,316,939**	**3,619,648**	**1,922,357**	**225,066**	**225,066**	**0**	**0**
For Residual Va Land	**-18,968,547**																							
Interest		0	0	0	0	0	61,536	57,815	54,030	50,178	46,259	42,272	38,214	34,086	29,885	25,611	21,262	16,837	12,334	0	0	0	0	0
Developers Return																								
Market Housing																								14,883,750
rdable for Rent																								771,229
First Homes																								0
Cash Flow	15,470,482	0	-5,408,484	-3,394,582	-5,091,873	-5,091,873	212,590	216,310	220,096	223,947	227,866	231,854	235,911	240,040	244,241	248,515	252,864	257,289	1,959,082	3,668,707	5,365,998	5,365,998	0	-15,654,979
Opening Balance	0																							
Closing Balance	15,470,482	15,470,482	10,061,998	6,667,417	1,575,544	-3,516,329	-3,303,739	-3,087,429	-2,867,333	-2,643,386	-2,415,520	-2,183,666	-1,947,754	-1,707,714	-1,463,474	-1,214,959	-962,095	-704,806	1,254,276	4,922,983	10,288,981	15,654,979	15,654,979	0

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Appendix
Site 11

Site 11	11 HD Flats 150	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	81.09	67.57	90.00%	135	3,500	31,927,500	10,947
Affordable Overall			10%	15			
Social Rent	74.00	61.67	4.00%	6	1,225	453,250	444
Affordable Rent	74.00	61.67	2.50%	4	1,750	404,688	278
Shared Ownersl	78.56	65.47	3.50%	5	2,275	781,918	412
First Homes	78.56	65.47	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.600	ha	250	/ha		**33,567,355**	**12,081**
SITE AREA - Gro	0.800	ha	188	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-10,566,249	-17,610,416	-13,207,812
Existing Use Value		1,280,000		1,600,000
Uplift	20%	256,000		320,000
Plus /ha	0	0		0
Benchmark Land Value		**1,536,000**		**1,920,000**
Additional Profit		-4,861,202	-444	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -175,539,684

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					-10,566,249	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-158,494	-158,494	
Fees							
	Planning				36,900		
	Professional			10.00%	3,048,643	3,085,543	
CONSTRUCTION							
	Build Cost	BCIS +		2,171	26,226,549		
		Extras			0		
		Unit extras		775.00	116,250		
		Site		5.00%	1,311,327		
	BNG				138,271		
	Contingency		5.00%		1,382,706		
	Abnormals		5.00%		1,311,327		
					0	30,486,431	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,007,021		
	Legals	%		0.5%	167,837		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,174,857	**24,022,088**

Developers Profit				
	Market Housing	% Value	17.50%	**5,587,313**
	Affordable Hou	% Value	17.50%	**286,975**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	462	23,100
No dwgs over 5	100	138	13,800
		Total	36,900

Stamp duty calc - Residual	
Land payment	-10,566,249
Total	0

Stamp duty calc - AP	
Land payment	1,536,000
Total	66,300

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	176,459	
		Total	176,459

Pre CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Post CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	138,271

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,048.00	Per Unit
CO2 Plus	6.00%		122.88	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			2,170.98	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			25	25	25	25	25	25				
Market Housing				0	0	0	5,321,250	5,321,250	5,321,250	5,321,250	5,321,250	5,321,250
Social Rent				0	0	0	75,542	75,542	75,542	75,542	75,542	75,542
Affordable Rent				0	0	0	67,448	67,448	67,448	67,448	67,448	67,448
Shared Ownership				0	0	0	130,320	130,320	130,320	130,320	130,320	130,320
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,594,559**	**5,594,559**	**5,594,559**	**5,594,559**	**5,594,559**	**5,594,559**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-158,494											
Planning Fee	36,900											
Professional	1,524,322		1,524,322									
Build Cost - BCIS Base		0	1,536,340	3,072,681	4,609,021	4,609,021	4,609,021	4,609,021	3,072,681	1,536,340	0	0
BSL/BSL/s106/CIL/Tariff		0	150,961	301,921	452,882	452,882	482,292	482,292	331,331	180,370	29,410	29,410
BNG		0	7,682	15,363	23,045	23,045	23,045	23,045	15,363	7,682	0	0
Contingency		0	76,817	153,634	230,451	230,451	230,451	230,451	153,634	76,817	0	0
Abnormals		0	72,852	145,703	218,555	218,555	218,555	218,555	145,703	72,852	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	167,837	167,837	167,837	167,837	167,837	167,837
Legals	0	0	0	0	0	0	27,973	27,973	27,973	27,973	27,973	27,973
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**1,402,728**	**0**	**3,368,973**	**3,689,302**	**5,533,954**	**5,533,954**	**5,759,173**	**5,759,173**	**3,914,522**	**2,069,871**	**225,219**	**225,219**
For Residual Va Land	**-10,566,249**											
Interest		0	0	0	0	60,002	157,897	163,541	169,283	142,845	83,663	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	9,163,521	0	-3,368,973	-3,689,302	-5,533,954	-5,593,956	-322,510	-328,154	1,510,754	3,381,844	5,285,677	5,369,340
Opening Balance	0											
Closing Balance	9,163,521	9,163,521	5,794,549	2,105,246	-3,428,707	-9,022,663	-9,345,173	-9,673,328	-8,162,573	-4,780,730	504,947	5,874,287

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												5,587,313
rdable for Rent												286,975
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-5,874,287
Opening Balance												
Closing Balance	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	0

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Appendix
Site 12

Site 12	**12**	**Flats 400**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				400	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	75.94	67.50	90.00%	360	3,500	85,050,000	27,338
Affordable Overall			10%	40			
Social Rent	70.76	62.90	4.00%	16	1,225	1,232,840	1,132
Affordable Rent	70.76	62.90	2.50%	10	1,750	1,100,750	708
Shared Ownersl	73.24	65.10	3.50%	14	2,275	2,073,435	1,025
First Homes	73.24	65.10	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	2.667	ha	150	/ha		**89,457,025**	**30,203**
SITE AREA - Gro	3.333	ha	120	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-6,516,136**	**-2,443,551**	**-1,954,841**
Existing Use Value		5,333,333		1,600,000
Uplift	20%	1,066,667		320,000
Plus /ha	0	0		0
Benchmark Land Value		**6,400,000**		**1,920,000**

Additional Profit		**-7,177,398**	**-263**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -317,264,921

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-6,516,136	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-97,742	-97,742	
Fees							
	Planning				71,400		
	Professional			10.00%	6,148,804	6,220,204	
CONSTRUCTION							
	Build Cost	BCIS +		1,749	52,827,455		
		Extras			0		
		Unit extras		775.00	310,000		
		Site		5.00%	2,641,373		
	BNG				278,894		
	Contingency		5.00%		2,788,941		
	Abnormals		5.00%		2,641,373		
					0	61,488,036	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	2,683,711		
	Legals	%		0.5%	447,285		
		£/unit		0	0		
	Misc.	%		0.0%	0	3,130,996	**64,225,358**

Developers Profit				
	Market Housing	% Value	17.50%	**14,883,750**
	Affordable Hou:	% Value	17.50%	**771,229**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	400		
No dwgs under	50	462	23,100
No dwgs over 5	350	138	48,300
		Total	71,400

Stamp duty calc - Residual		
Land payment		-6,516,136
	Total	0

Stamp duty calc - AP		
Land payment		6,400,000
	Total	309,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	440,681	
		Total	440,681

Pre CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108

Post CIL s106	18,115	£/ Unit (all)	
		Total	7,246,108

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	278,894

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,650.00	Per Unit
CO2 Plus	6.00%		99.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,749.10	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			25	25	25	25	25	25	25	25	25	25
Market Housing				0	0	0	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625
Social Rent				0	0	0	77,053	77,053	77,053	77,053	77,053	77,053
Affordable Rent				0	0	0	68,797	68,797	68,797	68,797	68,797	68,797
Shared Ownership				0	0	0	129,590	129,590	129,590	129,590	129,590	129,590
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-97,742											
Planning Fee	71,400											
Professional	3,074,402		3,074,402									
Build Cost - BCIS Base		0	1,162,059	2,324,118	3,486,177	3,486,177	3,486,177	3,486,177	3,486,177	3,486,177	3,486,177	3,486,177
BSL/s106/CIL/Tariff		0	150,961	301,921	452,882	452,882	480,424	480,424	480,424	480,424	480,424	480,424
BNG		0	5,810	11,621	17,431	17,431	17,431	17,431	17,431	17,431	17,431	17,431
Contingency		0	58,103	116,206	174,309	174,309	174,309	174,309	174,309	174,309	174,309	174,309
Abnormals		0	55,029	110,057	165,086	165,086	165,086	165,086	165,086	165,086	165,086	165,086
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	167,732	167,732	167,732	167,732	167,732	167,732
Legals	0	0	0	0	0	0	27,955	27,955	27,955	27,955	27,955	27,955
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**3,048,060**	**0**	**4,506,363**	**2,863,923**	**4,295,884**	**4,295,884**	**4,519,114**	**4,519,114**	**4,519,114**	**4,519,114**	**4,519,114**	**4,519,114**
For Residual Va Land	**-6,516,136**											
Interest		0	0	18,170	68,607	144,985	222,700	207,839	192,717	177,330	161,674	145,744
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	3,468,076	0	-4,506,363	-2,882,093	-4,364,491	-4,440,869	849,250	864,112	879,234	894,620	910,276	926,206
Opening Balance	0											
Closing Balance	3,468,076	3,468,076	-1,038,288	-3,920,380	-8,284,871	-12,725,740	-11,876,490	-11,012,379	-10,133,145	-9,238,525	-8,328,249	-7,402,043

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started	25	25	25	25	25	25						
Market Housing	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	5,315,625	0	0
Social Rent	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	77,053	0	0
Affordable Rent	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	68,797	0	0
Shared Ownership	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	129,590	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**5,591,064**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	3,486,177	3,486,177	3,486,177	3,486,177	3,486,177	3,486,177	2,324,118	1,162,059	0	0	0	0
BSL/s106/CIL/Tariff	480,424	480,424	480,424	480,424	480,424	480,424	329,464	178,503	27,543	27,543	0	0
BNG	17,431	17,431	17,431	17,431	17,431	17,431	11,621	5,810	0	0	0	0
Contingency	174,309	174,309	174,309	174,309	174,309	174,309	116,206	58,103	0	0	0	0
Abnormals	165,086	165,086	165,086	165,086	165,086	165,086	110,057	55,029	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	167,732	0	0
Legals	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	27,955	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**4,519,114**	**4,519,114**	**4,519,114**	**4,519,114**	**4,519,114**	**4,519,114**	**3,087,152**	**1,655,191**	**223,230**	**223,230**	**0**	**0**
For Residual Va Land												
Interest	129,536	113,043	96,263	79,188	61,815	44,137	26,151	0	0	0	0	0
Developers Return												
Market Housing												14,883,750
rdable for Rent												771,229
First Homes												0
Cash Flow	942,415	958,907	975,688	992,762	1,010,136	1,027,813	2,477,761	3,935,873	5,367,834	5,367,834	0	-15,654,979
Opening Balance												
Closing Balance	-6,459,628	-5,500,721	-4,525,034	-3,532,272	-2,522,136	-1,494,323	983,438	4,919,311	10,287,145	15,654,979	15,654,979	0

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Appendix
Site 13

Site 13	13 Flats 150	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	76.02	67.57	90.00%	135	3,500	31,927,500	10,262
Affordable Overall			10%	15			
Social Rent	69.38	61.67	4.00%	6	1,225	453,250	416
Affordable Rent	69.38	61.67	2.50%	4	1,750	404,688	260
Shared Ownersl	73.65	65.47	3.50%	5	2,275	781,918	387
First Homes	73.65	65.47	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	1.000	ha	150	/ha		**33,567,355**	**11,325**
SITE AREA - Gro	1.250	ha	120	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-6,039,993	-6,039,993	-4,831,994
Existing Use Value		2,000,000		1,600,000
Uplift	20%	400,000		320,000
Plus /ha	0	0		0
Benchmark Land Value		**2,400,000**		**1,920,000**

Check on phasing dwgs nos
correct

Additional Profit	-1,589,920	-155	£/m2

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -174,782,091

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					-6,039,993	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-90,600	-90,600	
Fees							
	Planning				36,900		
	Professional			10.00%	2,618,420	2,655,320	
CONSTRUCTION							
	Build Cost	BCIS +		1,988	22,510,523		
		Extras			0		
		Unit extras		775.00	116,250		
		Site		5.00%	1,125,526		
	BNG				118,761		
	Contingency		5.00%		1,187,615		
	Abnormals		5.00%		1,125,526		
					0	26,184,202	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,007,021		
	Legals	%		0.5%	167,837		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,174,857	**23,883,787**

Developers Profit				
	Market Housing	% Value	17.50%	**5,587,313**
	Affordable Hou	% Value	17.50%	**286,975**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	462	23,100
No dwgs over 5	100	138	13,800
		Total	36,900

Stamp duty calc - Residual	
Land payment	-6,039,993
Total	0

Stamp duty calc - AP	
Land payment	2,400,000
Total	109,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	165,430	
		Total	165,430

Pre CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Post CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	118,761

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,875.00	Per Unit
CO2 Plus	6.00%		112.50	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,987.60	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			25	25	25	25	25	25																
Market Housing				0	0	0	5,321,250	5,321,250	5,321,250	5,321,250	5,321,250	5,321,250	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	75,542	75,542	75,542	75,542	75,542	75,542	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	67,448	67,448	67,448	67,448	67,448	67,448	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	130,320	130,320	130,320	130,320	130,320	130,320	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,594,559**	**5,594,559**	**5,594,559**	**5,594,559**	**5,594,559**	**5,594,559**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-90,600																							
Planning Fee	36,900																							
Professional	1,309,210		1,309,210																					
Build Cost - BCIS Base		0	1,319,572	2,639,144	3,958,717	3,958,717	3,958,717	3,958,717	2,639,144	1,319,572	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	150,961	301,921	452,882	452,882	480,453	480,453	329,493	178,532	27,572	27,572	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	6,598	13,196	19,794	19,794	19,794	19,794	13,196	6,598	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	65,979	131,957	197,936	197,936	197,936	197,936	131,957	65,979	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	62,529	125,058	187,588	187,588	187,588	187,588	125,058	62,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	167,837	167,837	167,837	167,837	167,837	167,837	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	27,973	27,973	27,973	27,973	27,973	27,973	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,255,511**	**0**	**2,914,849**	**3,211,277**	**4,816,915**	**4,816,915**	**5,040,297**	**5,040,297**	**3,434,658**	**1,829,020**	**223,381**	**223,381**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-6,039,993**																							
Interest		0	0	0	23,479	108,186	194,375	188,077	181,669	147,050	83,726	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,587,313
rdable for Rent																								286,975
First Homes																								0
Cash Flow	4,784,482	0	-2,914,849	-3,211,277	-4,840,394	-4,925,101	359,888	366,186	1,978,232	3,618,490	5,287,452	5,371,178	0	0	0	0	0	0	0	0	0	0	0	-5,874,287
Opening Balance	0																							
Closing Balance	4,784,482	4,784,482	1,869,634	-1,341,643	-6,182,037	-11,107,138	-10,747,251	-10,381,065	-8,402,833	-4,784,343	503,109	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	5,874,287	0

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Appendix
Site 14

Site 14	**14 Flats 60**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				60	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	76.07	67.62	90.00%	54	3,500	12,780,000	4,108
Affordable Overall			10%	6			
Social Rent	69.38	61.67	4.00%	2	1,225	181,300	167
Affordable Rent	69.38	61.67	2.50%	2	1,750	161,875	104
Shared Ownersl	71.44	63.50	3.50%	2	2,275	303,371	150
First Homes	71.44	63.50	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.500	ha	120	/ha		**13,426,546**	**4,528**
SITE AREA - Gro	0.625	ha	96	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-2,473,231**	**-4,946,461**	**-3,957,169**
Existing Use Value		1,000,000		1,600,000
Uplift	20%	200,000		320,000
Plus /ha	0	0		0
Benchmark Land Value		**1,200,000**		**1,920,000**
Additional Profit		**-690,946**	**-168**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -74,267,469

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-2,473,231	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-37,098	-37,098	
Fees							
	Planning				24,480		
	Professional			10.00%	1,046,965	1,071,445	
CONSTRUCTION							
	Build Cost	BCIS +		1,988	9,000,724		
		Extras			0		
		Unit extras		775.00	46,500		
		Site		5.00%	450,036		
	BNG				47,486		
	Contingency		5.00%		474,863		
	Abnormals		5.00%		450,036		
					0	10,469,646	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	402,796		
	Legals	%		0.5%	67,133		
		£/unit		0	0		
	Misc.	%		0.0%	0	469,929	**9,500,691**

Developers Profit				
	Market Housing	% Value	17.50%	**2,236,500**
	Affordable Hou:	% Value	17.50%	**113,146**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	462	23,100
No dwgs over 5	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	-2,473,231
Total	0

Stamp duty calc - AP	
Land payment	1,200,000
Total	49,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	66,219	
		Total	66,219

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	47,486

Unit Build Time	3	Quarters

Build Cost			**/m2**	
			1,875.00	Per Unit
CO2 Plus	6.00%		112.50	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,987.60	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	3,195,000	3,195,000	3,195,000	3,195,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	45,325	45,325	45,325	45,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	40,469	40,469	40,469	40,469	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	75,843	75,843	75,843	75,843	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,356,637**	**3,356,637**	**3,356,637**	**3,356,637**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-37,098																							
Planning Fee	24,480																							
Professional	523,482		523,482																					
Build Cost - BCIS Base		0	791,438	1,582,877	2,374,315	2,374,315	1,582,877	791,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	90,576	181,153	271,729	271,729	197,707	107,131	16,555	16,555	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	3,957	7,914	11,872	11,872	7,914	3,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	39,572	79,144	118,716	118,716	79,144	39,572	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	37,503	75,006	112,509	112,509	75,006	37,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	100,699	100,699	100,699	100,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,783	16,783	16,783	16,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**510,864**	**0**	**1,486,529**	**1,926,094**	**2,889,141**	**2,889,141**	**2,060,131**	**1,097,084**	**134,037**	**134,037**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,473,231**																							
Interest		0	0	0	25,379	76,384	128,280	107,836	70,181	15,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,236,500
rdable for Rent																								113,146
First Homes																								0
Cash Flow	1,962,366	0	-1,486,529	-1,926,094	-2,914,520	-2,965,524	1,168,226	2,151,716	3,152,418	3,207,586	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,349,646
Opening Balance	0																							
Closing Balance	1,962,366	1,962,366	475,837	-1,450,256	-4,364,776	-7,330,301	-6,162,075	-4,010,358	-857,940	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	2,349,646	0

Appendix
Site 15

Site 15	15	Flats 12	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	75.23	66.88	90.00%	11	3,500	2,527,875	813
Affordable Overall			10%	1.2			
Social Rent	68.63	61.00	4.00%	0	1,225	35,868	33
Affordable Rent	68.63	61.00	2.50%	0	1,750	32,025	21
Shared Ownersl	68.63	61.00	3.50%	0	2,275	58,286	29
First Homes	68.63	61.00	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.160	ha	75	/ha		**2,654,054**	**895**
SITE AREA - Gro	0.200	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-601,334	-3,758,339	-3,006,671
Existing Use Value		320,000		1,600,000
Uplift	20%	64,000		320,000
Plus /ha	0	0		0
Benchmark Land Value		**384,000**		**1,920,000**

Check on phasing dwgs nos
correct

Additional Profit	-375,327	-462	£/m2

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -15,485,776

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					-601,334	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-9,020	-9,020	
Fees							
	Planning				5,544		
	Professional			10.00%	216,289	221,833	
CONSTRUCTION							
	Build Cost	BCIS +		1,988	1,778,666		
		Extras			0		
		Unit extras		775.00	9,300		
		Site		10.00%	177,867		
	BNG				9,829		
	Contingency		5.00%		98,292		
	Abnormals		5.00%		88,933		
					0	2,162,887	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	79,622		
	Legals	%		0.5%	13,270		
		£/unit		0	0		
	Misc.	%		0.0%	0	92,892	**1,867,257**

Developers Profit				
	Market Housing	% Value	17.50%	**442,378**
	Affordable Hou	% Value	17.50%	**22,081**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		-601,334
	Total	0

Stamp duty calc - AP		
Land payment		384,000
	Total	8,700

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	13,098	
		Total	13,098

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	9,829

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,875.00	Per Unit
CO2 Plus	6.00%		112.50	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,987.60	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6								
Market Housing				0	0	0	1,263,938	1,263,938	0	0	0	0
Social Rent				0	0	0	17,934	17,934	0	0	0	0
Affordable Rent				0	0	0	16,013	16,013	0	0	0	0
Shared Ownership				0	0	0	29,143	29,143	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,327,027**	**1,327,027**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-9,020											
Planning Fee	5,544											
Professional	108,144		108,144									
Build Cost - BCIS Base		0	327,639	655,278	655,278	327,639	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	36,231	72,461	72,461	36,231	6,549	6,549	0	0	0	0
BNG		0	1,638	3,276	3,276	1,638	0	0	0	0	0	0
Contingency		0	16,382	32,764	32,764	16,382	0	0	0	0	0	0
Abnormals		0	14,822	29,644	29,644	14,822	0	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	39,811	39,811	0	0	0	0
Legals	0	0	0	0	0	0	6,635	6,635	0	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**104,669**	**0**	**504,856**	**793,423**	**793,423**	**396,712**	**52,995**	**52,995**	**0**	**0**	**0**	**0**
For Residual Va Land	**-601,334**											
Interest		0	0	143	14,031	28,161	35,596	13,924	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	496,666	0	-504,856	-793,567	-807,454	-424,873	1,238,435	1,260,108	0	0	0	0
Opening Balance	0											
Closing Balance	496,666	496,666	-8,190	-801,757	-1,609,211	-2,034,084	-795,649	464,459	464,459	464,459	464,459	464,459

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												442,378
rdable for Rent												22,081
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-464,459
Opening Balance												
Closing Balance	464,459	464,459	464,459	464,459	464,459	464,459	464,459	464,459	464,459	464,459	464,459	0

Appendix
Site 16

Site 16	16 Mixed 250	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	97.58	95.51	90.00%	225	3,500	75,217,500	21,955
Affordable Overall			10%	25			
Social Rent	80.10	77.56	4.00%	10	1,225	950,110	801
Affordable Rent	80.10	77.56	2.50%	6	1,750	848,313	501
Shared Ownersl	79.06	76.28	3.50%	9	2,275	1,518,449	692
First Homes	79.06	76.28	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	5.556	ha	45	/ha		**78,534,371**	**23,948**
SITE AREA - Gro	7.407	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		3,657,966	658,434	493,825
Existing Use Value		11,851,852		1,600,000
Uplift	20%	2,370,370		320,000
Plus /ha	0	0		0
Benchmark Land Value		**14,222,222**		**1,920,000**

Additional Profit		**15,633,271**	**712**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -889,014,424

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					3,657,966	
	Stamp Duty				172,398		
	Easements etc.				0		
	Legals /Acquisition			1.50%	54,869	227,268	
Fees							
	Planning				50,700		
	Professional			10.00%	4,752,114	4,802,814	
CONSTRUCTION							
	Build Cost	BCIS +		1,564	37,456,347		
		Extras			0		
		Unit extras		775.00	193,750		
		Site		15.00%	5,618,452		
	BNG				216,343		
	Contingency		5.00%		2,163,427		
	Abnormals		5.00%		1,872,817		
					0	47,521,136	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	2,356,031		
	Legals	%		0.5%	392,672		
		£/unit		0	0		
	Misc.	%		0.0%	0	2,748,703	**58,957,887**

Developers Profit				
	Market Housing	% Value	17.50%	**13,163,063**
	Affordable Hou:	% Value	17.50%	**580,452**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	462	23,100
No dwgs over 5	200	138	27,600
		Total	50,700

Stamp duty calc - Residual		
Land payment		3,657,966
	Total	172,398

Stamp duty calc - AP		
Land payment		14,222,222
	Total	700,611

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	353,917	
		Total	353,917

Pre CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Post CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL		**Total**	0

BNG	0.50%	**Total**	216,343

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,475.42	Per Unit
CO2 Plus	6.00%		88.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,564.04	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	50	50	50	50																			
Market Housing			15,043,500	15,043,500	15,043,500	15,043,500	15,043,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			190,022	190,022	190,022	190,022	190,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			169,663	169,663	169,663	169,663	169,663	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			303,690	303,690	303,690	303,690	303,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**15,706,874**	**15,706,874**	**15,706,874**	**15,706,874**	**15,706,874**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		172,398																							
Easements etc.		0																							
Legals Acquisition		54,869																							
Planning Fee		50,700																							
Professional		4,752,114																							
Build Cost - BCIS Base			8,653,710	8,653,710	8,653,710	8,653,710	8,653,710	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff			976,547	976,547	976,547	976,547	976,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG			43,269	43,269	43,269	43,269	43,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			432,685	432,685	432,685	432,685	432,685	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			374,563	374,563	374,563	374,563	374,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	471,206	471,206	471,206	471,206	471,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	78,534	78,534	78,534	78,534	78,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0			0																	
COSTS BEFORE LAND INT AND I		**5,030,082**	**11,030,515**	**11,030,515**	**11,030,515**	**11,030,515**	**11,030,515**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va	Land	**3,657,966**																							
	Interest		608,163	323,390	18,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									13,163,063
rdable for Rent																									580,452
First Homes																									0
	Cash Flow	-8,688,048	4,068,196	4,352,970	4,657,678	4,676,359	4,676,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,743,515
	Opening Balance	0																							
	Closing Balance	-8,688,048	-4,619,851	-266,882	4,390,796	9,067,156	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	13,743,515	0

Appendix
Site 17

Site 17	**17**	**Mixed 150**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				150	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	97.47	95.43	90.00%	135	3,500	45,090,000	13,158
Affordable Overall			10%	15			
Social Rent	79.73	77.47	4.00%	6	1,225	569,380	478
Affordable Rent	79.73	77.47	2.50%	4	1,750	508,375	299
Shared Ownersl	80.67	78.00	3.50%	5	2,275	931,613	424
First Homes	80.67	78.00	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	3.333	ha	45	/ha		**47,099,368**	**14,359**
SITE AREA - Gro	4.444	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-2,621,194**	**-786,358**	**-589,769**
Existing Use Value		7,111,111		1,600,000
Uplift	20%	1,422,222		320,000
Plus /ha	0	0		0
Benchmark Land Value		**8,533,333**		**1,920,000**
Additional Profit		**-10,412,036**	**-791**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -166,112,823

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-2,621,194	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-39,318	-39,318	
Fees							
	Planning				36,900		
	Professional			10.00%	3,238,728	3,275,628	
CONSTRUCTION							
	Build Cost	BCIS +		1,779	25,540,973		
		Extras			0		
		Unit extras		775.00	116,250		
		Site		15.00%	3,831,146		
	BNG				147,442		
	Contingency		5.00%		1,474,418		
	Abnormals		5.00%		1,277,049		
					0	32,387,277	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,412,981		
	Legals	%		0.5%	235,497		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,648,478	**34,650,871**

Developers Profit				
	Market Housing	% Value	17.50%	**7,890,750**
	Affordable Hou	% Value	17.50%	**351,639**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	462	23,100
No dwgs over 5	100	138	13,800
		Total	36,900

Stamp duty calc - Residual		
Land payment		-2,621,194
	Total	0

Stamp duty calc - AP		
Land payment		8,533,333
	Total	416,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	212,115	
		Total	212,115

Pre CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Post CIL s106	18,115	£/ Unit (all)	
		Total	2,717,291

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	147,442

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,677.92	Per Unit
CO2 Plus	6.00%		100.68	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,778.70	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12	12	12	12	12	12	12	12	6									
Market Housing				0	0	0	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	3,607,200	1,803,600	0	0	0	0	0
Social Rent				0	0	0	45,550	45,550	45,550	45,550	45,550	45,550	45,550	45,550	45,550	45,550	45,550	45,550	22,775	0	0	0	0	0
Affordable Rent				0	0	0	40,670	40,670	40,670	40,670	40,670	40,670	40,670	40,670	40,670	40,670	40,670	40,670	20,335	0	0	0	0	0
Shared Ownership				0	0	0	74,529	74,529	74,529	74,529	74,529	74,529	74,529	74,529	74,529	74,529	74,529	74,529	37,265	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**3,767,949**	**1,883,975**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-39,318																							
Planning Fee	36,900																							
Professional	1,619,364		1,619,364																					
Build Cost - BCIS Base		0	786,356	1,572,713	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	2,359,069	1,965,891	1,179,535	393,178	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	234,352	234,352	234,352	234,352	234,352	234,352	234,352	234,352	198,122	125,661	53,200	16,969	8,485	0	0	0	0	0
BNG		0	3,932	7,864	11,795	11,795	11,795	11,795	11,795	11,795	11,795	11,795	11,795	11,795	9,829	5,898	1,966	0	0	0	0	0	0	0
Contingency		0	39,318	78,636	117,953	117,953	117,953	117,953	117,953	117,953	117,953	117,953	117,953	117,953	98,295	58,977	19,659	0	0	0	0	0	0	0
Abnormals		0	34,055	68,109	102,164	102,164	102,164	102,164	102,164	102,164	102,164	102,164	102,164	102,164	85,137	51,082	17,027	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	113,038	113,038	113,038	113,038	113,038	113,038	113,038	113,038	113,038	113,038	113,038	113,038	56,519	0	0	0	0	0
Legals	0	0	0	0	0	0	18,840	18,840	18,840	18,840	18,840	18,840	18,840	18,840	18,840	18,840	18,840	18,840	9,420	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,616,946**	**0**	**2,555,486**	**1,872,244**	**2,808,365**	**2,808,365**	**2,957,213**	**2,957,213**	**2,957,213**	**2,957,213**	**2,957,213**	**2,957,213**	**2,957,213**	**2,957,213**	**2,489,152**	**1,553,030**	**616,908**	**148,847**	**74,424**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,621,194**																							
Interest		0	0	27,147	60,386	110,589	161,671	150,312	138,755	126,995	115,030	102,855	90,467	77,862	65,037	43,796	5,801	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,890,750
rdable for Rent																								351,639
First Homes																								0
Cash Flow	1,004,248	0	-2,555,486	-1,899,390	-2,868,751	-2,918,955	649,066	660,424	671,982	683,741	695,707	707,882	720,270	732,874	1,213,761	2,171,123	3,145,240	3,619,102	1,809,551	0	0	0	0	-8,242,389
Opening Balance	0																							
Closing Balance	1,004,248	1,004,248	-1,551,237	-3,450,628	-6,319,379	-9,238,334	-8,589,268	-7,928,844	-7,256,862	-6,573,120	-5,877,413	-5,169,532	-4,449,262	-3,716,387	-2,502,627	-331,503	2,813,736	6,432,838	8,242,389	8,242,389	8,242,389	8,242,389	8,242,389	0

Appendix
Site 18

Site 18	18 Mixed 60	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	98.48	96.43	90.00%	54	3,500	18,225,000	5,318
Affordable Overall			10%	6			
Social Rent	78.81	76.50	4.00%	2	1,225	224,910	189
Affordable Rent	78.81	76.50	2.50%	2	1,750	200,813	118
Shared Ownersl	83.31	80.50	3.50%	2	2,275	384,589	175
First Homes	83.31	80.50	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	1.333	ha	45	/ha		19,035,311	5,800
SITE AREA - Gro	1.778	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS	
Residual Land Value		-1,204,519	-903,389	-677,542	
Existing Use Value		2,844,444		1,600,000	
Uplift	20%	568,889		320,000	
Plus /ha	0	0		0	
Benchmark Land Value		3,413,333		1,920,000	
Additional Profit		-1,782,895	-335	£/m2	

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -86,460,453

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					-1,204,519	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-18,068	-18,068	
Fees							
	Planning				24,480		
	Professional			10.00%	1,309,679	1,334,159	
CONSTRUCTION							
	Build Cost	BCIS +		1,781	10,328,705		
		Extras			0		
		Unit extras		775.00	46,500		
		Site		15.00%	1,549,306		
	BNG				59,623		
	Contingency		5.00%		596,226		
	Abnormals		5.00%		516,435		
					0	13,096,795	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	571,059		
	Legals	%		0.5%	95,177		
		£/unit		0	0		
	Misc.	%		0.0%	0	666,236	13,874,604

Developers Profit				
	Market Housing	% Value	17.50%	3,189,375
	Affordable Hou:	% Value	17.50%	141,804
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	462	23,100
No dwgs over 5	10	138	1,380
		Total	24,480

Stamp duty calc - Residual	
Land payment	-1,204,519
Total	0

Stamp duty calc - AP	
Land payment	3,413,333
Total	160,167

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	85,727	
		Total	85,727

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Inf Tariff	% GDV	0.00%	
		Total	0

CIL	Total	0

BNG	0.50%	Total	59,623

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.81	Per Unit
CO2 Plus	6.00%		100.79	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,780.70	775.00

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started			12	12	12	12	12					
Market Housing				0	0	0	3,645,000	3,645,000	3,645,000	3,645,000	3,645,000	0
Social Rent				0	0	0	44,982	44,982	44,982	44,982	44,982	0
Affordable Rent				0	0	0	40,163	40,163	40,163	40,163	40,163	0
Shared Ownership				0	0	0	76,918	76,918	76,918	76,918	76,918	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**3,807,062**	**3,807,062**	**3,807,062**	**3,807,062**	**3,807,062**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-18,068											
Planning Fee	24,480											
Professional	654,840		654,840									
Build Cost - BCIS Base		0	794,967	1,589,935	2,384,902	2,384,902	2,384,902	1,589,935	794,967	0	0	0
BSL/BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	234,529	162,068	89,606	17,145	17,145	0
BNG		0	3,975	7,950	11,925	11,925	11,925	7,950	3,975	0	0	0
Contingency		0	39,748	79,497	119,245	119,245	119,245	79,497	39,748	0	0	0
Abnormals		0	34,429	68,858	103,287	103,287	103,287	68,858	34,429	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	114,212	114,212	114,212	114,212	114,212	0
Legals	0	0	0	0	0	0	19,035	19,035	19,035	19,035	19,035	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**661,252**	**0**	**1,600,420**	**1,891,161**	**2,836,742**	**2,836,742**	**2,987,135**	**2,041,554**	**1,095,973**	**150,393**	**150,393**	**0**
For Residual Va Land	**-1,204,519**											
Interest		0	0	18,500	51,919	102,471	153,907	142,252	113,845	68,393	5,598	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	543,266	0	-1,600,420	-1,909,662	-2,888,661	-2,939,213	666,020	1,623,257	2,597,244	3,588,277	3,651,072	0
Opening Balance	0											
Closing Balance	543,266	543,266	-1,057,154	-2,966,816	-5,855,477	-8,794,690	-8,128,670	-6,505,413	-3,908,169	-319,892	3,331,179	3,331,179

	Year 4				Year 5				Year 6			
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,189,375
rdable for Rent												141,804
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,331,179
Opening Balance												
Closing Balance	3,331,179	3,331,179	3,331,179	3,331,179	3,331,179	3,331,179	3,331,179	3,331,179	3,331,179	3,331,179	3,331,179	0

Appendix
Site 19

Site 19	19	Mixed 20	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	98.57	98.57	90.00%	18	3,500	6,210,000	1,774
Affordable Overall			10%	2			
Social Rent	68.63	61.00	4.00%	1	1,225	59,780	55
Affordable Rent	68.63	61.00	2.50%	1	1,750	53,375	34
Shared Ownersl	68.63	61.00	3.50%	1	2,275	97,143	48
First Homes	68.63	61.00	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.444	ha	45	/ha		6,420,298	1,912
SITE AREA - Gro	0.593	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-338,155	-760,849	-570,637
Existing Use Value		948,148		1,600,000
Uplift	20%	189,630		320,000
Plus /ha	0	0		0
Benchmark Land Value		1,137,778		1,920,000
Additional Profit		-420,162	-237	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -30,041,753

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					-338,155	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-5,072	-5,072	
Fees							
	Planning				9,240		
	Professional			10.00%	434,729	443,969	
CONSTRUCTION							
	Build Cost	BCIS +		1,794	3,428,405		
		Extras			0		
		Unit extras		775.00	15,500		
		Site		15.00%	514,261		
	BNG				19,791		
	Contingency		5.00%		197,908		
	Abnormals		5.00%		171,420		
					0	4,347,285	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	192,609		
	Legals	%		0.5%	32,101		
		£/unit		0	0		
	Misc.	%		0.0%	0	224,710	**4,672,737**

Developers Profit				
	Market Housing	% Value	17.50%	**1,086,750**
	Affordable Hou	% Value	17.50%	**36,802**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	462	9,240
No dwgs over 5	0	138	0
		Total	9,240

Stamp duty calc - Residual		
Land payment		-338,155
	Total	0

Stamp duty calc - AP		
Land payment		1,137,778
	Total	46,389

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	28,601	
		Total	28,601

Pre CIL s106	18,115	£/ Unit (all)	
		Total	362,305

Post CIL s106	18,115	£/ Unit (all)	
		Total	362,305

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL		**Total**	0

BNG	0.50%	**Total**	19,791

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,691.92	Per Unit
CO2 Plus	6.00%		101.52	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,793.53	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			5	5	5	5						
Market Housing				0	0	0	1,552,500	1,552,500	1,552,500	1,552,500	0	0
Social Rent				0	0	0	14,945	14,945	14,945	14,945	0	0
Affordable Rent				0	0	0	13,344	13,344	13,344	13,344	0	0
Shared Ownership				0	0	0	24,286	24,286	24,286	24,286	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,605,074**	**1,605,074**	**1,605,074**	**1,605,074**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-5,072											
Planning Fee	9,240											
Professional	217,364		217,364									
Build Cost - BCIS Base		0	329,847	659,694	989,541	989,541	659,694	329,847	0	0	0	0
BSL/s106/CIL/Tariff		0	30,192	60,384	90,576	90,576	67,535	37,342	7,150	7,150	0	0
BNG		0	1,649	3,298	4,948	4,948	3,298	1,649	0	0	0	0
Contingency		0	16,492	32,985	49,477	49,477	32,985	16,492	0	0	0	0
Abnormals		0	14,285	28,570	42,855	42,855	28,570	14,285	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	48,152	48,152	48,152	48,152	0	0
Legals	0	0	0	0	0	0	8,025	8,025	8,025	8,025	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**221,532**	**0**	**609,830**	**784,932**	**1,177,398**	**1,177,398**	**848,260**	**455,794**	**63,328**	**63,328**	**0**	**0**
For Residual Va Land	**-338,155**											
Interest		0	0	8,631	22,518	43,517	64,883	52,774	33,585	7,193	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	116,623	0	-609,830	-793,563	-1,199,916	-1,220,915	691,932	1,096,506	1,508,161	1,534,554	0	0
Opening Balance	0											
Closing Balance	116,623	116,623	-493,207	-1,286,770	-2,486,686	-3,707,601	-3,015,669	-1,919,163	-411,002	1,123,552	1,123,552	1,123,552

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,086,750
rdable for Rent												36,802
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,123,552
Opening Balance												
Closing Balance	1,123,552	1,123,552	1,123,552	1,123,552	1,123,552	1,123,552	1,123,552	1,123,552	1,123,552	1,123,552	1,123,552	0

Appendix
Site 20

Site 20	**20**	**Mixed 12**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				12	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	98.75	98.75	90.00%	11	3,500	3,732,750	1,067
Affordable Overall			10%	1.2			
Social Rent	68.63	61.00	4.00%	0	1,225	35,868	33
Affordable Rent	68.63	61.00	2.50%	0	1,750	32,025	21
Shared Ownersl	68.63	61.00	3.50%	0	2,275	58,286	29
First Homes	68.63	61.00	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.267	ha	45	/ha		**3,858,929**	**1,149**
SITE AREA - Gro	0.356	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-103,974**	**-389,903**	**-292,427**
Existing Use Value		568,889		1,600,000
Uplift	20%	113,778		320,000
Plus /ha	0	0		0
Benchmark Land Value		**682,667**		**1,920,000**
Additional Profit		**-101,656**	**-95**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -18,561,413

DEVELOPMENT COSTS					
LAND		**/unit or m2**	**Total**		
Land				-103,974	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition		1.50%	-1,560	-1,560	
Fees					
Planning			5,544		
Professional		10.00%	251,344	256,888	
CONSTRUCTION					
Build Cost	BCIS +	1,800	2,068,258		
	Extras		0		
	Unit extras	775.00	9,300		
	Site	10.00%	206,826		
BNG			11,422		
Contingency	5.00%		114,219		
Abnormals	5.00%		103,413		
			0	2,513,437	
FINANCE					
Fees		0%	0		
Interest		7.00%			
Legal and Valuation		0.00%	0	0	
SALES					
Agents	%	3.0%	115,768		
Legals	%	0.5%	19,295		
	£/unit	0	0		
Misc.	%	0.0%	0	135,062	**2,799,854**

Developers Profit			
Market Housing	% Value	17.50%	**653,231**
Affordable Hou:	% Value	17.50%	**22,081**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		-103,974
	Total	0

Stamp duty calc - AP		
Land payment		682,667
	Total	23,633

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	17,192	
		Total	17,192

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383
Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383
Inf Tariff	% GDV	0.00%	
		Total	**0**
CIL		**Total**	0
BNG	0.50%	**Total**	11,422
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,698.29	Per Unit
CO2 Plus	6.00%		101.90	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,800.29	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			4	4	4																			
Market Housing				0	0	0	1,244,250	1,244,250	1,244,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	11,956	11,956	11,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	10,675	10,675	10,675	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	19,429	19,429	19,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,286,310**	**1,286,310**	**1,286,310**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,560																							
Planning Fee	5,544																							
Professional	125,672		125,672																					
Build Cost - BCIS Base		0	253,820	507,641	761,461	507,641	253,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	24,154	48,307	72,461	48,307	29,884	5,731	5,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,269	2,538	3,807	2,538	1,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,691	25,382	38,073	25,382	12,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,490	22,981	34,471	22,981	11,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	38,589	38,589	38,589	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,432	6,432	6,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**129,657**	**0**	**429,096**	**606,849**	**910,274**	**606,849**	**354,176**	**50,751**	**50,751**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-103,974**																							
Interest		449	457	7,974	18,734	34,992	46,224	30,720	9,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								653,231
rdable for Rent																								22,081
First Homes																								0
Cash Flow	-25,683	-449	-429,554	-614,824	-929,007	-641,841	885,910	1,204,838	1,225,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-675,312
Opening Balance	0																							
Closing Balance	-25,683	-26,132	-455,686	-1,070,509	-1,999,517	-2,641,357	-1,755,448	-550,610	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	675,312	0

Appendix
Site 21

Site 21	21	Mixed 6	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	85.21	84.17	90.00%	5	3,500	1,590,750	460
Affordable Overall			10%	0.6			
Social Rent	85.21	84.17	4.00%	0	1,225	24,745	20
Affordable Rent	85.21	84.17	2.50%	0	1,750	22,094	13
Shared Ownersl	85.21	84.17	3.50%	0	2,275	40,211	18
First Homes	85.21	84.17	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.120	ha	50	/ha		**1,677,799**	**511**
SITE AREA - Gro	0.160	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-33,984	-283,197	-212,397
Existing Use Value		256,000		1,600,000
Uplift	20%	51,200		320,000
Plus /ha	0	0		0
Benchmark Land Value		**307,200**		**1,920,000**
Additional Profit		-39,601	-86	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -8,065,222

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-33,984	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-510	-510	
Fees							
	Planning				2,772		
	Professional			10.00%	107,500	110,272	
CONSTRUCTION							
	Build Cost	BCIS +		1,729	884,010		
		Extras			0		
		Unit extras		775.00	4,650		
		Site		10.00%	88,401		
	BNG				4,885		
	Contingency		5.00%		48,853		
	Abnormals		5.00%		44,201		
					0	1,075,000	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	50,334		
	Legals	%		0.5%	8,389		
		£/unit		0	0		
	Misc.	%		0.0%	0	58,723	**1,209,502**

Developers Profit				
	Market Housing	% Value	17.50%	**278,381**
	Affordable Hou	% Value	17.50%	**15,234**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	462	2,772
No dwgs over 5	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		-33,984
	Total	0

Stamp duty calc - AP		
Land payment		307,200
	Total	4,860

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Post CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	4,885

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,631.15	Per Unit
CO2 Plus	6.00%		97.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,729.12	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2							
Market Housing				0	0	0	530,250	530,250	530,250	0	0	0
Social Rent				0	0	0	8,248	8,248	8,248	0	0	0
Affordable Rent				0	0	0	7,365	7,365	7,365	0	0	0
Shared Ownership				0	0	0	13,404	13,404	13,404	0	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**559,266**	**559,266**	**559,266**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-510											
Planning Fee	2,772											
Professional	53,750		53,750									
Build Cost - BCIS Base		0	108,562	217,125	325,687	217,125	108,562	0	0	0	0	0
BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	24,154	12,077	0	0	0	0	0
BNG		0	543	1,086	1,628	1,086	543	0	0	0	0	0
Contingency		0	5,428	10,856	16,284	10,856	5,428	0	0	0	0	0
Abnormals		0	4,911	9,822	14,734	9,822	4,911	0	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	16,778	16,778	16,778	0	0	0
Legals	0	0	0	0	0	0	2,796	2,796	2,796	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**56,013**	**0**	**185,271**	**263,043**	**394,564**	**263,043**	**151,096**	**19,574**	**19,574**	**0**	**0**	**0**
For Residual Va Land	**-33,984**											
Interest		386	392	3,641	8,308	15,359	20,231	13,442	4,232	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-22,029	-386	-185,664	-266,684	-402,872	-278,401	387,940	526,250	535,460	0	0	0
Opening Balance	0											
Closing Balance	-22,029	-22,415	-208,078	-474,762	-877,634	-1,156,036	-768,095	-241,845	293,615	293,615	293,615	293,615

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												278,381
rdable for Rent												15,234
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-293,615
Opening Balance												
Closing Balance	293,615	293,615	293,615	293,615	293,615	293,615	293,615	293,615	293,615	293,615	293,615	0

Appendix
Site 22

Site 22	**22**	**Large Housing !** Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				500	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.09	108.09	90.00%	450	3,500	170,235,000	48,639
Affordable Overall			10%	50			
Social Rent	83.29	82.16	4.00%	20	1,225	2,012,920	1,666
Affordable Rent	83.29	82.16	2.50%	13	1,750	1,797,250	1,041
Shared Ownersl	83.74	83.74	3.50%	18	2,275	3,333,899	1,465
First Homes	83.74	83.74	0.00%	0	2,441	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	14.286	ha	35	/ha		**177,379,069**	**52,811**
SITE AREA - Gro	23.810	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**8,775,117**	**614,258**	**368,555**
Existing Use Value		38,095,238		1,600,000
Uplift	20%	7,619,048		320,000
Plus /ha	0	0		0
Benchmark Land Value		**45,714,286**		**1,920,000**

Check on phasing dwgs nos
correct

Additional Profit	**2,456,620**	**51**	£/m2

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,570,227,959

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					8,775,117	
	Stamp Duty				428,256		
	Easements etc.				0		
	Legals /Acquisition			1.50%	131,627	559,883	
Fees							
	Planning				85,200		
	Professional			10.00%	10,629,801	10,715,001	
CONSTRUCTION							
	Build Cost	BCIS +		1,587	83,822,837		
		Extras			0		
		Unit extras		775.00	387,500		
		Site		15.00%	12,573,426		
	BNG				483,919		
	Contingency		5.00%		4,839,188		
	Abnormals		5.00%		4,191,142		
					0	106,298,011	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	5,321,372		
	Legals	%		0.5%	886,895		
		£/unit		0	0		
	Misc.	%		0.0%	0	6,208,267	**132,556,280**

Developers Profit				
	Market Housing	% Value	17.50%	**29,791,125**
	Affordable Hou:	% Value	17.50%	**1,250,212**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	462	23,100
No dwgs over 5	450	138	62,100
		Total	85,200

Stamp duty calc - Residual		
Land payment		8,775,117
	Total	428,256

Stamp duty calc - AP		
Land payment		45,714,286
	Total	2,275,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	784,054	
		Total	784,054

Pre CIL s106	18,115	£/ Unit (all)	
		Total	9,057,635

Post CIL s106	18,115	£/ Unit (all)	
		Total	9,057,635

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	483,919

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,497.29	Per Unit
CO2 Plus	6.00%		89.84	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,587.23	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Year 11**	**Year 12**
INCOME												
UNITS Started	50	50	50	50	50	50	50	50	50	50		
Market Housing		17,023,500	17,023,500	17,023,500	17,023,500	17,023,500	17,023,500	17,023,500	17,023,500	17,023,500	17,023,500	0
Social Rent		201,292	201,292	201,292	201,292	201,292	201,292	201,292	201,292	201,292	201,292	0
Affordable Rent		179,725	179,725	179,725	179,725	179,725	179,725	179,725	179,725	179,725	179,725	0
Shared Ownership		333,390	333,390	333,390	333,390	333,390	333,390	333,390	333,390	333,390	333,390	0
First Homes		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**17,737,907**	**17,737,907**	**17,737,907**	**17,737,907**	**17,737,907**	**17,737,907**	**17,737,907**	**17,737,907**	**17,737,907**	**17,737,907**	**0**
EXPENDITURE												
Stamp Duty	428,256											
Easements etc.	0											
Legals Acquisition	131,627											
Planning Fee	85,200											
Professional	10,629,801											
Build Cost - BCIS Base		9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	9,678,376	0
BSL/s106/CIL/Tariff		984,169	984,169	984,169	984,169	984,169	984,169	984,169	984,169	984,169	984,169	0
BNG		48,392	48,392	48,392	48,392	48,392	48,392	48,392	48,392	48,392	48,392	0
Contingency		483,919	483,919	483,919	483,919	483,919	483,919	483,919	483,919	483,919	483,919	0
Abnormals		419,114	419,114	419,114	419,114	419,114	419,114	419,114	419,114	419,114	419,114	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	532,137	532,137	532,137	532,137	532,137	532,137	532,137	532,137	532,137	532,137	0
Legals	0	88,690	88,690	88,690	88,690	88,690	88,690	88,690	88,690	88,690	88,690	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**11,274,884**	**12,234,797**	**12,234,797**	**12,234,797**	**12,234,797**	**12,234,797**	**12,234,797**	**12,234,797**	**12,234,797**	**12,234,797**	**12,234,797**	**0**
For Residual Va Land	**8,775,117**											
Interest		1,403,500	1,116,527	809,467	480,912	129,358	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-20,050,001	4,099,610	4,386,583	4,693,644	5,022,199	5,373,752	5,503,110	5,503,110	5,503,110	5,503,110	5,503,110	0
Opening Balance	0											
Closing Balance	-20,050,001	-15,950,391	-11,563,808	-6,870,165	-1,847,966	3,525,786	9,028,897	14,532,007	20,035,117	25,538,227	31,041,337	31,041,337

	Year 13	**Year 14**	**Year 15**	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**	**Year 21**	**Year 22**	**Year 23**	**Year 24**
INCOME												
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												29,791,125
rdable for Rent												1,250,212
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-31,041,337
Opening Balance												
Closing Balance	31,041,337	31,041,337	31,041,337	31,041,337	31,041,337	31,041,337	31,041,337	31,041,337	31,041,337	31,041,337	31,041,337	0

Appendix
Site 23

Site 23 **23 Large Housing ?** Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				250	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	108.17	108.17	90.00%	225	3,500	85,185,000	24,339
Affordable Overall			10%	25			
Social Rent	85.03	84.28	4.00%	10	1,225	1,032,430	850
Affordable Rent	85.03	84.28	2.50%	6	1,750	921,813	531
Shared Ownersl	82.76	82.76	3.50%	9	2,275	1,647,441	724
First Homes	82.76	82.76	0.00%	0	2,445	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	7.143	ha	35	/ha		**88,786,684**	**26,444**
SITE AREA - Gro	11.905	ha	21	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**5,115,122**	**716,117**	**429,670**
Existing Use Value		19,047,619		1,600,000
Uplift	20%	3,809,524		320,000
Plus /ha	0	0		0
Benchmark Land Value		**22,857,143**		**1,920,000**

Additional Profit	**10,018,937**	**412**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -992,047,148

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					5,115,122	
	Stamp Duty				245,256		
	Easements etc.				0		
	Legals /Acquisition			1.50%	76,727	321,983	
Fees							
	Planning				50,700		
	Professional			10.00%	5,316,975	5,367,675	
CONSTRUCTION							
	Build Cost	BCIS +		1,586	41,927,838		
		Extras			0		
		Unit extras		775.00	193,750		
		Site		15.00%	6,289,176		
	BNG				242,054		
	Contingency		5.00%		2,420,538		
	Abnormals		5.00%		2,096,392		
					0	53,169,748	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	2,663,601		
	Legals	%		0.5%	443,933		
		£/unit		0	0		
	Misc.	%		0.0%	0	3,107,534	**67,082,062**

Developers Profit				
	Market Housing	% Value	17.50%	**14,907,375**
	Affordable Hou	% Value	17.50%	**630,295**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	462	23,100
No dwgs over 5	200	138	27,600
		Total	50,700

Stamp duty calc - Residual		
Land payment		5,115,122
	Total	245,256

Stamp duty calc - AP		
Land payment		22,857,143
	Total	1,132,357

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	392,338	
		Total	392,338

Pre CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818
Post CIL s106	18,115	£/ Unit (all)	
		Total	4,528,818
Inf Tariff	% GDV	0.00%	
		Total	**0**
CIL		**Total**	0
BNG	0.50%	**Total**	242,054
Unit Build Time		3	Quarters

Build Cost			/m2	
			1,495.67	Per Unit
CO2 Plus	6.00%		89.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,585.51	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	50	50	50	50	50																			
Market Housing		17,037,000	17,037,000	17,037,000	17,037,000	17,037,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		206,486	206,486	206,486	206,486	206,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		184,363	184,363	184,363	184,363	184,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		329,488	329,488	329,488	329,488	329,488	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**17,757,337**	**17,757,337**	**17,757,337**	**17,757,337**	**17,757,337**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	245,256																							
Easements etc.	0																							
Legals Acquisition	76,727																							
Planning Fee	50,700																							
Professional	5,316,975																							
Build Cost - BCIS Base		9,682,153	9,682,153	9,682,153	9,682,153	9,682,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		984,231	984,231	984,231	984,231	984,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		48,411	48,411	48,411	48,411	48,411	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		484,108	484,108	484,108	484,108	484,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		419,278	419,278	419,278	419,278	419,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	532,720	532,720	532,720	532,720	532,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	88,787	88,787	88,787	88,787	88,787	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND	**5,689,658**	**12,239,687**	**12,239,687**	**12,239,687**	**12,239,687**	**12,239,687**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**5,115,122**																							
Interest		756,335	423,043	66,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								14,907,375
rdable for Rent																								630,295
First Homes																								0
Cash Flow	-10,804,780	4,761,315	5,094,607	5,451,229	5,517,649	5,517,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,537,670
Opening Balance	0																							
Closing Balance	-10,804,780	-6,043,465	-948,858	4,502,371	10,020,020	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	15,537,670	0

Appendix
Site 24

Site 24	24 Housing 100	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	107.43	107.43	90.00%	90	3,500	33,840,000	9,669
Affordable Overall			10%	10			
Social Rent	85.83	85.20	4.00%	4	1,225	417,480	343
Affordable Rent	85.83	85.20	2.50%	3	1,750	372,750	215
Shared Owners	82.30	82.30	3.50%	4	2,275	655,314	288
First Homes	82.30	82.30	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Owners	0			0		
	First Homes	0			0	0	
SITE AREA - Net	2.857	ha	35	/ha		**35,285,544**	**10,514**
SITE AREA - Gro	3.810	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-1,669,229	-584,230	-438,173
Existing Use Value		6,095,238		1,600,000
Uplift	20%	1,219,048		320,000
Plus /ha	0	0		0
Benchmark Land Value		**7,314,286**		**1,920,000**

Additional Profit	-6,096,465	-631	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -144,375,591

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					-1,669,229	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-25,038	-25,038	
Fees							
	Planning				30,000		
	Professional			10.00%	2,404,021	2,434,021	
CONSTRUCTION							
	Build Cost	BCIS +		1,804	18,965,720		
		Extras			0		
		Unit extras		775.00	77,500		
		Site		15.00%	2,844,858		
	BNG				109,440		
	Contingency		5.00%		1,094,404		
	Abnormals		5.00%		948,286		
					0	24,040,208	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	1,058,566		
	Legals	%		0.5%	176,428		
		£/unit		0	0		
	Misc.	%		0.0%	0	1,234,994	**26,014,956**

Developers Profit				
Market Housing	% Value	17.50%		**5,922,000**
Affordable Hou	% Value	17.50%		**252,970**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	462	23,100
No dwgs over 5	50	138	6,900
		Total	30,000

Stamp duty calc - Residual		
Land payment		-1,669,229
	Total	0

Stamp duty calc - AP		
Land payment		7,314,286
	Total	355,214

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	155,857	
		Total	155,857

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,811,527

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,811,527

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	109,440

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,701.58	Per Unit
CO2 Plus	6.00%		102.09	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,803.77	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12	12	12	12	4													
Market Housing				0	0	0	4,060,800	4,060,800	4,060,800	4,060,800	4,060,800	4,060,800	4,060,800	4,060,800	1,353,600	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	50,098	50,098	50,098	50,098	50,098	50,098	50,098	50,098	16,699	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	44,730	44,730	44,730	44,730	44,730	44,730	44,730	44,730	14,910	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	78,638	78,638	78,638	78,638	78,638	78,638	78,638	78,638	26,213	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,234,265**	**4,234,265**	**4,234,265**	**4,234,265**	**4,234,265**	**4,234,265**	**4,234,265**	**4,234,265**	**1,411,422**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-25,038																							
Planning Fee	30,000																							
Professional	1,202,010		1,202,010																					
Build Cost - BCIS Base		0	875,523	1,751,046	2,626,569	2,626,569	2,626,569	2,626,569	2,626,569	2,626,569	2,042,887	1,167,364	291,841	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	236,086	236,086	236,086	236,086	187,779	115,318	42,857	18,703	6,234	0	0	0	0	0	0	0	0	0
BNG		0	4,378	8,755	13,133	13,133	13,133	13,133	13,133	13,133	10,214	5,837	1,459	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	43,776	87,552	131,328	131,328	131,328	131,328	131,328	131,328	102,144	58,368	14,592	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	37,931	75,863	113,794	113,794	113,794	113,794	113,794	113,794	88,507	50,575	12,644	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	127,028	127,028	127,028	127,028	127,028	127,028	127,028	127,028	42,343	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,171	21,171	21,171	21,171	21,171	21,171	21,171	21,171	7,057	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,206,972**	**0**	**2,236,080**	**2,068,139**	**3,102,208**	**3,102,208**	**3,269,110**	**3,269,110**	**3,269,110**	**3,269,110**	**2,579,731**	**1,545,661**	**511,592**	**166,902**	**55,634**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,669,229**																							
Interest		0	0	31,042	67,778	123,252	179,698	165,952	151,966	137,736	123,256	96,458	51,096	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								5,922,000
rdable for Rent																								252,970
First Homes																								0
Cash Flow	462,257	0	-2,236,080	-2,099,181	-3,169,986	-3,225,460	785,457	799,203	813,189	827,419	1,531,279	2,592,146	3,671,578	4,067,363	1,355,788	0	0	0	0	0	0	0	0	-6,174,970
Opening Balance	0																							
Closing Balance	462,257	462,257	-1,773,823	-3,873,004	-7,042,990	-10,268,450	-9,482,993	-8,683,790	-7,870,602	-7,043,183	-5,511,904	-2,919,758	751,819	4,819,182	6,174,970	6,174,970	6,174,970	6,174,970	6,174,970	6,174,970	6,174,970	6,174,970	6,174,970	0

Appendix
Site 25

Site 25	**25**	**Housing 60**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				60	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	107.50	107.50	90.00%	54	3,500	20,317,500	5,805
Affordable Overall			10%	6			
Social Rent	88.17	88.17	4.00%	2	1,225	259,210	212
Affordable Rent	88.17	88.17	2.50%	2	1,750	231,438	132
Shared Ownersl	82.17	82.17	3.50%	2	2,275	392,551	173
First Homes	82.17	82.17	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	1.714	ha	35	/ha		**21,200,699**	**6,321**
SITE AREA - Gro	2.286	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,055,425**	**-615,665**	**-461,749**
Existing Use Value		3,657,143		1,600,000
Uplift	20%	731,429		320,000
Plus /ha	0	0		0
Benchmark Land Value		**4,388,571**		**1,920,000**
Additional Profit		**-2,470,070**	**-426**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -96,039,824

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-1,055,425	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-15,831	-15,831	
Fees							
	Planning				24,480		
	Professional			10.00%	1,442,612	1,467,092	
CONSTRUCTION							
	Build Cost	BCIS +		1,800	11,381,014		
		Extras			0		
		Unit extras		775.00	46,500		
		Site		15.00%	1,707,152		
	BNG				65,673		
	Contingency		5.00%		656,733		
	Abnormals		5.00%		569,051		
					0	14,426,123	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	636,021		
	Legals	%		0.5%	106,003		
		£/unit		0	0		
	Misc.	%		0.0%	0	742,024	**15,563,984**

Developers Profit				
	Market Housing	% Value	17.50%	**3,555,563**
	Affordable Hou:	% Value	17.50%	**154,560**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	462	23,100
No dwgs over 5	10	138	1,380
		Total	24,480

Stamp duty calc - Residual		
Land payment		-1,055,425
	Total	0

Stamp duty calc - AP		
Land payment		4,388,571
	Total	208,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	93,577	
		Total	93,577

Pre CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Post CIL s106	18,115	£/ Unit (all)	
		Total	1,086,916

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	65,673

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,698.39	Per Unit
CO2 Plus	6.00%		101.90	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,800.39	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			12	12	12	12	12					
Market Housing				0	0	0	4,063,500	4,063,500	4,063,500	4,063,500	4,063,500	0
Social Rent				0	0	0	51,842	51,842	51,842	51,842	51,842	0
Affordable Rent				0	0	0	46,288	46,288	46,288	46,288	46,288	0
Shared Ownership				0	0	0	78,510	78,510	78,510	78,510	78,510	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,240,140**	**4,240,140**	**4,240,140**	**4,240,140**	**4,240,140**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-15,831											
Planning Fee	24,480											
Professional	721,306		721,306									
Build Cost - BCIS Base		0	875,644	1,751,289	2,626,933	2,626,933	2,626,933	1,751,289	875,644	0	0	0
BSL/s106/CIL/Tariff		0	72,461	144,922	217,383	217,383	236,099	163,637	91,176	18,715	18,715	0
BNG		0	4,378	8,756	13,135	13,135	13,135	8,756	4,378	0	0	0
Contingency		0	43,782	87,564	131,347	131,347	131,347	87,564	43,782	0	0	0
Abnormals		0	37,937	75,873	113,810	113,810	113,810	75,873	37,937	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	127,204	127,204	127,204	127,204	127,204	0
Legals	0	0	0	0	0	0	21,201	21,201	21,201	21,201	21,201	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**729,955**	**0**	**1,755,509**	**2,068,405**	**3,102,608**	**3,102,608**	**3,269,728**	**2,235,525**	**1,201,323**	**167,120**	**167,120**	**0**
For Residual Va Land	**-1,055,425**											
Interest		0	0	25,026	61,661	117,035	173,379	159,431	127,140	76,186	6,241	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	325,470	0	-1,755,509	-2,093,431	-3,164,269	-3,219,643	797,032	1,845,183	2,911,677	3,996,833	4,066,778	0
Opening Balance	0											
Closing Balance	325,470	325,470	-1,430,039	-3,523,470	-6,687,738	-9,907,381	-9,110,349	-7,265,166	-4,353,489	-356,656	3,710,122	3,710,122

	Year 4				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												3,555,563
rdable for Rent												154,560
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,710,122
Opening Balance												
Closing Balance	3,710,122	3,710,122	3,710,122	3,710,122	3,710,122	3,710,122	3,710,122	3,710,122	3,710,122	3,710,122	3,710,122	0

Appendix
Site 26

Site 26	26 Housing 24	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				24	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	109.41	109.41	90.00%	22	3,500	8,271,529	2,363
Affordable Overall			10%	2.4			
Social Rent	77.00	77.00	4.00%	1	1,225	90,552	74
Affordable Rent	74.67	74.67	2.50%	1	1,750	78,400	45
Shared Ownersl	77.00	77.00	3.50%	1	2,275	147,147	65
First Homes	77.00	77.00	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.686	ha	35	/ha		8,587,628	2,547
SITE AREA - Gro	0.914	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-432,622	-630,907	-473,180
Existing Use Value		1,462,857		1,600,000
Uplift	20%	292,571		320,000
Plus /ha	0	0		0
Benchmark Land Value		1,755,429		1,920,000

Check on phasing dwgs nos	**correct**

Additional Profit	-842,569	-357	£/m2

RUN Residual MACRO ctrl+r *Closing balance =* 0

RUN CIL MACRO ctrl+l *Closing balance =* -40,105,738

DEVELOPMENT COSTS							
LAND				/unit or m2	Total		
	Land					-432,622	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-6,489	-6,489	
Fees							
	Planning				11,088		
	Professional			10.00%	584,240	595,328	
CONSTRUCTION							
	Build Cost	BCIS +		1,810	4,609,364		
		Extras			0		
		Unit extras		775.00	18,600		
		Site		15.00%	691,405		
	BNG				26,597		
	Contingency		5.00%		265,968		
	Abnormals		5.00%		230,468		
					0	5,842,402	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	257,629		
	Legals	%		0.5%	42,938		
		£/unit		0	0		
	Misc.	%		0.0%	0	300,567	**6,299,186**

Developers Profit				
	Market Housing	% Value	17.50%	**1,447,518**
	Affordable Hou:	% Value	17.50%	**55,317**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	24		
No dwgs under	24	462	11,088
No dwgs over 5	0	138	0
		Total	11,088

Stamp duty calc - Residual		
Land payment		-432,622
	Total	0

Stamp duty calc - AP		
Land payment		1,755,429
	Total	77,271

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	38,096	
		Total	38,096

Pre CIL s106	18,115	£/ Unit (all)	
		Total	434,766

Post CIL s106	18,115	£/ Unit (all)	
		Total	434,766

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL		**Total**	0

BNG	0.50%	**Total**	26,597

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,707.40	Per Unit
CO2 Plus	6.00%		102.44	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,809.94	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			6	6	6	6						
Market Housing				0	0	0	2,067,882	2,067,882	2,067,882	2,067,882	0	0
Social Rent				0	0	0	22,638	22,638	22,638	22,638	0	0
Affordable Rent				0	0	0	19,600	19,600	19,600	19,600	0	0
Shared Ownership				0	0	0	36,787	36,787	36,787	36,787	0	0
First Homes				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**2,146,907**	**2,146,907**	**2,146,907**	**2,146,907**	**0**	**0**
EXPENDITURE												
Stamp Duty	0											
Easements etc.	0											
Legals Acquisition	-6,489											
Planning Fee	11,088											
Professional	292,120		292,120									
Build Cost - BCIS Base		0	443,281	886,561	1,329,842	1,329,842	886,561	443,281	0	0	0	0
BSL/s106/CIL/Tariff		0	36,231	72,461	108,692	108,692	81,985	45,755	9,524	9,524	0	0
BNG		0	2,216	4,433	6,649	6,649	4,433	2,216	0	0	0	0
Contingency		0	22,164	44,328	66,492	66,492	44,328	22,164	0	0	0	0
Abnormals		0	19,206	38,411	57,617	57,617	38,411	19,206	0	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	0	0	0	0	0	64,407	64,407	64,407	64,407	0	0
Legals	0	0	0	0	0	0	10,735	10,735	10,735	10,735	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**296,719**	**0**	**815,217**	**1,046,195**	**1,569,292**	**1,569,292**	**1,130,861**	**607,763**	**84,666**	**84,666**	**0**	**0**
For Residual Va Land	**-432,622**											
Interest		0	0	11,888	30,404	58,399	86,884	70,623	44,924	9,621	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	135,903	0	-815,217	-1,058,083	-1,599,697	-1,627,691	929,163	1,468,521	2,017,317	2,052,620	0	0
Opening Balance	0											
Closing Balance	135,903	135,903	-679,315	-1,737,398	-3,337,094	-4,964,785	-4,035,623	-2,567,102	-549,785	1,502,835	1,502,835	1,502,835

	Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Homes	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	0	0	0	0	0	0	0	0	0	0	0	0
BNG	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												
Market Housing												1,447,518
rdable for Rent												55,317
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,502,835
Opening Balance												
Closing Balance	1,502,835	1,502,835	1,502,835	1,502,835	1,502,835	1,502,835	1,502,835	1,502,835	1,502,835	1,502,835	1,502,835	0

Appendix
Site 27

Site 27	**27 Housing 12**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				12	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	112.50	112.50	90.00%	11	3,500	4,252,500	1,215
Affordable Overall			10%	1.2			
Social Rent	70.00	70.00	4.00%	0	1,225	41,160	34
Affordable Rent	70.00	70.00	2.50%	0	1,750	36,750	21
Shared Ownersl	70.00	70.00	3.50%	0	2,275	66,885	29
First Homes	70.00	70.00	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.343	ha	35	/ha		**4,397,295**	**1,299**
SITE AREA - Gro	0.457	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-60,643	-176,875	-132,656
Existing Use Value		731,429		1,600,000
Uplift	20%	146,286		320,000
Plus /ha	0	0		0
Benchmark Land Value		**877,714**		**1,920,000**
Additional Profit		-237,716	-196	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -20,525,296

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-60,643	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-910	-910	
Fees							
	Planning				5,544		
	Professional			10.00%	283,917	289,461	
CONSTRUCTION							
	Build Cost	BCIS +		1,799	2,337,346		
		Extras			0		
		Unit extras		775.00	9,300		
		Site		10.00%	233,735		
	BNG				12,902		
	Contingency		5.00%		129,019		
	Abnormals		5.00%		116,867		
					0	2,839,168	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	131,919		
	Legals	%		0.5%	21,986		
		£/unit		0	0		
	Misc.	%		0.0%	0	153,905	**3,220,982**

Developers Profit				
	Market Housing	% Value	17.50%	**744,188**
	Affordable Hou:	% Value	17.50%	**25,339**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	462	5,544
No dwgs over 5	0	138	0
		Total	5,544

Stamp duty calc - Residual		
Land payment		-60,643
	Total	0

Stamp duty calc - AP		
Land payment		877,714
	Total	33,386

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	16.12	19,586	
		Total	19,586

Pre CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Post CIL s106	18,115	£/ Unit (all)	
		Total	217,383

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	12,902

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,697.40	Per Unit
CO2 Plus	6.00%		101.84	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,799.34	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				**Year 2**				**Year 3**				**Year 4**				**Year 5**				**Year 6**			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			3	3	3	3																		
Market Housing				0	0	0	1,063,125	1,063,125	1,063,125	1,063,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	10,290	10,290	10,290	10,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	9,188	9,188	9,188	9,188	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	16,721	16,721	16,721	16,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,099,324**	**1,099,324**	**1,099,324**	**1,099,324**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-910																							
Planning Fee	5,544																							
Professional	141,958		141,958																					
Build Cost - BCIS Base		0	215,032	430,063	645,095	645,095	430,063	215,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	18,115	36,231	54,346	54,346	41,127	23,012	4,896	4,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,075	2,150	3,225	3,225	2,150	1,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,752	21,503	32,255	32,255	21,503	10,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,739	19,478	29,217	29,217	19,478	9,739	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	32,980	32,980	32,980	32,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,497	5,497	5,497	5,497	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**146,593**	**0**	**396,671**	**509,425**	**764,138**	**764,138**	**552,798**	**298,085**	**43,373**	**43,373**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-60,643**																							
Interest		1,504	1,530	8,499	17,563	31,242	45,162	36,388	23,003	4,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								744,188
rdable for Rent																								25,339
First Homes																								0
Cash Flow	-85,950	-1,504	-398,201	-517,924	-781,701	-795,380	501,364	764,851	1,032,948	1,051,025	0	0	0	0	0	0	0	0	0	0	0	0	0	-769,527
Opening Balance	0																							
Closing Balance	-85,950	-87,455	-485,656	-1,003,580	-1,785,281	-2,580,661	-2,079,297	-1,314,446	-281,498	769,527	769,527	769,527	769,527	769,527	769,527	769,527	769,527	769,527	769,527	769,527	769,527	769,527	769,527	0

Appendix
Site 28

Site 28	28 Housing 8	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				8	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	117.50	117.50	90.00%	7	3,500	2,961,000	846
Affordable Overall			10%	0.8			
Social Rent	117.50	117.50	4.00%	0	1,225	46,060	38
Affordable Rent	117.50	117.50	2.50%	0	1,750	41,125	24
Shared Ownersl	117.50	117.50	3.50%	0	2,275	74,848	33
First Homes	117.50	117.50	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.229	ha	35	/ha		**3,123,033**	**940**
SITE AREA - Gro	0.286	ha	28	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-197,677	-864,837	-691,870
Existing Use Value		457,143		1,600,000
Uplift	20%	91,429		320,000
Plus /ha	0	0		0
Benchmark Land Value		**548,571**		**1,920,000**
Additional Profit		-226,695	-268	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -14,615,244

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-197,677	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-2,965	-2,965	
Fees							
	Planning				3,696		
	Professional			10.00%	218,757	222,453	
CONSTRUCTION							
	Build Cost	BCIS +		1,917	1,801,755		
		Extras			0		
		Unit extras		775.00	6,200		
		Site		10.00%	180,175		
	BNG				9,941		
	Contingency		5.00%		99,407		
	Abnormals		5.00%		90,088		
					0	2,187,565	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	93,691		
	Legals	%		0.5%	15,615		
		£/unit		0	0		
	Misc.	%		0.0%	0	109,306	**2,318,682**

Developers Profit				
	Market Housing	% Value	17.50%	**518,175**
	Affordable Hou:	% Value	17.50%	**28,356**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	8		
No dwgs under	8	462	3,696
No dwgs over 5	0	138	0
		Total	3,696

Stamp duty calc - Residual	
Land payment	-197,677
Total	0

Stamp duty calc - AP	
Land payment	548,571
Total	16,929

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Post CIL s106	18,115	£/ Unit (all)	
		Total	144,922

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	9,941

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,808.17	Per Unit
CO2 Plus	6.00%		108.49	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,916.76	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2	2																		
Market Housing				0	0	0	740,250	740,250	740,250	740,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	11,515	11,515	11,515	11,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	10,281	10,281	10,281	10,281	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	18,712	18,712	18,712	18,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**780,758**	**780,758**	**780,758**	**780,758**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,965																							
Planning Fee	3,696																							
Professional	109,378		109,378																					
Build Cost - BCIS Base		0	165,678	331,355	497,033	497,033	331,355	165,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	36,231	24,154	12,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	828	1,657	2,485	2,485	1,657	828	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,284	16,568	24,852	24,852	16,568	8,284	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,507	15,015	22,522	22,522	15,015	7,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	23,423	23,423	23,423	23,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,904	3,904	3,904	3,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**110,109**	**0**	**303,752**	**388,748**	**583,122**	**583,122**	**416,074**	**221,700**	**27,327**	**27,327**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-197,677**																							
Interest		0	0	3,783	10,653	21,044	31,616	25,788	16,456	3,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								518,175
rdable for Rent																								28,356
First Homes																								0
Cash Flow	87,568	0	-303,752	-392,531	-593,774	-604,165	333,067	533,270	736,976	749,873	0	0	0	0	0	0	0	0	0	0	0	0	0	-546,531
Opening Balance	0																							
Closing Balance	87,568	87,568	-216,185	-608,716	-1,202,490	-1,806,656	-1,473,588	-940,318	-203,342	546,531	546,531	546,531	546,531	546,531	546,531	546,531	546,531	546,531	546,531	546,531	546,531	546,531	546,531	0

Appendix
Site 29

Site 29	**29**	**Housing 6**	Brown

INCOME	**Av Size**	m2	**%**	**Number**	**Price**	**GDV**	**GIA**
				6	**£/m2**	**£**	**m2**
	Gross	Net Saleable					
Market Housing	116.67	116.67	90.00%	5	3,500	2,205,000	630
Affordable Overall			10%	0.6			
Social Rent	116.67	116.67	4.00%	0	1,225	34,300	28
Affordable Rent	116.67	116.67	2.50%	0	1,750	30,625	18
Shared Ownersl	116.67	116.67	3.50%	0	2,275	55,738	25
First Homes	116.67	116.67	0.00%	0	2,450	0	0
Grant and Subsi	Social Rent	0	per unit		0		
	Affordable Rent	0			0		
	Shared Ownersl	0			0		
	First Homes	0			0	0	
SITE AREA - Net	0.171	ha	35	/ha		**2,325,663**	**700**
SITE AREA - Gro	0.229	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-106,321**	**-620,206**	**-465,155**
Existing Use Value		365,714		1,600,000
Uplift	20%	73,143		320,000
Plus /ha	0	0		0
Benchmark Land Value		**438,857**		**1,920,000**

Additional Profit	**-136,976**	**-217**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -11,177,523

DEVELOPMENT COSTS							
LAND				**/unit or m2**	**Total**		
	Land					-106,321	
	Stamp Duty				0		
	Easements etc.				0		
	Legals /Acquisition			1.50%	-1,595	-1,595	
Fees							
	Planning				2,772		
	Professional			10.00%	158,653	161,425	
CONSTRUCTION							
	Build Cost	BCIS +		1,867	1,306,584		
		Extras			0		
		Unit extras		775.00	4,650		
		Site		10.00%	130,658		
	BNG				7,209		
	Contingency		5.00%		72,095		
	Abnormals		5.00%		65,329		
					0	1,586,525	
FINANCE							
	Fees			0%	0		
	Interest			7.00%			
	Legal and Valuation			0.00%	0	0	
SALES							
	Agents	%		3.0%	69,770		
	Legals	%		0.5%	11,628		
		£/unit		0	0		
	Misc.	%		0.0%	0	81,398	**1,721,432**

Developers Profit				
	Market Housing	% Value	17.50%	**385,875**
	Affordable Hou	% Value	17.50%	**21,116**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	462	2,772
No dwgs over 5	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		-106,321
	Total	0

Stamp duty calc - AP		
Land payment		438,857
	Total	11,443

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	0.00	0	
		Total	0

Pre CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Post CIL s106	18,115	£/ Unit (all)	
		Total	108,692

Inf Tariff	% GDV	0.00%	
		Total	**0**

CIL	**Total**	0

BNG	0.50%	**Total**	7,209

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,760.80	Per Unit
CO2 Plus	6.00%		105.65	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	775.00
	per sqm		0.00	
Water			0.10	0.00
Over Extra 1	0.00%		0.00	0.00
	per sqm		0.00	
Over Extra 2	0.00%		0.00	0.00
	per sqm		0.00	
Small Site	0.00%		0.00	
			1,866.55	**775.00**

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
UNITS Started			2	2	2																			
Market Housing				0	0	0	735,000	735,000	735,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	11,433	11,433	11,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	10,208	10,208	10,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	18,579	18,579	18,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**775,221**	**775,221**	**775,221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-1,595																							
Planning Fee	2,772																							
Professional	79,326		79,326																					
Build Cost - BCIS Base		0	160,210	320,420	480,631	320,420	160,210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	12,077	24,154	36,231	24,154	12,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	801	1,602	2,403	1,602	801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,011	16,021	24,032	16,021	8,011	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,259	14,518	21,776	14,518	7,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	23,257	23,257	23,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,876	3,876	3,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**80,504**	**0**	**267,684**	**376,715**	**565,072**	**376,715**	**215,490**	**27,133**	**27,133**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-106,321**																							
Interest		0	0	4,233	10,899	20,979	27,938	18,632	5,867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								385,875
rdable for Rent																								21,116
First Homes																								0
Cash Flow	25,817	0	-267,684	-380,948	-575,972	-397,694	531,792	729,456	742,222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-406,991
Opening Balance	0																							
Closing Balance	25,817	25,817	-241,866	-622,814	-1,198,785	-1,596,479	-1,064,687	-335,231	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	406,991	0