HERTSMERE

Local Plan Viability Assessment

August 2026

AECOM

Planning & Development

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1. Introduction

Scope

1.1 Hertsmere Borough Council (the Council, HBC) is preparing a new Local Plan that will run to 2041. HDH Planning & Development Ltd (HDH), as subcontractors to AECOM, has been appointed to prepare this Local Plan Viability Assessment (LPVA). The project is:

> *To produce a viability assessment of the emerging Local Plan including its draft site allocations and key policies including but not exclusively infrastructure requirements, affordable housing, biodiversity net gain/local nature recovery, carbon reduction and building standards / accessibility.*

1.2 Initially the project included consideration of the scope to review Community Infrastructure Levy (CIL), however this was subsequently not taken forward. This LPVA will provide evidence of the cumulative impact of policies, in the context of the various policy options that are under consideration, to inform the further development of emerging Local Plan. This will ensure that the planned development is deliverable.

1.3 This report 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 HBC to further engage with stakeholders.

1.4 A technical consultation was undertaken in January 2026. Representatives of the main developers (including housing associations), development site landowners, agents, planning agents and consultants working in the area, and neighbouring authorities were invited to comment on an early iteration of this report.

1.5 In December 2024, the Government updated the National Planning Policy Framework (NPPF), which was further updated in February 2025[1]. The associated Planning Policy Guidance (PPG) was also updated. Whilst the changes have a significant impact on the planning system, the consequences for this LPVA are minor. In August 2026, the Government published a new NPPF[2]. The 2026 NPPF is a fundamental re-write of the national planning policy, making a number of significant changes to the planning system. The new NPPF does not change the methodology or requirements of a plan-wide viability assessment. This report was substantially completed in July 2026, following the publication of the 2026 NPPF in August 2026, the report was further updated to ensure broad alignment.

[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.

[2] National Planning Policy Framework - GOV.UK

1.6 The methodology used in this report is consistent with the December 2024 NPPF, the 2026 NPPF, the CIL Regulations (as amended) and the updated PPG.

1.7 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. 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

1.8 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.

AECOM Infrastructure & Environment Ltd

1.9 AECOM is a fully integrated professional and technical services firm that designs, builds, finances and operates infrastructure assets around the world. Its Planning, Economics and Development team has considerable experience in developing evidence base documents for local planning authorities and the planning process.

HDH Planning & Development Ltd (HDH)

1.10 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.

Caveat and Uncertainty

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

1.12 The findings contained in this report are based upon information from various sources including that provided by HBC and by AECOM, 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.

1.13 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 uncertainty around world trade, the ongoing wars in Ukraine and in the Middle East, with the impact on energy costs, inflationary pressures and increased domestic taxation on the economy. 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. This does not mean that the report cannot be relied upon. Rather, it will be necessary to keep the findings under review as the plan-making process continues.

Compliance

1.14 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).

1.15 *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, HDH has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.

b. HDH is appointed by as subcontractors to AECOM, and has followed a collaborative approach involving the LPA, developers, landowners and other interested parties. Where there was not agreement on all points by all parties, it was 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**.

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 was made to allow for engagement with stakeholders through this project.

h. This LPVA includes 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.

1.16 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 HBC and other consultants. 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

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

1 m	=	3.28 ft (3' and 3.37")	1 ft	=	0.30 m
1 sqm	=	10.76 sqft	1 sqft	=	0.0929 sqm
1 ha	=	2.471 acres	1 acre	=	0.405 ha

1.18 A useful broad rule of thumb to convert sqm to sqft is simply to add a final zero.

2. Viability Testing

2.1 Viability testing is an important part of the plan-making 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 The NPPF was published in December 2024 and was further updated in February 2025[3]. 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. In August 2026, after this report was substantially completed, the Government published a new NPPF[4]. The 2026 NPPF is fundamental re-write of the national planning policy, making significant changes to the planning system, however it stresses the importance of the system being '*genuinely plan-led*[5]'. The new NPPF sets out national decision-making policies that are to be are '*read alongside the policies in the development plan*[6]' and are a material consideration when determining planning applications.

2.3 For the purpose of this study, the 2026 NPPF carries forward (under Policy PM9: Identifying and assessing land for development) the requirements to carry out a plan-wide viability assessment, and to ensure that the new Local Plan will deliver, making it clear that allocations for development must be viable:

> *2. For plans that allocate specific sites for development the assessment should be undertaken with reference to national guidance15 and include:*
>
> *a. A thorough site identification process to identify a sufficient range and quantity of potential sites;*
>
> *b An assessment of the availability, suitability and achievability (including likely viability) of those sites;*

[3] 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.

[4] National Planning Policy Framework - GOV.UK

[5] Paragraph 2 of the August 2026 NPPF.

[6] Paragraph 3 of the August 2026 NPPF.

c. *An assessment of the amount of development those sites have the potential to accommodate and the potential timescales over which development could be delivered16; and*

d. *The identification of the most appropriate sites for development taking into account the emerging vision and spatial strategy of the plan and the information above*

2.4 The new NPPF includes (under Policy DM5: Development Viability) some of the text also in the PPG, that relates to viability at the decision making stage, thus giving it more weight.

2.5 The December 2025 consultation on the draft NPPF sought views on changes in relation to growth testing, developer's returns and benchmark land values. However these were not addressed in the 2026 NPPF. It may be that these will be covered if and when the PPG is updated in due course.

2.6 The methodology used in this report is consistent with the both the December 2024 NPPF and the updated 2026 NPPF

2.7 Paragraph 35 of the 2024 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.*

2.8 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.*
>
> *2024 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. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.*
>
> *2024 NPPF, Paragraph 101*

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

2.10 When the NPPF was updated in 2018 there was shift of viability testing from the development management stage to the plan-making stage. This is reinforced in the 2024 and the 2026 NPPF.

> *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.*
>
> *2024 NPPF Paragraph 59*

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

2.12 The 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.*
>
> *2024 NPPF Paragraph 64*

2.13 Social Rent is given greater emphasis in the updated NPPF than was 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.*
>
> *2024 NPPF Paragraph 71*

2.14 The importance of Social Rent is further emphasised in the 2026 NPPF. The housing mix tested aligns with the Council's wider evidence.

2.15 National decision-making policy, Policy HO8: Providing affordable homes in the 2026 NPPF, is relevant in this regard:

> ***HO8: Providing affordable homes***
>
> *1. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:*
>
> *a. Off-site delivery on an alternative nearby site would optimise the quality or quantity of affordable homes built; or*

b. A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.

2. Development proposals that include military affordable housing should …

3. Where development proposals meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, including the minimum proportion of Social Rent properties, a flexible approach should be taken to the application of any development plan requirements relating to the number of bedrooms provided in market homes, taking into account prevailing market conditions.

4. Where development proposals include the reuse or redevelopment of vacant buildings, any affordable housing contributions which are due should be reduced by a proportionate amount, equivalent to the gross floorspace of the existing building or buildings. This does not apply to vacant buildings which have been abandoned, or to major development on land within or released from the Green Belt (to which the requirements in policy GB8 apply).

2.16 Of particular importance to this viability assessment is deliverability. The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis was put on deliverability in the 2024 NPPF.

2.17 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.

2024 NPPF Paragraph 72

2.18 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.

2024 NPPF Paragraph 126

2.19 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%. This is carried forward into National decision-making policy, Policy GB6: The golden rules in the 2026 NPPF. The HBC area does include areas of Green Belt, so these rules apply here.

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).

2024 NPPF Paragraph 67

Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. Where Green Belt land is released for development through plan preparation or review, the 'Golden Rules' in paragraph 156 below should apply.

2024 NPPF Paragraph 151

Where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review[58], or on sites in the Green Belt subject to a planning application[59], the following contributions ('Golden Rules') should be made:

a. affordable housing which reflects either: (i) development plan policies produced in accordance with paragraphs 67-68 of this Framework; or (ii) until such policies are in place, the policy set out in paragraph 157 below;

b. necessary improvements to local or national infrastructure; and

c. the provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces.

NPPF Paragraph 156

157. Before development plan policies for affordable housing are updated in line with paragraphs 67-68 of this Framework, the affordable housing contribution required to satisfy the Golden Rules is 15 percentage points above the highest existing affordable housing requirement which would otherwise apply to the development, subject to a cap of 50%[60]. In the absence of a pre-existing requirement for affordable housing, a 50% affordable housing contribution should apply by default. The use of site-specific viability assessment for land within or released from the Green Belt should be subject to the approach set out in national planning practice guidance on viability.

2024 NPPF Paragraph 157

2.20 The application of the Golden Rules is conditioned by footnotes 58, 59 and 60 of the NPPF:

[58] The Golden Rules do not apply to: (i) developments brought forward on land released from the Green Belt through plans that were adopted prior to the publication of this Framework; and (ii) developments that were granted planning permission on Green Belt land prior to the publication of this Framework.

[59] Including where there are variations made to existing permissions (where the existing permission involved development that was subject to the Golden Rules).

[60] The 50% cap does not apply to rural exception sites or community-led development exception sites, or if the local planning authority has a relevant existing policy which would apply to the development which is above 50%.

2.21 It is clearly envisaged that development on unallocated land within the Green Belt should be subject to the Golden Rules in addition to the policy requirements set out elsewhere.

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

Planning Practice Guidance

2.23 As mentioned above, the December 2025 consultation on the draft NPPF asked a number of questions in relation to viability, including views on changes in relation to growth testing, developer's returns and benchmark land values. These were not addressed in the 2026 NPPF. It may be that these will be covered if and when the PPG is updated in due course.

2.24 The viability sections of the extant PPG (Chapter 10) were rewritten in 2018, and subsequently further updated. The 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 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...*

2.25 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-010-20251216 and 10-011-20180724 change this:

> *... ensure policy compliance and optimal public benefits through economic cycles...*
>
> *PPG 10-010-20251216*
>
> *… and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.*
>
> *PPG 10-011-20180724*

2.26 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.

2.27 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*

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

2.29 The PPG includes 4 main sections:

Section 1 - Viability and plan making

2.30 The overall requirement was updated in December 2025:

> ***How should plan makers set policy requirements for contributions from development?***
>
> *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). This should include the minimum proportion of Social Rent homes required.*
>
> *These policy requirements should be informed by evidence of infrastructure and affordable housing need, including the need for those who require Social Rent, 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. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, Social Rent and other types of affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.*
>
> *PPG 10-001-20251216*

2.31 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.

> *The role for viability assessment is primarily at the plan making stage. 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 10-002-20251216*

2.32 The emerging policy options that are under consideration by the Council are tested individually and cumulatively, to ensure that when taken together, that they are set at an appropriate level.

> *It is the responsibility of land owners, site promoters and developers 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. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.*
>
> *PPG 10-002-20251216*

2.33 In this assessment 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

2.34 This study is based on typologies[7] that have been developed by having regard to the potential sites that are most likely to be included in 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.

> *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

2.35 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

2.36 As set out above, the potential strategic sites are tested (based on information provided by the Council) in this assessment. For the purpose of this LPVA, Strategic Sites are those which are considered key sites upon 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*

[7] 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.*

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

2.37 Consultation has formed part of the preparation of this study. This assessment specifically considered the total cumulative cost of all relevant policies.

Section 2 - Viability and decision taking

2.38 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.

2.39 The new NPPF includes (under Policy DM5: Development Viability) some of the text also in the PPG, that relates to viability at the decision making stage, thus giving it more weight.

DM5: Development viability

1. *Where development proposals accord with relevant up-to-date plan policies and national decision-making policies, they should be assumed to be viable. Relevant policies in this context are those that relate to the contributions expected from development.*
2. *There may be circumstances in which a viability assessment demonstrates that it would not be possible for development to proceed on a policy compliant basis. In such circumstances, the submission of a viability assessment as part of a development proposal may be justified to ensure that the proposed development makes the maximum possible contribution to affordable housing and other infrastructure. Such circumstances may include where:*
   a. *The development proposed is materially different to any development type considered in the viability assessment that informed the development plan;*
   b. *The site characteristics are materially different to those considered in the viability assessment that informed the development plan;*
   c. *The development is demonstrably burdened by costs which were not taken into account in the viability assessment that informed the development plan; and/or*
   d. *Site or economic circumstances have changed significantly22 since the viability assessment that informed the development plan was prepared.*
   e. *Neither the price paid for land, nor the price intended to be paid through an option agreement, should be a justification for failing to accord with relevant policies in the plan.*
3. *Where a viability assessment is submitted with a development proposal, this should be based upon and refer back to the viability assessment(s) that informed the relevant development plan policies. It should fully evidence all inputs and assumptions used in the assessment, and explain any differences from those used for viability assessment that informed the relevant plan policies. All viability assessments should reflect the recommended approach in planning practice guidance, including the standardised inputs, and should be made publicly available.*
4. *It is a matter for the decision-maker, having regard to the circumstances under which the viability assessment is submitted, to assess the weight to be given to a viability assessment.*

Section 3 - Standardised inputs to viability assessment

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

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 planning authorities' ability to seek compliance with relevant policies over the lifetime of the project. They should not be used to avoid policy compliance or reduce agreed contributions.

PPG 10-010-20251216

2.41 This study sets out the approach, methodology and assumptions used. These have been subject to technical consultation 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 10-012-20180724

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

2.43 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, biodiversity net gain (as required by Schedule 7A of the Town and Country Planning Act), 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 10-013-20240214

2.44 All these costs are considered. 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 10-014-20190509

2.45 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 10-015-20190509

2.46 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 10-016-20190509*

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

2.48 The PPG sets out an approach to the developer's 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 10-019-20190509*

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

Section 4 - Accountability

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

2.51 Paragraph 10-021-20251216 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

2.52 The Council has adopted CIL. The CIL Regulations are broad, so it is necessary to have regard to them when considering viability. For the purpose of this LPVA, CIL Regulation 122 is of particular importance. This sets out that payments requested under the s106 regime must be:

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.

2.53 The *Levelling-up and Regeneration Act* became law in 2023. The Act included a reference to a new national Infrastructure Levy to replace CIL and reform the current developer contribution system. The Government announced, as part of the July 2024 consultation on the draft NPPF, that this will not be taken forward, so this is not considered in this report.

Wider Changes Impacting on Viability

2.54 The 2026 NPPF moves and updates some of the text in the PPG, that relates to viability, into the body of the new NPPF, thus giving it more weight. The consultation then seeks views on changes in relation to growth testing, developer's returns and benchmark land values. It will be necessary to keep this under review.

2.55 There have been several wider changes at a national level over the last few years that are timely to mention here.

Affordable Housing

2.56 Paragraph 65 of the 2024 NPPF 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 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.*

2.57 The wording in this regard has been updated in paragraph 1(a)i of Policy HO5: Meeting the needs of different groups in the 2026 NPPF, although the requirement is unchanged:

> *Setting requirements for the type and mix of affordable housing (applying the definition in the glossary at Annex B) required to meet identified local needs, including the minimum proportion of Social Rent homes required as part of major development. In Designated Rural Areas development plans may set affordable housing requirements for residential developments which are not major development; and*

2.58 In this context, major development is as set out in the Glossary to the 2026 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.*

2.59 It is understood that none of HBC is within a Designated Rural Area; a threshold of 10 units is assumed to apply.

2.60 Under policy *HO5: Meeting the needs of different groups* of the consultation 2026 NPPF, the Government has update the definition of Designated Rural Area.

> ***Designated rural areas:*** *National Parks, National Landscapes, areas designated as rural under Section 157 of the Housing Act 1985, and other areas with a population of 3,000 or less and a population density of two persons or less per hectare.*

2.61 At this stage it is unclear as to whether or not this may include areas within HBC.

2.62 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[8]) no longer applies.

2.63 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 2024 NPPF and Policy HO5: Meeting the needs of different groups in the 2026 NPPF.

Accessible and Adaptable Standards

2.64 In 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes[9] 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.*

2.65 Paragraph 1(b) of Policy HO5: Meeting the needs of different groups in the 2026 NPPF, includes the following text:

> *Setting out the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations. Requirements should meet or exceed local levels of need, and should ensure that no less than 40% of homes on major developments are delivered to M4(2) standards (subject to any appropriate exemptions set out in the development plan);*

2.66 This is considered in Chapter 8.

Environmental Standards

2.67 In the spring of 2024, the Government carried out a consultation on how national standards may be changed as part of the move to Zero Carbon. 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 now applies to all new homes.

[8] [ARCHIVED CONTENT]

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

2.68 At the same time the then Housing Minister made a Written Parliamentary Statement[10] which set out the Government's position in this regard. 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.

2.69 The 2026 NPPF sets out the following policy:

Plan-making policies

CC1: Planning for climate change

1. *Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero, in accordance with the objectives and provisions of the Climate Change Act 2008. They should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. They should do this by:*
    - a. *Proposing development patterns through their spatial strategy and allocations which:*
        - i. *Can help contribute to radical reductions in greenhouse gas emissions (which can be informed by an assessment of baseline carbon emissions and the potential effect of development options on future emissions and their mitigation); and*
        - ii. *Avoid increased vulnerability and improve resilience to the effects of climate change (including through providing for necessary infrastructure improvements and the future relocation of homes and other uses where public safety would be at risk, for example as a consequence of coastal change).*
    - b. *Addressing any specific risks from climate change in their proposed allocations for development, and necessary adaptations, both of which should be considered for the anticipated lifetime of the development;*
    - c. *Setting local water efficiency standards for new development where these are justified in accordance with policy PM13; and*
    - d. *Identifying opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies in accordance with policy N1.*

National decision-making policies

CC2: Mitigation of climate change

1. *In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*
    - a. *Accord with policies TR3 and TR4 so that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles;*

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

b. *Support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;*

c. *Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b);*

d. *Take advantage of opportunities to reuse existing structures and materials, including by reusing non-contaminated excavated soil and hardcore within the site;*

e. *Take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy;*

f. *Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh; and*

g. *Not involve the extraction of fossil fuels unless it is in accordance with policy M5.*

2. *Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).*

2.70 Policy PM13: Setting standards says:

PM13: Setting standards

1. *Quantitative standards set through development plan policies for infrastructure provision, affordable housing requirements, parking, density, and design and placemaking should provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:*

   a. *Be justified, drawing upon relevant evidence of local characteristics and needs, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist; and*

   b. *Not cover matters that are already addressed by Building Regulations, other than in relation to:*

      i. *Accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in accordance with policy HO5; or*

      ii. *Water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or exceptionally a more stringent local standard in areas of serious water stress; or*

      iii. *Energy efficiency, for which any standards that go beyond the current or proposed Building Regulations should have a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. Any such standards should be expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP) or other approved calculation methodology.*

2. *Quantitative standards should not cover other matters, or relate solely to the internal layout of buildings, unless:*

a. *They are to implement the nationally described space standard; or*

b. *They have a clear and robustly costed rationale, are proportionate and will not have an adverse impact on the viability and deliverability of development.*

2.71 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027[11].. This is considered in Chapter 8.

2.72 In November 2021, it was announced that, from 2022, all new homes will be required to include an electric vehicle charging point.

Biodiversity Net Gain

2.73 The Environment Act received Royal Assent in 2021 and mandates that new developments must deliver an overall increase in biodiversity. The PPG was updated in 2024[12] in this regard. The requirement is that developers ensure habitats for wildlife are enhanced relative to pre-development state. Developers must assess the type of habitat and its condition before submitting plans and then demonstrate how they are improving biodiversity.

2.74 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.*
- *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.*

2.75 In May 2025 the Government undertook a consultation[13] 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 was given to exempting all minor developments. The Government published the outcome of the consultation in April 2026[14].

[11] FHBS_Circular.pdf

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

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

[14] Government response and summary of responses - GOV.UK

As this Update Report was being completed (14th July 2026) the government announced[15] that the following changes will come into effect in August 2026:

- *introduction of the new 0.2 hectare exemption, which means that the smallest developments will not be required to do mandatory BNG (unless onsite priority habitat is negatively impacted)*
- *introduction of a new temporary development exemption, for land which is to be reinstated within a period of 5 years or less (unless onsite priority habitat is negatively impacted)*
- *modification of the biodiversity gain hierarchy for minor development, meaning that minor sites which aren't exempt from BNG (e.g. over 0.2 hectares) can choose to go straight to offsite in the first instance*
- *removal of the existing exemption for self and custom build development*

2.76 These changes were announced after the appraisals at the end of this report were run so are not reflected in the updated analysis.

2.77 Policy *N1: Identifying environmental opportunities and safeguards* of the 2026 NPPF says:

> *Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Any such requirements should not extend to categories of development which are exempt from statutory biodiversity net gain.*

2.78 The costs of achieving Biodiversity Net Gain (BNG) are considered in Chapter 8.

Fire Safety Standards

2.79 The Government updated Building Regulations[16]. The guidance makes second staircases mandatory in all new residential buildings over 18m (about 6 storeys) in England from September 2026.

National Model Design Code

2.80 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.*

[15] Biodiversity Net Gain: Amendments and transitional arrangements published – Environment

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

> *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.*

2.81 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.

Levelling-up and Regeneration Act

2.82 The *Levelling-up and Regeneration* Act become law in 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.

2.83 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.

Building Safety Levy

2.84 The Building Safety Levy (BSL) was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In March 2025, the Government announced that the Levy will be introduced in Autumn 2026. In HBC the Levy, if introduced as per the consultation, would be £23.69 per sqm for brownfield land and £47.37 per sqm for greenfield land[17] and would apply to major development.

2.85 The BSL is included as a cost in the appraisals in the assessment.

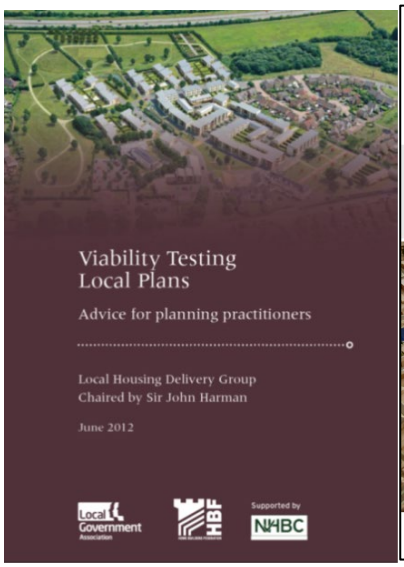
Viability Guidance

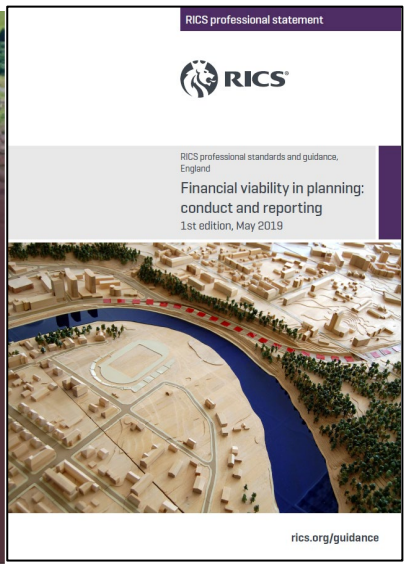
2.86 Neither the NPPF nor the PPG set out step-by-step technical guidance, although the PPG includes guidance in a number of specific areas. There are several sources of guidance and

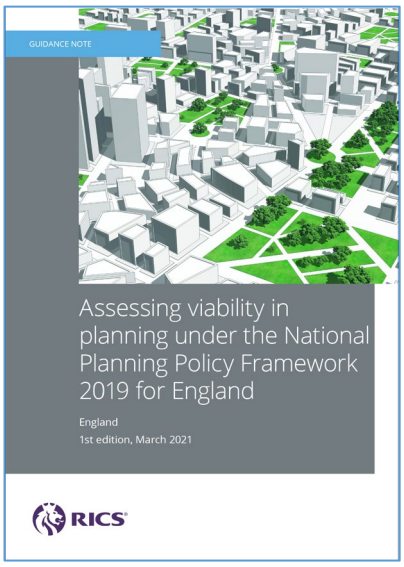
[17] Building Safety Levy: Technical consultation response - GOV.UK

appeal decisions[18] 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[19] (known as the Harman Guidance[20]).

2.87 The planning appeal decisions, and the HCA good practice publication[21] suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. This approach is now specified in the PPG.







2.88 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 A*ssessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

2.89 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

[18] 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.

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

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

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

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.

2.90 In 2019, the HBF produced *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). This guide draws on the Harman Guidance and the 2012 RICS Guidance, (which the 2012 RICS). This HBF guide 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 guide 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 is carried out as per the PPG and wider guidance and best practice. A technical consultation was carried out in January 2026, to inform the report.

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

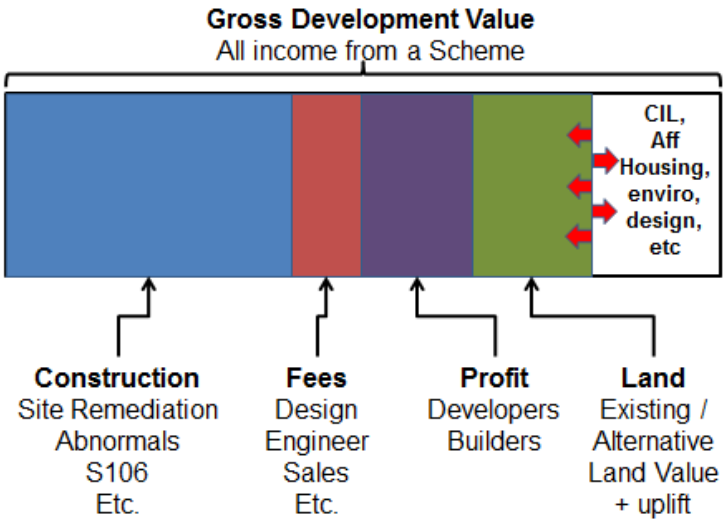
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)

=

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 the 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, the PPG 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 building may build a new factory 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 if 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 10-015-20190509

3.12 The term *landowner's premium* has not been firmly defined through the appeal, Local Plan examination or legal processes – various different 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 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.

3.15 The most recent plan-wide viability assessment is *A Stage 1 Economic Viability Assessment prepared for 8 Hertfordshire Authorities: AUTHORITY SPECIFIC VERSION FOR HERTSMERE BOROUGH COUNCIL* (Lambert Smith Hampton, November 2012) and *A Stage 2 Economic Viability Assessment prepared for: Hertsmere Borough Council* (Lambert Smith Hampton, December 2012).

3.16 These documents are more than 10 years old and were prepared before the PPG was updated in 2018 so are of limited value.

Stakeholder Engagement

3.17 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes a technical consultation carried out in January 2026. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited. **Appendix 2** includes the presentation given.

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

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

3.19 The main points from the technical consultation were:

a. The residential value assumptions are too high[22].

b. The non-residential values assumptions are too low[23].

c. The use of the BCIS may not be representative of build costs[24].

d. The developer return assumptions are too low[25].

e. Further consideration should be given to the EUV and BLV assumptions[26] [27].

3.20 In addition to the above a site promoter[28] suggested that a different approach should be taken:

> *Given the unique structure of a master developer, a bespoke approach to the Bowmans Cross viability assessment is necessary, whereby three parties are included:*
>
> - *The landowner – require an adequate return on EUV*
> - *The traditional housebuilder – return on the basis of profit on GDV*
> - *The Master Developer – return on the basis of IRR*
>
> *This model should specifically acknowledge the role of the master-developer in servicing the site and delivering infrastructure (and s106 obligations), with a third-party housebuilder(s) responsible for the delivery of housing.*

3.21 It is agreed that the delivery of large sites is likely to be under a different model to that of a smaller site. The PPG sets out a general approach that is based on the 'EUV Plus' methodology so it is necessary, in the first instance to follow the PPG – although they may not be properly representative of such a large-scale site. Later in this report, it recommended that the Council further engages with the promoters of the Strategic Sites. It is accepted that at that stage it may be appropriate to look at different delivery models.

3.22 The consultation process was carried out in accordance with the requirements of the PPG, the Harman Guidance and the RICS Guidance.

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[22] Griggs Homes

[23] Griggs Homes

[24] Griggs Homes

[25] Griggs Homes

[26] Griggs Homes

[27] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

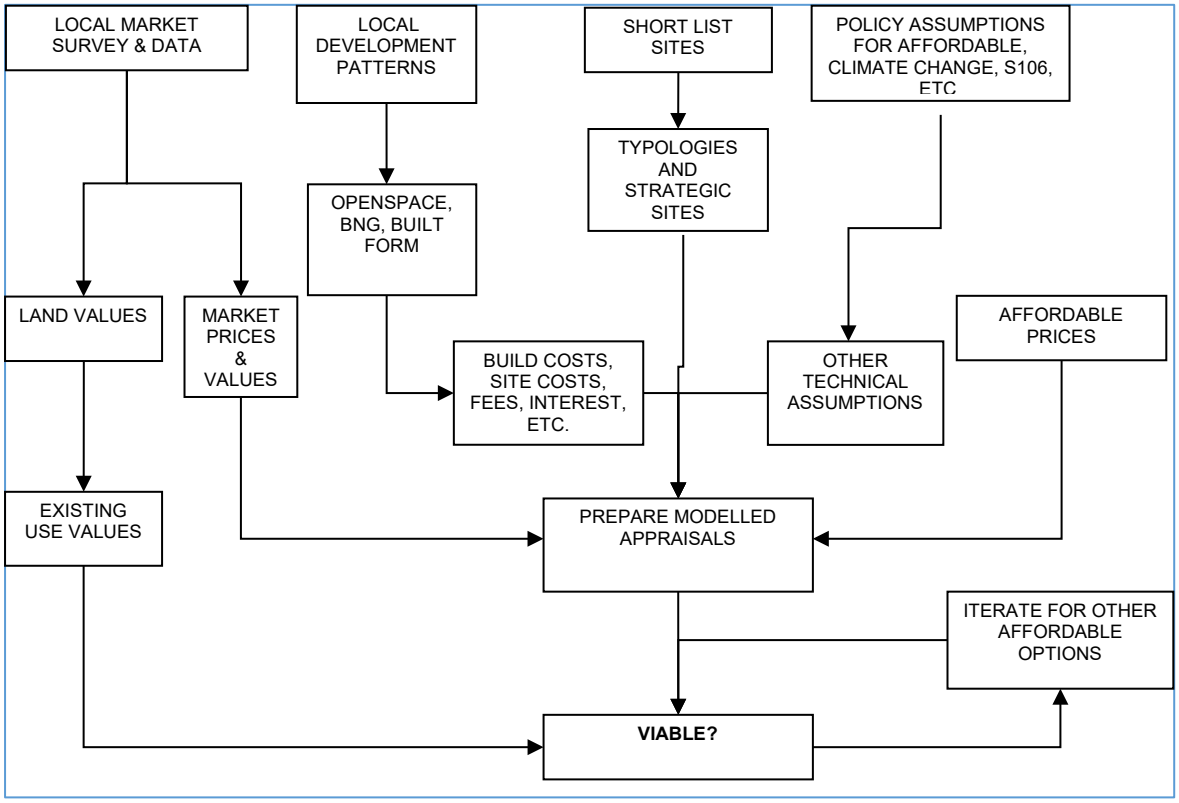
[28] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

Viability Process

3.23 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 10-001-20251216) '*...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*'.

3.24 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 (so to align with the Council's wider assumptions), the existing available evidence supplied to HDH by the Council, and on HDH's 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 HBC area over the plan-period.

Figure 3.1 Viability Methodology



Source: HDH (2026)

3.25 In addition to modelling a range of representative sites, nine potential strategic site are modelled based on information provided by the Council. 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 schemes which are not currently available.

3.26 At the time of the consultation draft report, the list of potential strategic sites was incomplete and was based on partial information, so the potential sites were anonymised. The following sites are now tested.

Table 3.1 Potential Residential Strategic Sites

Ref	Site	Location	Area (ha)	Dwellings
HBCA SA1	Bowman's Cross	Bowman's	470ha inc woodland etc.	5,000
HBA SA17a, HBA SA17c, HBA SA17d	Well End SUE8	Borehamwood	163.000	3,750
HBA SA22	Parkview / Borehamwood Golf Course	Borehamwood	46.650	1,073
HPBA SA1 / HPBA SA2	Tesco Superstore / Canada Life House, Potters Bar	Potters Bar	4.780	957
HPBA SA14	Land at Mutton Lane (north)	Potters Bar	95.920	1,875
HBUSA SA5	Land rear of Farm Way (north)	Bushey	34.860	802
HBUSA SA6	Land at Elstree Road (south)	Bushey	27.290	1,300
HRA SA5 / HRA SA7	Land on Watford Road (north) / Land South Of Shenley Hill	Radlett	50.953	1,167
HRA SA8	Home Farm	Radlett	45.224	1,040

Source: HBC (July 2026) SUE = Sustainable Urban Extension

3.27 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.

3.28 The appraisals are based on emerging policy options, as summarised in Chapter 8 below. The new Local 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 are tested, including different levels of affordable housing provision and different levels of developer contribution. 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. Similarly, when the details of the potential strategic sites in complete, these sites will need to be tested.

3.29 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.

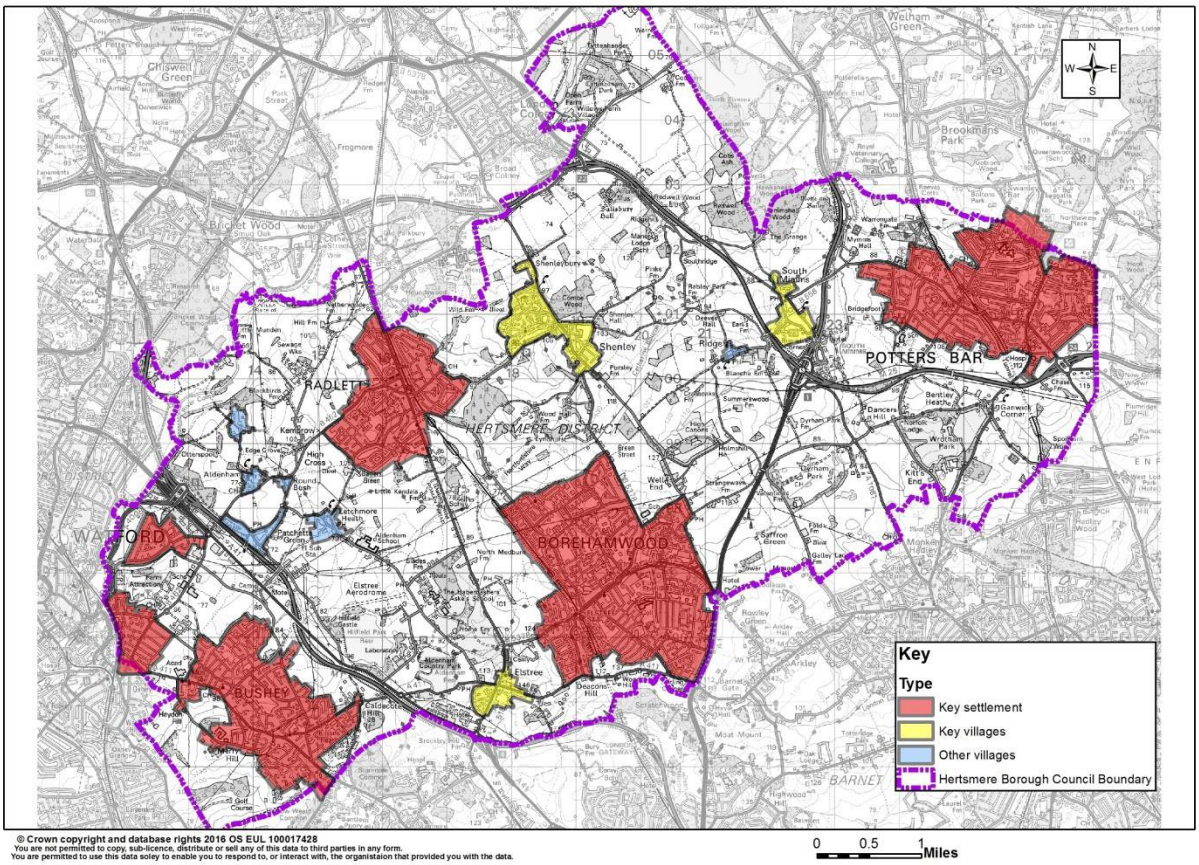
4. Residential Market

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 also 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.

Hertsmere's Residential Market

4.2 Hertsmere is an area in south Hertfordshire that is largely within the M25. The Borough is focused on Borehamwood, but Potters Bar, Bushey and Radlett are also significant towns:

Figure 4.1 Map of Settlements across Hertsmere



Source: Settlement Hierarchy and Accessibility Mapping Analysis Technical study

4.3 Despite being so close to London, almost all the area that is outside these settlements is within the London Green Belt and is of an open, rural nature.

a. HBC is well connected to the motorway network with the M1 running through the west of the Borough, the A1(M) through the east and the M25 through much of the north.

b. HBC is well served by rail services to London. Fast trains run from Elstree and Borehamwood or Radlett to St Pancras (less than 30 minutes) and Potters bar to St Pancras or Moorgate (about 30 minutes). Whilst Bushey station is outside the Borough (being in Watford), and slightly further from Bushey itself, fast trains run regularly to Euston (20 minutes).

c. The area hosts Elstree and other studios and has a concentration of creative industries.

d. The town of Watford forms part of the west boundary, but is not within the Borough.

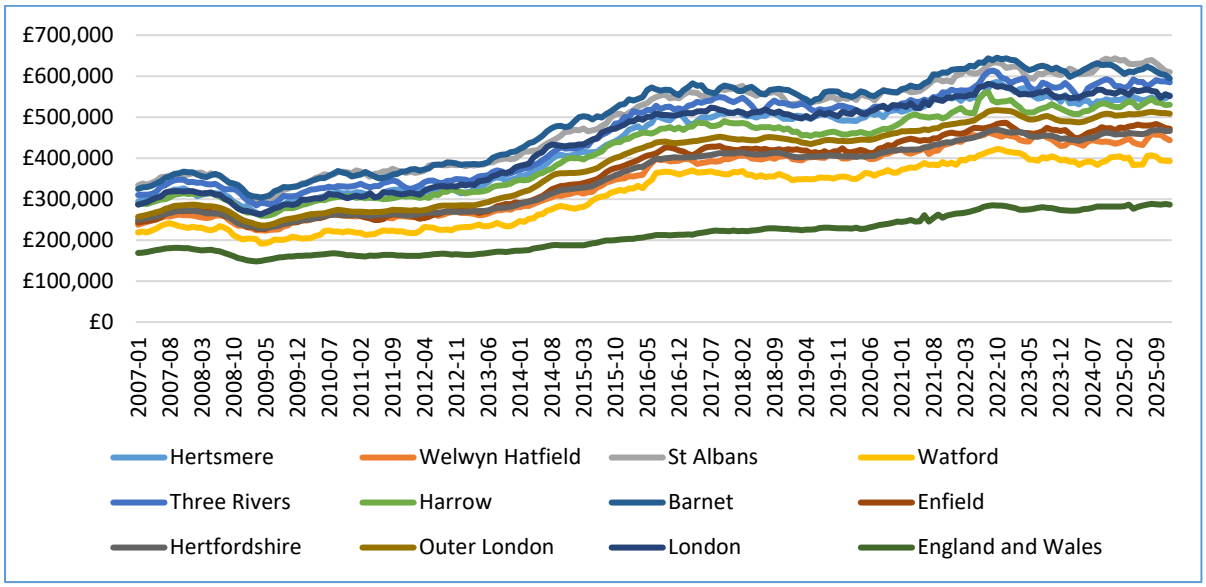
e. There has been limited new development in the area, at least in part due to the Green Belt designations.

4.4 Overall, the market is perceived to be closely linked to the London market, and is seen as a desirable place to develop housing.

National Trends and the relationship with the wider area

4.5 Average house prices in HBC are similar to other council areas in south Hertfordshire and in northwest London, and have changed in line with the wider market.

Figure 4.2 Average House Prices (£)



Source: Land Registry (March 2026). Contains public sector information licensed under the Open Government Licence v3.0.

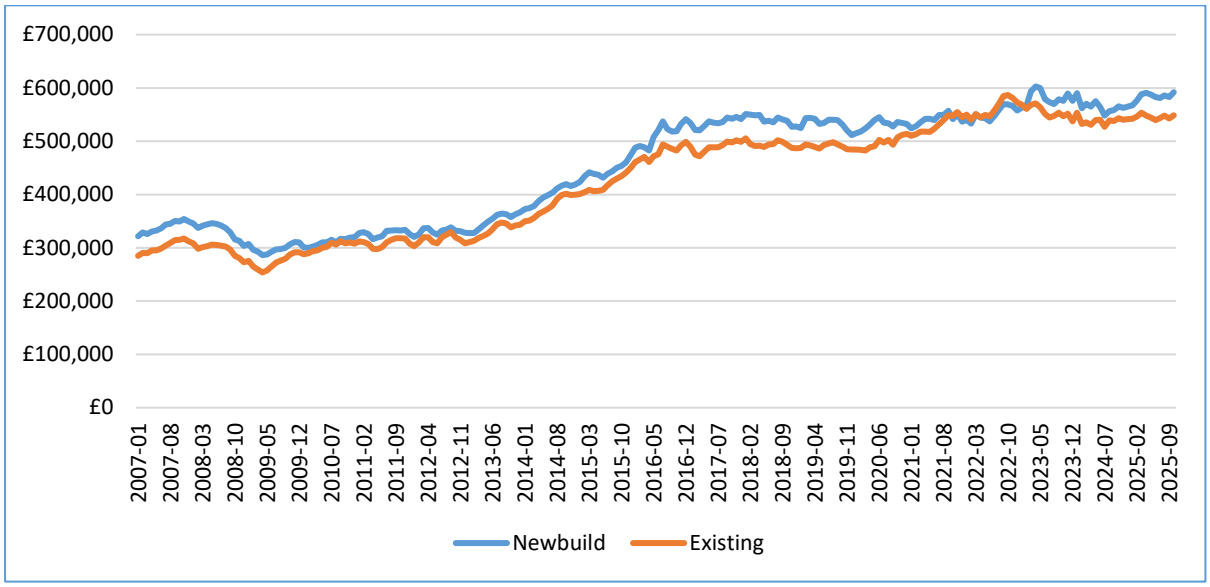
4.6 House prices peaked in November 2007 before falling, in what became known as the Credit Crunch. Values returned to their pre-recession levels in December 2011 and are now 70% higher. The increase is similar to Hertfordshire (72%), less than in Outer London (79%) but more than in England and Wales as a whole (59%).

4.7 Based on data published by the Office for National Statistics (ONS), when ranked across England, the average house price for HBC (at September 2025) is 23rd (out of 295) at

£553,000[29]. To set this in context, the council at the middle of the rank (147th – Stockport), has an average price of £306,000. The median house price for Hertsmere (Year Ending September 2024) is £516,000[30].

4.8 This study concerns new homes. The figure above shows that prices have fluctuated over the last few years. The Land Registry shows that the average price paid for newbuild homes in the HBC area (£592,139) is £43,203 (8%) more than the average price paid for existing homes (£548,936).

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



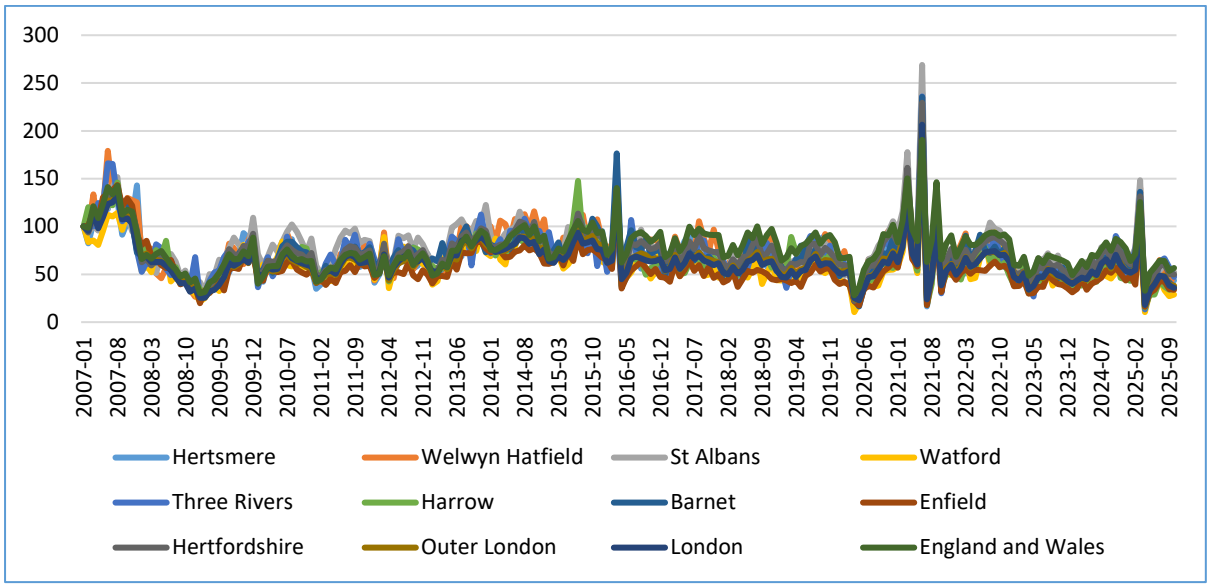
Source: Land Registry (March 2026). Contains public sector information licensed under the Open Government Licence v3.0.

4.9 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.

[29] UK House Price Index: monthly price statistics (Release 18th February 2026). UK House Price Index: monthly price statistics - Office for National Statistics

[30] Tab 5a, House price to workplace-based earnings ratio House price to workplace-based earnings ratio - Office for National Statistics (March 2025)

Figure 4.4 Sales per Month – Indexed to January 2007



Source: Land Registry (March 2026). Contains public sector information licensed under the Open Government Licence v3.0.

4.10 The rise in house prices over the last 12 or so years was, at least in part, enabled by the historically low mortgage rates. In addition, the housing market was 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. These initiatives have now been withdrawn.

4.11 The housing market and wider economy has been through various uncertainties. The global economy continues to be faced uncertainty around world trade and the ongoing wars in Ukraine and in the Middle East, with the impact on energy costs and inflationary pressures, and higher domestic taxation, in the economy all add uncertainty. There is uncertainty in the housing market as reported by the RICS. The April 2026 RICS UK Residential Market Survey[31] said:

> ***Higher mortgage rates continue to dampen buyer demand***
>
> - *Sales market activity indicators remain firmly negative*
> - *Headline house prices continue to see moderate downward pressure*
> - *Forward-looking sentiment points to a subdued picture over the months ahead*
>
> *The April 2026 RICS Residential Market Survey results continue to reflect a challenging global macroeconomic backdrop, with the associated rise in interest rate expectations weighing on buyer demand. Moreover, near-term sentiment indicators suggest that these subdued conditions are set to persist over the coming months, while the outlook for the year ahead has softened noticeably.*

[31] UK Residential Market Survey

From an aggregate perspective, the new buyer enquiries series registered a net balance of -34% in April. While this is marginally less downbeat than the -40% reading recorded last month, it still points to weak market momentum, with almost all regions of the UK experiencing a noticeable softening in demand.

At the same time, the agreed sales indicator posted a net balance of -36% in the latest survey (compared with -35% previously), signalling that a firmly downward trend remains in place. Looking ahead, the near-term sales expectations balance of -32% suggests that the current muted conditions are likely to persist over the coming months. At the twelve-month horizon, sales expectations have edged into marginally negative territory (net balance of -6%), with this metric weakening progressively over each of the past three months.

With regard to supply, the new instructions indicator recorded a broadly flat net balance of -3% in April (compared with -6% previously), suggesting that the flow of new listings coming onto the sales market was largely stagnant over the month. However, the new appraisals measure (which asks respondents to compare activity with the same period twelve months earlier) posted a net balance of -16%, down from zero last month. As such, this points to a potential slowdown in the pipeline of new instructions going forward.

At the headline level, the house price indicator recorded a net balance of -34%, marking a further deterioration from the -25% reading seen last month. Regional results point to a growing divergence between the North and South, with more pronounced downward pressure on prices evident in London, the South East, East Anglia and the South West. By contrast, the North West and the North of England continue to post marginally positive readings for the time being. Meanwhile, house prices are still rising across Scotland and Northern Ireland.

Returning to the aggregate level, near-term house price expectations remain negative, with a net balance of -38%, although this is less weak than the -45% reading recorded last month. Looking ahead over a twelve-month horizon, a net balance of +5% of contributors now expects prices to rise, albeit only marginally. That said, this represents the flattest reading for this series since late 2023. When broken down by region, London, the South East and East Anglia all now show moderately negative house price expectations for the year ahead (on a net balance basis).

Across the rental market, tenant demand edged higher, with a net balance of +14% of respondents reporting an increase (from the seasonally adjusted quarterly lettings dataset). Meanwhile, the landlord instructions measure remained negative, albeit slightly less so than last quarter, registering a net balance of -17% (compared with -24% previously). Looking ahead, a net balance of +25% of contributors anticipates rental prices rising, broadly in line with the average reading seen over the past year.

4.12 HM Treasury brings together some of the forecasts in its regular *Forecasts for the UK economy: a comparison of independent forecasts* report[32].

[32] Forecasts for the UK economy - GOV.UK

Table 4.1 Consolidated House Price Forecasts

Table 2 - 2026: 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	May	*	3.2	4.5	-	-	3.75	100.0	-	-
Berenberg	March		2.5	-	2.8	-	3.00	-	-	-
Bloomberg Economics	Dec		2.1	-	-	-	3.50	-	-	-
Capital Economics	May	*	4.0	5.3	2.4	81.3	3.75	80.0	4.0	1.5
Deutsche Bank	April		3.4	4.6	-	-	3.75	-	-	-
EY	May	*	4.1	-	-	-	3.75	95.0	5.1	-
HSBC	April		2.7	4.6	3.6	85.4	3.75	90.3	-	2.0
JP Morgan	May	*	3.5	-	-	-	4.00	-	4.2	-
KPMG	May	*	3.4	-	-	-	3.75	94.0	-	-
Natwest Markets	April		3.8	4.6	3.2	-	3.75	82.0	3.6	-
Nomura	May	*	3.4	4.0	3.0	-	4.00	-	-	-
Pantheon	Jan		2.7	2.9	4.0	-	3.50	-	-	2.0
UBS	May	*	3.6	4.1	2.5	-	3.75	-	5.0	-
Non-City forecasters										
British Chambers of Commerce	May	*	2.7	-	3.9	-	3.75	-	-	-
Beacon Economic Forecasting	May	*	3.1	3.8	3.5	83.4	4.00	88.2	4.4	1.1
CBI	Dec		2.4	2.6	2.8	-	3.50	63.6	3.9	-
CEBR	May	*	3.2	4.4	3.1	85.0	3.75	-	-	4.6
Experian Economics	May	*	4.7	5.3	3.0	-	3.75	90.4	-	0.1
Heteronomics	May	*	3.9	4.5	3.9	85.4	4.00	90.3	-	2.0
ICAEW	Jan		2.1	-	-	-	3.25	-	-	-
ITEM Club	Feb		2.3	-	-	-	3.5	-	-	2.8
Liverpool Macro Research	Jan		2.3	3.1	3.5	84.2	3.25	-	-	-
NIESR	Feb		2.2	3.3	3.7	-	3.25	-	-	-0.2
Oxford Economics	May	*	4.6	5.6	3.3	82.7	3.75	91.6	3.3	0.7
OECD	March		-	-	-	-	-	-	-	-
IMF	April		3.5	-	-	-	-	-	-	-
Average of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Independent			3.5	4.6	3.2	83.9	3.8	90.2	4.2	1.7
Received this month (marked *)			3.6	4.6	3.2	83.6	3.8	91.2	4.3	1.7
City			3.4	4.5	2.9	83.4	3.7	90.2	4.4	1.8
Range of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)										
Highest			4.7	5.6	3.9	85.4	4.00	100.0	5.1	4.6
Lowest			2.5	3.8	2.4	81.3	3.00	80.0	3.3	0.1
Median			3.4	4.6	3.2	84.2	3.75	90.3	4.2	1.5
OBR	Mar		1.9	2.9	3.1	84.6	3.31	63.1	3.3	2.7

Source: Forecasts for the UK economy: a comparison of independent forecasts No 466 (HM Treasury, May 2026).

4.13 Property agents Savills are forecasting the following changes in house prices, suggesting continued growth:

Table 4.2 Savills Property Price Forecasts

	2026	2027	2028	2029	2030	2026-2030
Mainstream UK	-2.0%	2.5%	5.0%	6.0%	6.0%	18.5%
South East Mainstream	-3.5%	1.5%	4.0%	5.5%	5.5%	13.4%
Prime Regional Outer Commute	-2.5%	2.0%	3.5%	4.5%	4.5%	12.4%
Prime Regional Wider South	-2.0%	2.5%	4.0%	5.0%	5.0%	15.2%
UK Rents	2.5%	2.0%	2.0%	2.5%	2.5%	12.0%

Source: Savills [33]

4.14 In this context is relevant to note that the Nationwide Building Society reported in May 2026[34]:

Annual house price growth slows in May

- *UK annual house price growth slowed to 1.7% in May, from 3.0% in April*
- *House prices were down 0.6% month on month*

Headlines	May-26	Apr-26
Monthly Index*	551.0	554.3
Monthly Change*	-0.6%	0.4%
Annual Change	1.7%	3.0%
Average Price (not seasonally adjusted)	£278,024	£278,880

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

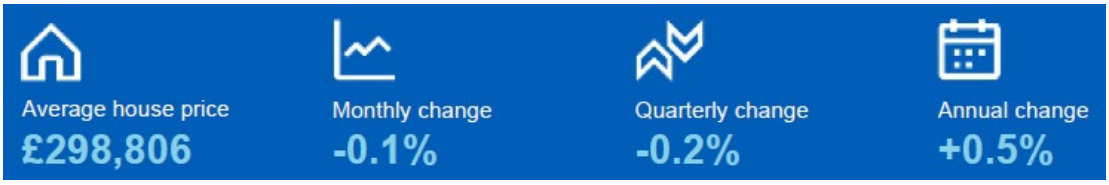
4.15 Nationwide produces regional figures on a quarterly basis. This data suggests, for the Outer South East, an annual -0.7% change in Q1 2026 and an annual 0.1% change from the previous quarter.

4.16 Halifax Building Society reported a slightly different situation in June 2026[35]:

[33] Savills UK | Residential Property Market Forecasts

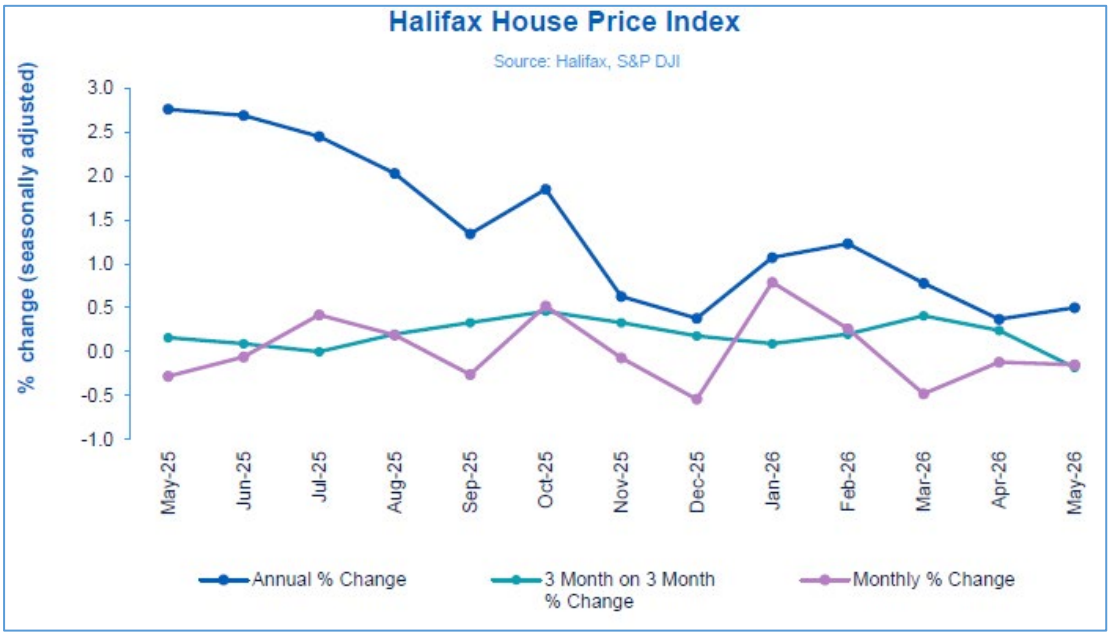
[34] Nationwide HPI News - Reports

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



House prices steady in May despite broader market uncertainty

- *House prices edged down -0.1% in May, following a similar -0.1% fall in April*
- *Average property price now £298,806, compared with £299,251 in April*
- *Annual growth up slightly to +0.5%, from +0.4% in April*
- *Northern Ireland continues to record the UK's strongest annual growth at +7.8%*

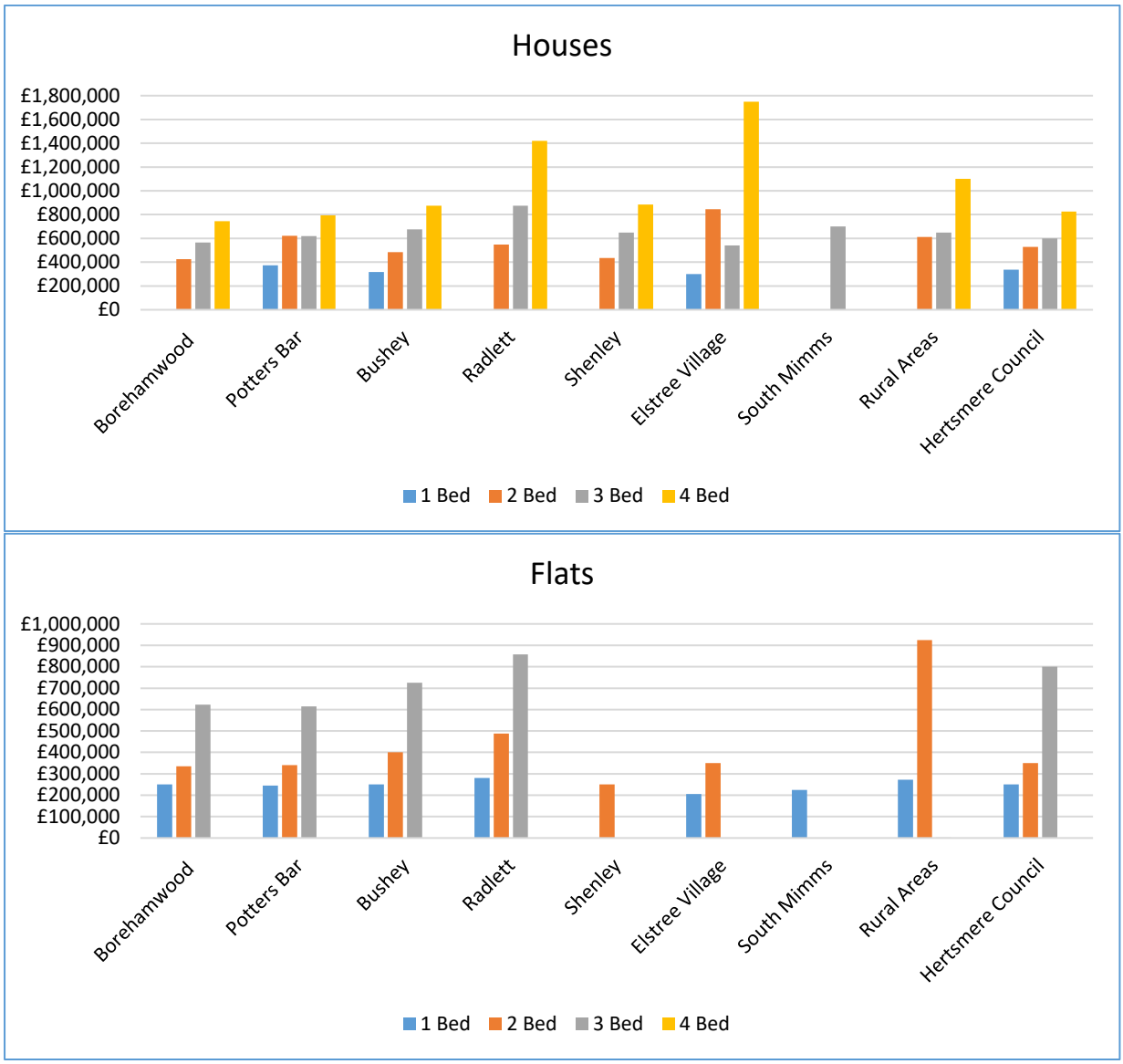


4.17 Whilst there is clearly uncertainty in the market, a degree of house price growth is anticipated.

The Local Market

4.18 A survey of asking prices across the Borough was carried out in October 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 (November 2025)

Price Paid Data

4.19 As part of the research, data from Landstack was analysed. This brings together data allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms. This data includes the records of 6,681 sales since the start of 2021. Of these, floor areas are available for 6,297 sales and the number of bedrooms is available for 5,080 sales. There is a significant delay in the Land Registry updating the dataset, with only 2 newbuild sales recorded in since the start of 2025.

Table 4.3 Landstack Data – Hertsmere Sample Size

New Build			
	Count of Sale Value	Count of £ per sqm	Count of £ per bedroom
2021	166	154	14
2022	67	66	10
2023	19	19	2
2024	10	10	3
2025	2	2	
Sub-Total	**264**	**251**	**29**
Non New Build			
	Count of Sale Value	Count of £ per sqm	Count of £ per bedroom
2021	1,887	1,850	1,544
2022	1,490	1,472	1,160
2023	1,121	1,099	879
2024	1,218	1,187	991
2025	701	689	506
Sub-Total	**6,417**	**6,297**	**5,080**
TOTAL	**6,681**	**6,548**	**5,109**

Source: Landmark (December 2025)

4.20 The dataset includes a number of outliers that are out of alignment with wider experience of Hertsmere's housing market. The units with sale prices that are lower than in the following table have been removed from the data:

Table 4.4 Lowest Asking Prices - Excluding auctions, Shared Ownership, park homes, those in need of substantial work, tenanted, specialist older peoples and other non-standard properties.

House	1 bed	£300,000
	2 bed	£310,000
	3 bed	£395,000
	4 bed	£440,000
	5+ Bed	£475,000
Flat	1 bed	£185,000
	2 bed	£249,000
	3 bed	£295,000
	4+ bed	
Detached		£499,950
Semi -detached		£461,650
Terraced		£310,000
Flats		£185,000

Source: Market Survey (December 2025)

4.21 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. In addition, homes with more than 6 bedrooms have been removed as these are not representative of newbuild development. Those homes with a value of more than £20,000 per sqm or less than £3,500 per sqm are also removed.

4.22 The full data tables are set out in **Appendix 3**. This data can be disaggregated by year and between newbuild and existing homes.

Figure 4.6 Average Prices – Non Newbuild from January 2021

Source: Landstack (December 2025)

Figure 4.7 Average Prices – Newbuild Properties from January 2021

Source: Landstack (December 2025)

4.23 This data shows that, on average, newbuild houses are about 25% more expensive than existing houses, and that newbuild flats are about twice as expensive as existing flats. When considered on a per sqm basis, on average, newbuild houses are about 42% more expensive than existing houses, and newbuild flats are about 37% more expensive than existing flats.

4.24 Through the technical consultation, a developer[36] provided the following further data (supported by the transactions). It is important to note that these comparables are not for newbuild properties, for which they suggest a 10% to 15% premium.

Table 4.5 Additional Price Data

	Flats			Houses			
Beds	**1**	**2**	**3**	**2**	**3**	**4**	**5**
Radlett							
£	£240,500	£595,056	£410,000	£659,250	£928,889	£1,253,821	£2,488,708
£ per sqm	£5,794	£5,664	£5,450	£6,247	£7,561	£6,254	£6,842
Borehamwood							
£	£253,500	£332,313		£429,464	£555,796	£805,998	£892,000
£ per sqm	£5,039	£5,010		£5,723	£5,514	£5,282	£4,910
Potters Bar							
£	£213,281	£310,170		£518,259	£627,617	£784,962	£1,246,250
£ per sqm	£5,244	£4,783		£6,028	£5,707	£5,188	£6,128
Bushey							
£	£223,154	£408,454		£459,526	£604,878	£897,156	£1,110,318
£ per sqm	£4,704	£9,185		£6,056	£5,519	£5,643	£5,428
Shenley							
£		£270,000		£463,167	£621,921	£901,750	
£ per sqm				£7,245	£5,782	£5,924	

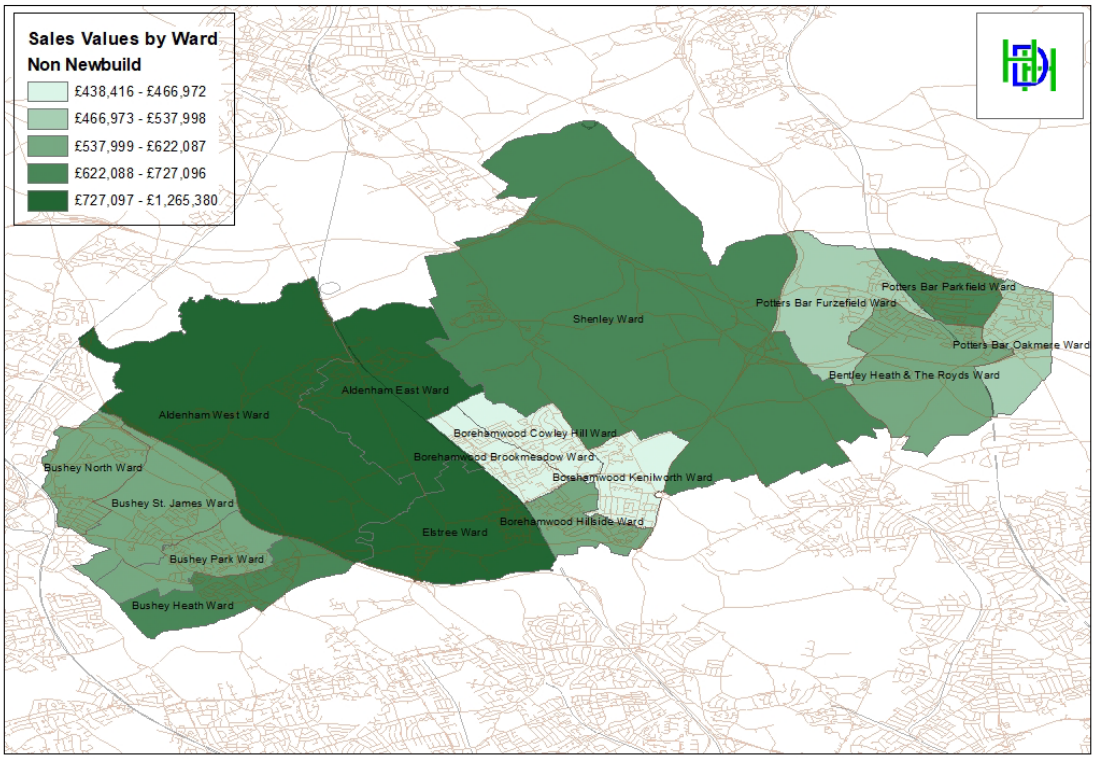
Source: Griggs Homes (February 2026)

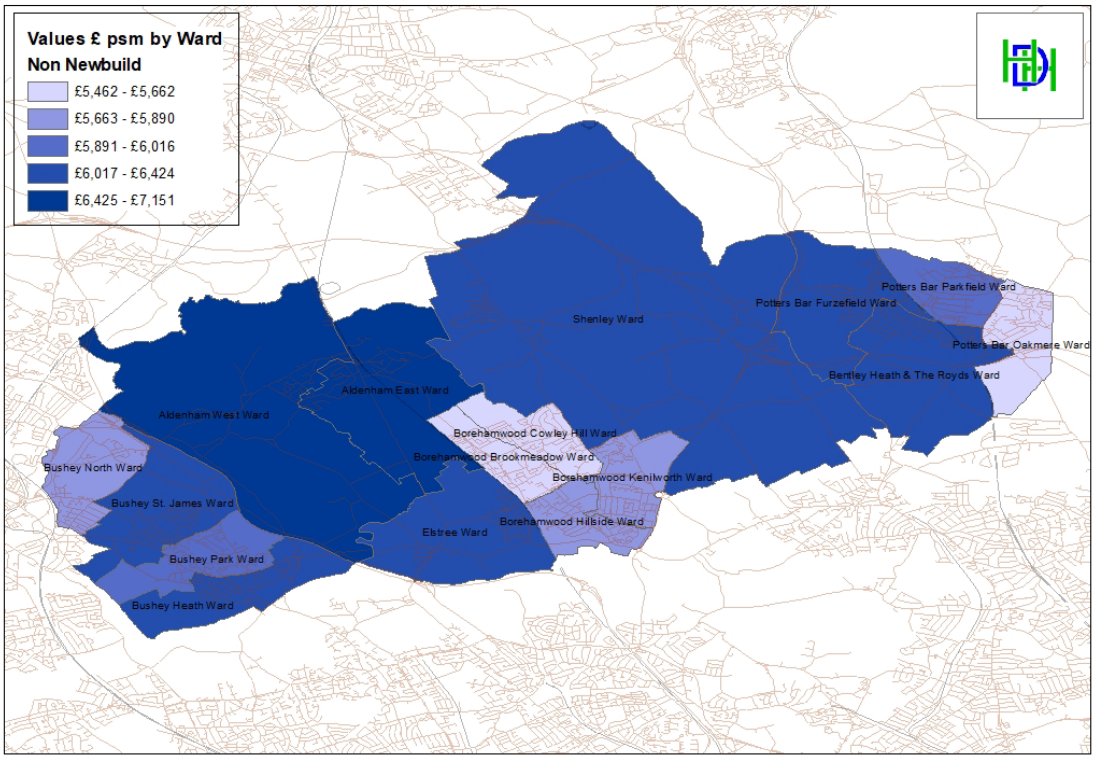
4.25 These values are somewhat less than the average prices from the Landstack data presented in **Appendix 3**, however the sample includes older flats and houses that are quite different to those likely to come forward on contemporary schemes. If the older units are excluded, the values are similar to the Landstack data.

4.26 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.

[36] Griggs Homes

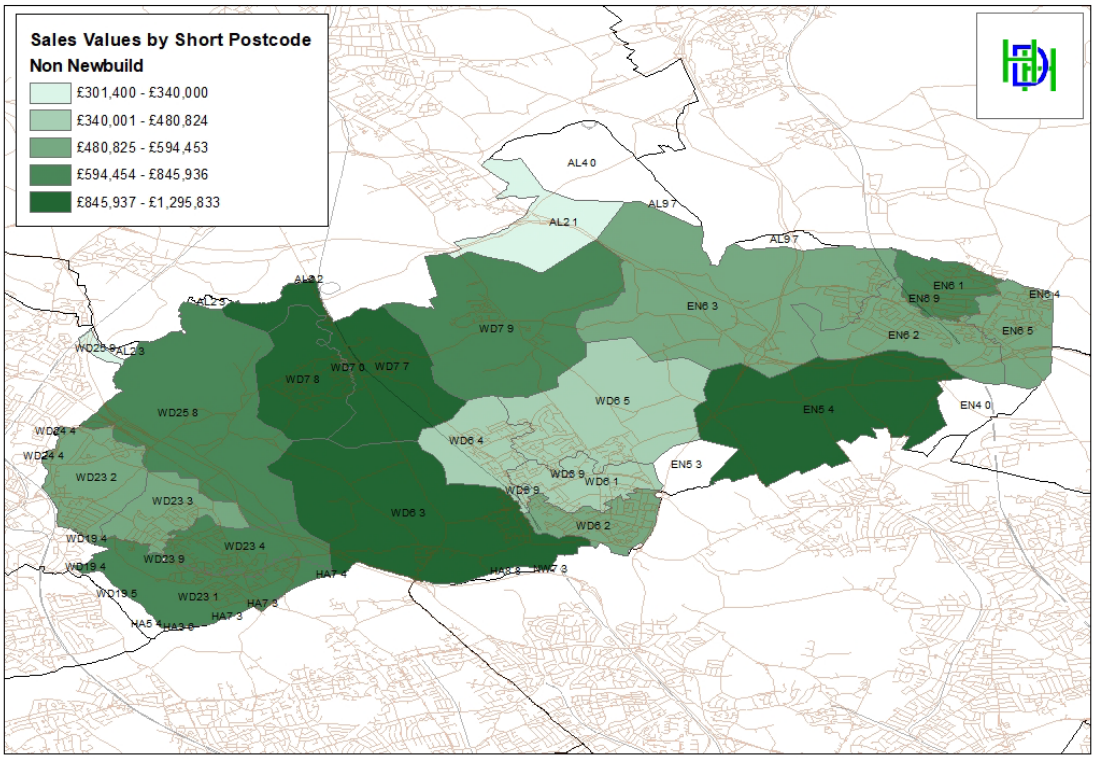
Figure 4.8a Average Price Paid by Ward – Non-newbuild from January 2021

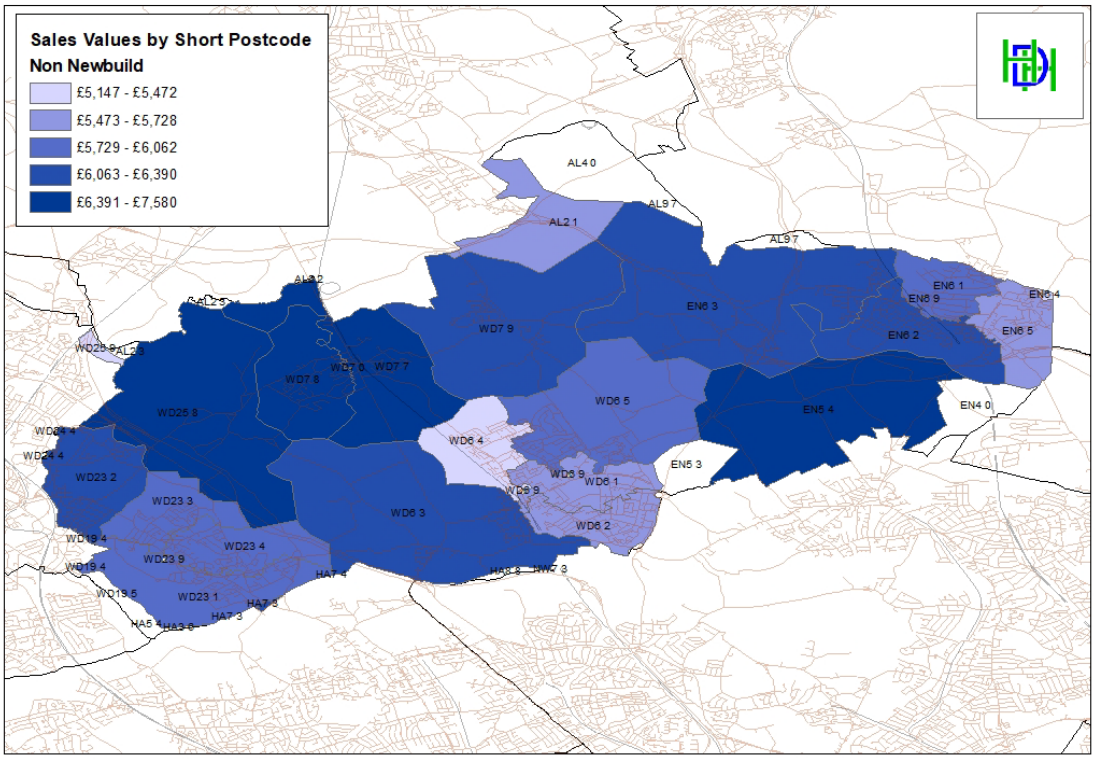




Source: Landstack (December 2025). Includes data licensed under the Open Government Licence 3.0.

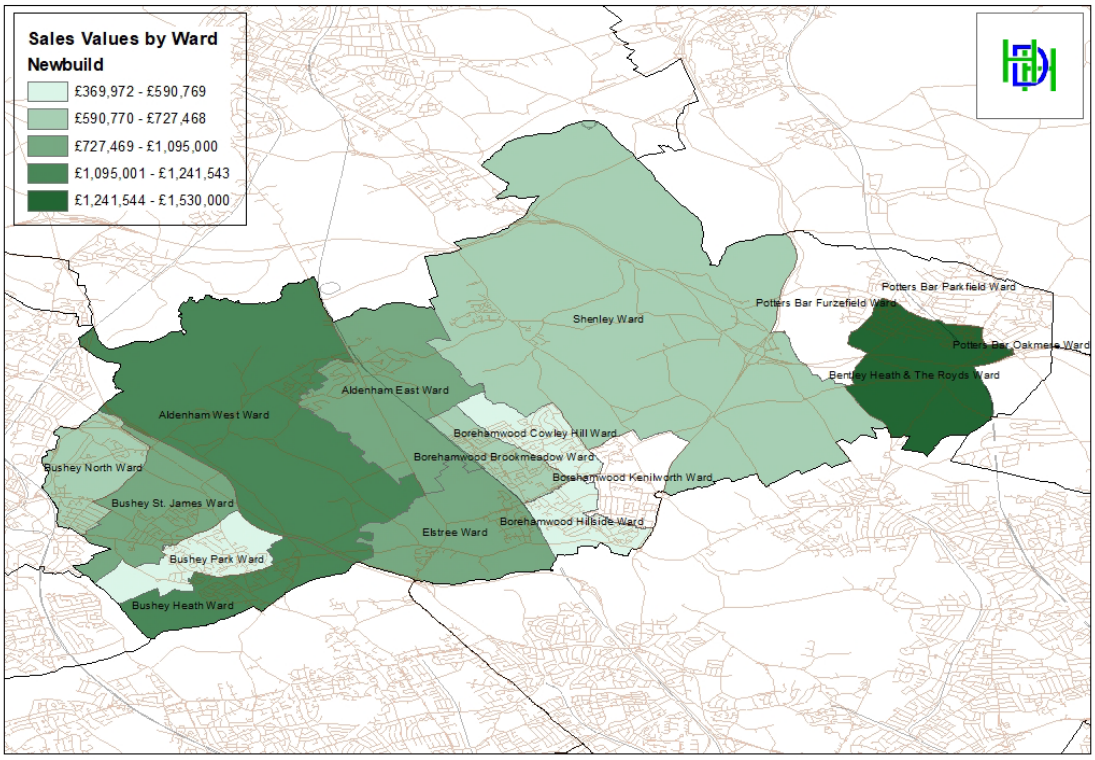
Figure 4.8b Average Price Paid by Short Postcode – Non-newbuild from January 2021

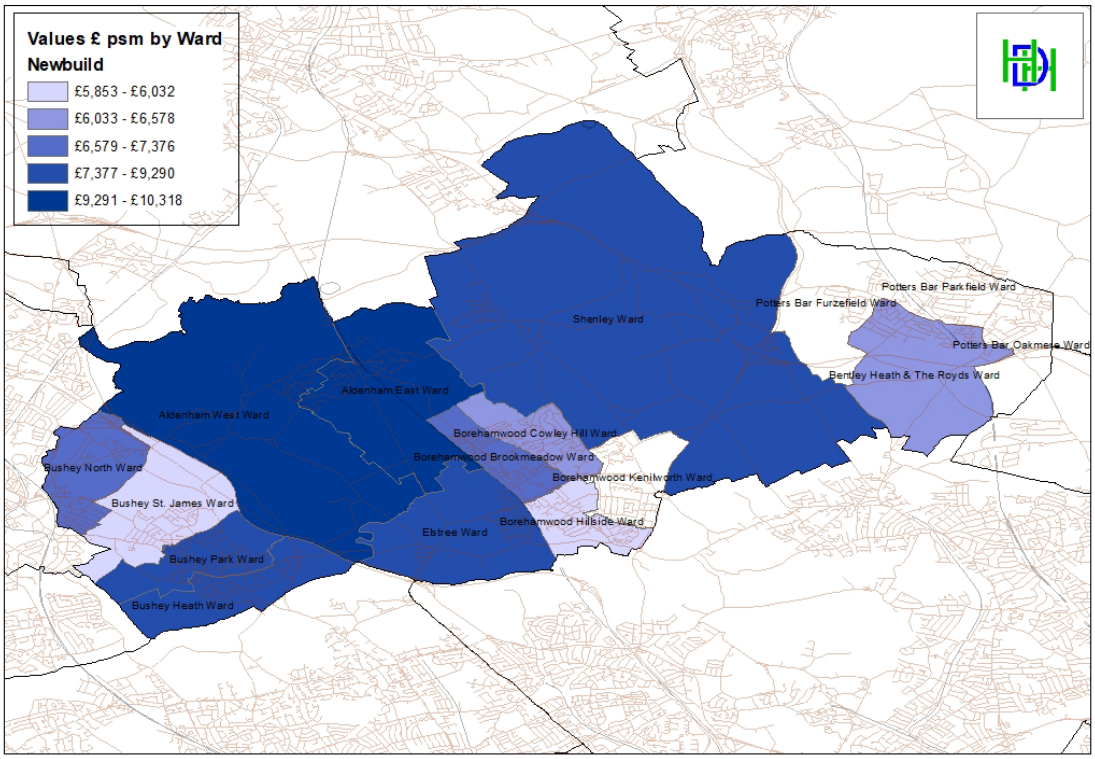




Source: Landstack (December 2025). Includes data licensed under the Open Government Licence 3.0.

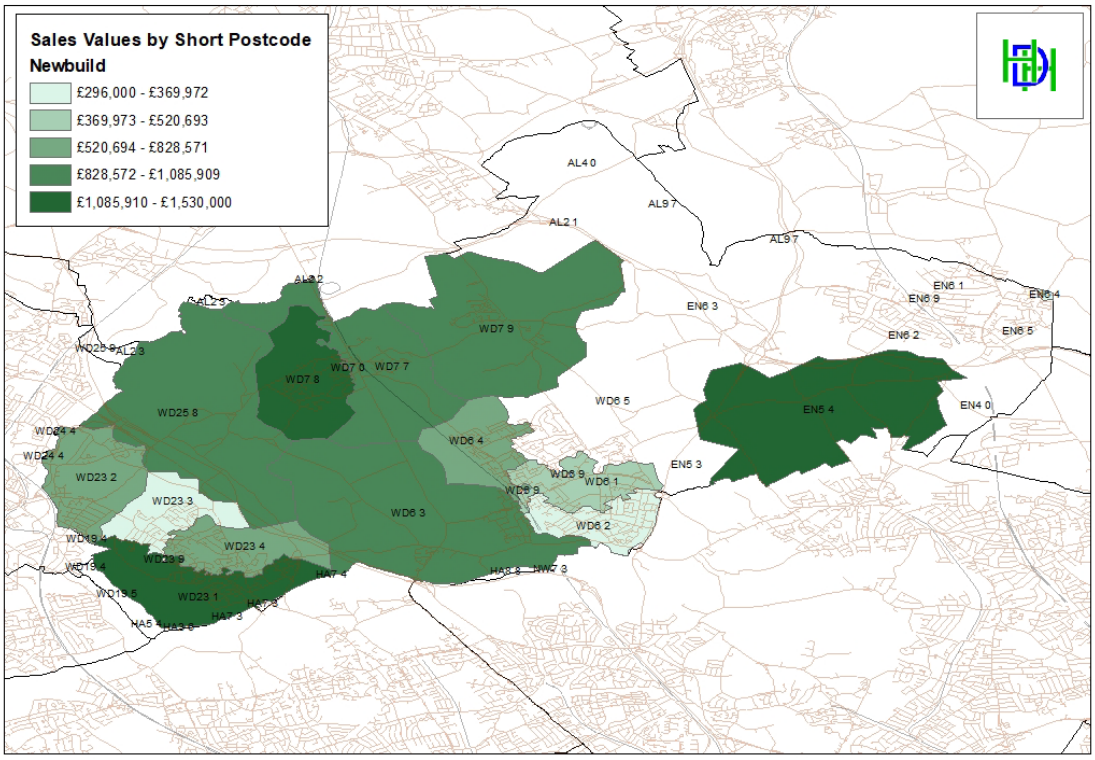
Figure 4.8c Average Price Paid by Ward – Newbuild from January 2021

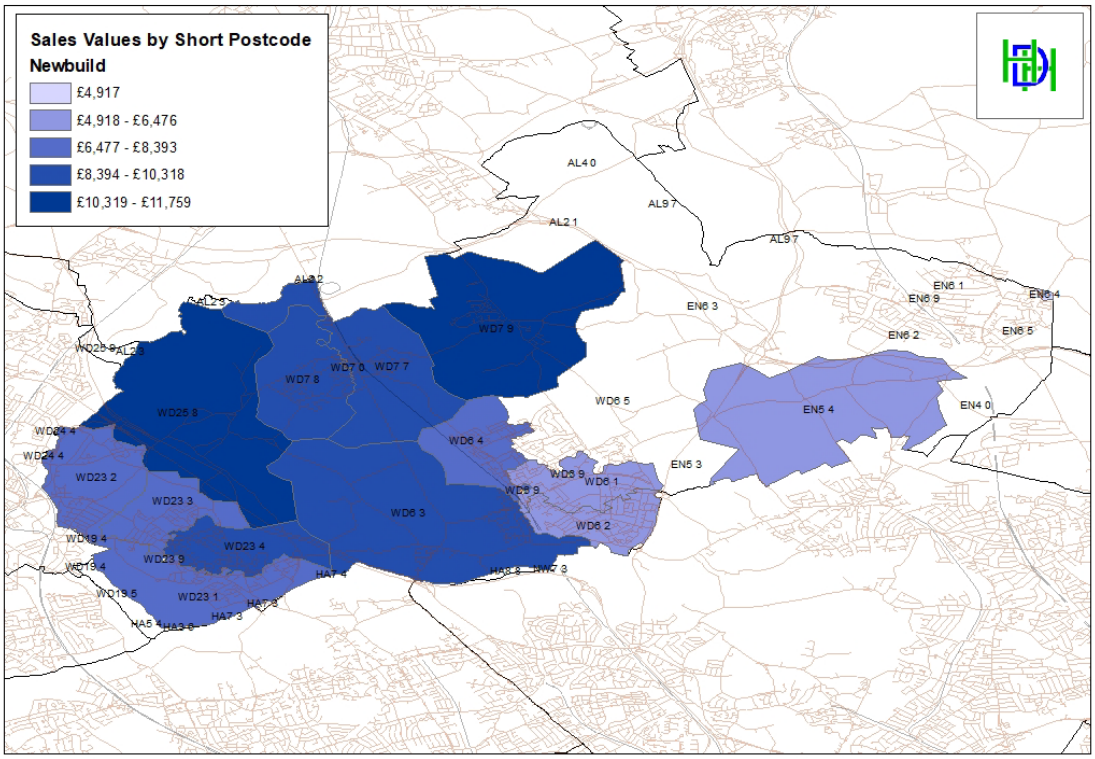




Source: Landstack (December 2025) Includes data licensed under the Open Government Licence 3.0.

Figure 4.8d Average price Paid by Short Postcode – Newbuild from January 2021





Source: Landstack (December 2025) Includes data licensed under the Open Government Licence 3.0.

4.27 These maps do not reveal some of the nuances of higher and lower values within wards and within postcode sectors, but do show the general pattern of price.

4.28 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.

Newbuild Asking Prices

4.29 In October 2025 there were very few newbuild schemes in the HBC area with fewer than 10 units being advertised. A survey has therefore been extended beyond the Borough. The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £260,000 and going up to £3,400,000. The average was a little over £1,000,000 (£6,849 per sqm). These are summarised in the following table and set out in detail in **Appendix 4**.

Table 4.6 Summary of Newbuild Asking Prices – October 2025

		Detached	Flats	Semi-detached	Terraced	All
Brookmans Park	Count	1	0	0	0	1
	Av £	£1,200,000				£1,200,000
	Av £/sqm	£6,780				£6,780
Bushey	Count	2	1	0	0	3
	Av £	£2,000,000	£670,000			£1,556,667
	Av £/sqm	£6,275	£5,403			£5,984
Colney Heath	Count	8	0	1	0	9
	Av £	£775,000		£585,000		£753,889
	Av £/sqm	£5,889		£6,500		£5,976
Cuffley	Count	7	0	0	0	7
	Av £	£1,203,571				£1,203,571
	Av £/sqm	£6,570				£6,570
Essendon	Count	1	0	0	0	1
	Av £	£1,500,000				£1,500,000
	Av £/sqm	£5,660				£5,660
Hadley Wood	Count	2	2	0	0	4
	Av £	£3,075,000	£960,000			£2,017,500
	Av £/sqm	£7,867	£10,812			£9,340
Northaw	Count	0	0	1	0	1
	Av £			£1,222,000		£1,222,000
	Av £/sqm			£7,064		£7,064
Potters Bar	Count	5	0	4	0	9
	Av £	£1,261,000		£947,500		£1,121,667
	Av £/sqm	£6,755		£6,586		£6,680
Radlett	Count	0	0	0	1	1
	Av £				£875,000	£875,000
	Av £/sqm				£8,333	£8,333
South Mimms	Count	0	1	0	0	1
	Av £		£310,000			£310,000
	Av £/sqm		£5,439			£5,439
St Albans	Count	3	0	0	0	3
	Av £	£850,000				£850,000
	Av £/sqm	£7,179				£7,179
Stanmore	Count	0	2	0	0	2
	Av £		£279,950			£279,950
	Av £/sqm		£6,162			£6,162
Watford	Count	1	5	1	0	7
	Av £	£1,795,000	£404,700	£550,000		£624,071
	Av £/sqm	£5,828	£7,453	£9,167		£7,465
ALL	Count	30	11	7	1	49
	Av £	£1,270,833	£498,491	£878,143	£875,000	£1,033,273
	Av £/sqm	£6,542	£7,459	£7,011	£8,333	£6,865

Source: Market Survey (October 2025)

4.30 In March 2026, this survey was refreshed and there were very few newbuild schemes in the HBC, with just 3 newbuild units being advertised at the time of this report. A survey has

therefore been extended beyond the Borough. The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £370,000 and going up to £4,750,000. The average was about £820,000 (£5,992 per sqm). These are summarised in the following table.

Table 4.7 Summary of Newbuild Asking Prices – March 2026

		Detached	Flats	Semi-detached	Terraced	All
Auckland Estates						
Fenton Close	Count	0	0	1	0	1
	Av £			£840,000	£0	£840,000
	Av £/sqm					
Statons						
Barham Avenue	Count	1	0	0	0	1
	Av £	£4,750,000				£4,750,000
	Av £/sqm					
Eden House	Count	0	1	0	0	1
	Av £		£1,599,950	£0	£0	£1,599,950
	Av £/sqm		£0	£0	£0	£0
Taylor Wimpey						
Colney Manor	Count	6	0	0	0	6
	Av £	£770,000				£770,000
	Av £/sqm	£5,644				£5,644
Little Furze Place	Count	0	10	0	1	11
	Av £		£390,750		£650,000	£414,318
	Av £/sqm		£6,255		£5,462	£6,183
All						
	Count	7	11	1	1	20
	Av £	£1,338,571	£500,677	£840,000	£650,000	£818,373
	Av £/sqm	£5,644	£6,255		£5,462	£5,993

Source: Market Survey (March 2026)

4.31 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. Very little feedback was received – perhaps as most of the housing is on smaller schemes rather than being promoted by larger housebuilders. Based on wider experience of the newbuild housing market, whilst there are a number of incentives that are available, there is very little flexibility around the actual price paid. The feedback is that most of the new homes are reserved by a buyer before they are completed. The incentives that are available 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 carpets, white goods, kitchen and bathroom fixtures and fittings, 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), other offer similar assistance.

4.32 The earlier that a buyer commits to a purchase, the greater the incentive available. All of these incentives have a cost to the developer, although it is also clear that the level of incentives varies across time (i.e. market cycles).

Price Assumptions for Financial Appraisals

4.33 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.

4.34 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area, the prices put to the consultation are as in the table below. It is important to note that this is a broad brush, high level study to test the inform the development of policies in HBC's emerging Local Plan, as required by the NPPF. The values between new developments and within new developments will vary considerably.

Table 4.8 December 2025 Initial Residential Price Assumptions (£ per sqm)

	Borehamwood and Adjacent	Bushey & Potters Bar and Adjacent	All other Areas
Houses	£7,300	£9,170	£9,300
Flats	£5,600	£6,800	£9,300

Source: HDH (December 2025)

4.35 Through the technical consultation, a developer[37] suggested that the assumptions were too high and provided further data (see above). The comparables provided were not for newbuild properties, for which they suggest a 10% to 15% premium.

[37] Griggs Homes

4.36 A site promoter[38] said:

> *We acknowledge the findings of the report and note that it does not touch on the affordability challenges currently facing Hertsmere. In 2024, the median average home in Hertsmere, at £516,000, cost 11.6 times the median average earnings of a full-time employee at £44.347 (for comparison, in England a median average home, at £290,000, cost 7.7 times the median average earnings of a fulltime employee at £37,600).*
>
> *Given these affordability challenges, Urban&Civic recognise the importance of diverse housing types in terms of tenure and unit size to meet needs of Hertsmere residents across the spectrum.*

4.37 Whilst this is not a comment on the assumptions used, this point is noted.

4.38 Following the consultation the assumptions have been refined as follows:

Table 4.9 May 2026 Residential Price Assumptions (£ per sqm)

	Borehamwood and Adjacent	Bushey & Potters Bar and Adjacent	All other Areas
Houses	£7,300	£7,500	£7,500
Flats	£5,500	£6,400	£7,500

Source: HDH (May 2026)

Ground Rents

4.39 Over the last 20 or so years many new homes have been sold subject to a ground rent. In this study, no allowance is made for residential ground rents[39].

Build to Rent

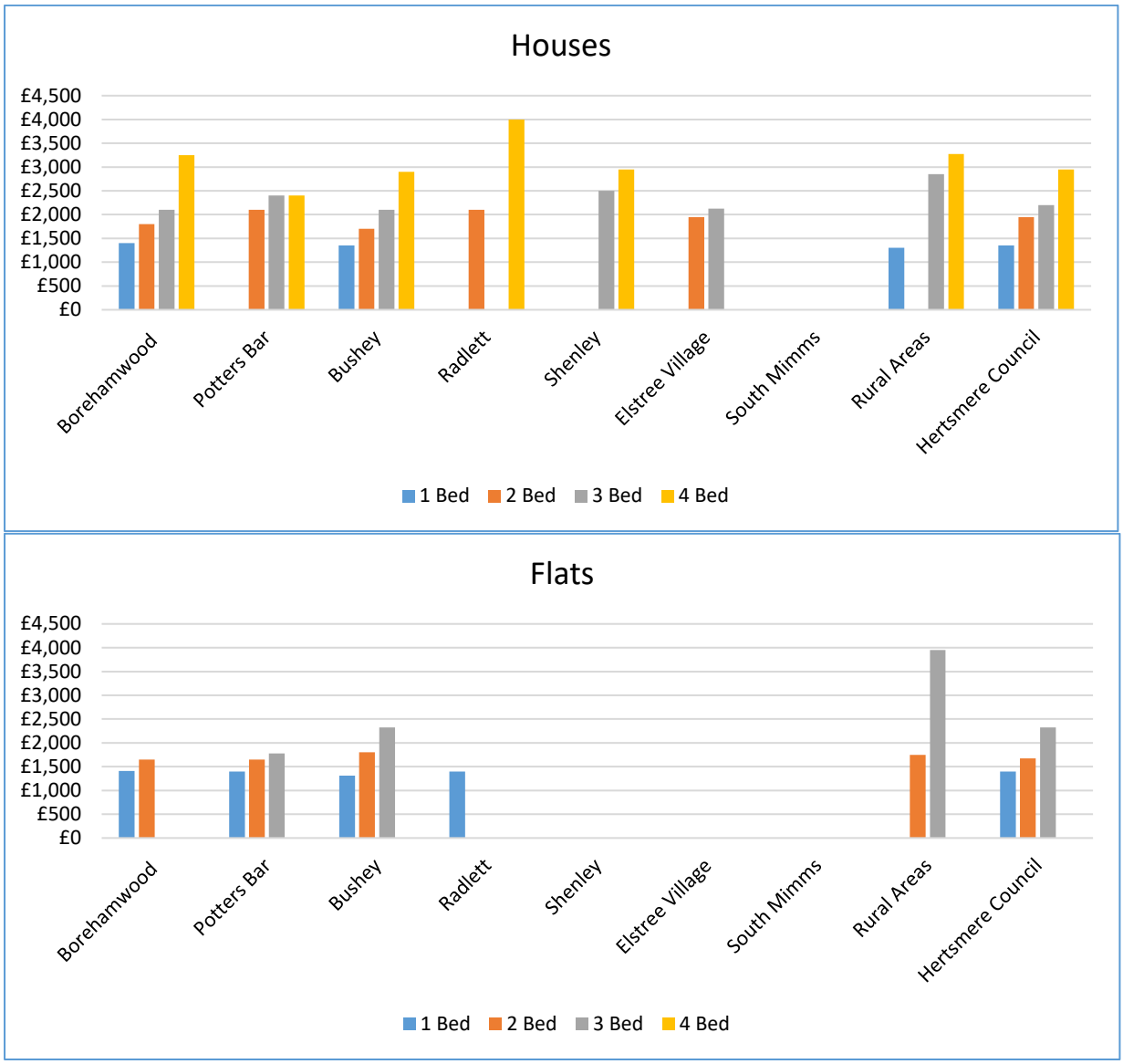
4.40 The Council has not seen Build to Rent schemes coming forward through the planning system (i.e. where the use of the development is restricted to the Private Rented Sector) however this is a growing development type. The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. 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.).

4.41 In estimating the likely level of rent, a survey of market rents across the Borough has been undertaken for houses and flats:

[38] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

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

Figure 4.9 Median Asking Rents – (£ per Month)



Source: Market Survey (October 2025)

4.42 Care must be taken when considering the above to recognise the outliers. The ONS publishes rental data[40]:

[40] Private rent and house prices, UK - Office for National Statistics

Table 4.10 Average Monthly Rents – Hertsmere (October 2025). £ per Month

1 bed	£1,220
2 bed	£1,559
3 bed	£1,878
4 or more bed	£2,731
Detached	£2,450
Semidetached	£1,967
Terraced	£1,681
Flat / maisonette	£1,409

Source: ONS (October 2025) Price Index of Private Rents, UK: monthly price statistics - Office for National Statistics

4.43 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- Q1 2025* (Savills, April 2025) does not report a yield. The Savills' Q4 2022 Update 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% (the more recent Q2 2024 does not report a yield).

c. Knight Frank in its Prime Yield Guide (May 2025) reported Build to Rent yields of a 4.5% yield for Regional Single Family Housing and a yield of 4.5% for Tier 2 Regional Cities.

d. CBRE is reporting multifamily prime yields of 4.15% to 4.35% in its UK Property Market Snapshot Q1 2025.

4.44 Having considered a range of sources and bearing in mind that HBC is not a prime Build to Rent market, a net yield of 6% has been assumed. An allowance of 20% is made for management, repairs, voids and the like.

Table 4.11 Capitalisation of Private Rents

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,350	£1,950	£2,200	£2,950
Gross Rent (£/annum)	£16,200	£23,400	£26,400	£35,400
Net Rent (£/annum)	£12,960	£18,720	£21,120	£28,320
Value	£216,000	£312,000	£352,000	£472,000
sqm	50	70	84	97
£ per sqm	£4,320	£4,457	£4,190	£4,866
Flats	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,400	£1,600	£2,300	
Gross Rent (£/annum)	£16,800	£19,200	£27,600	
Net Rent (£/annum)	£13,440	£15,360	£22,080	
Value	£224,000	£256,000	£368,000	
sqm	50	70	84	
£ per sqm	£4,480	£3,657	£4,381	

Source: HDH (October 2025)

4.45 This analysis suggests a value of £4,400 per sqm for houses and £4,100 per sqm for flats.

4.46 Through the technical consultation, a site promoter[41] was supportive of including Build to Rent, but did not comment on the assumptions.

Affordable Housing

4.47 The Council currently seeks 40% in postcode areas EN5 4, WD25 8, WD7 8, WD7 7; and at least 35% in all other locations. This applies to sites of '*5 self-contained, residential units or more (gross), or residential sites of more than 0.2 hectares, should make provision for an element of Affordable Housing. On sites of fewer than 15 units, this may be delivered through the provision of intermediate housing (including shared ownership and share equity), with sites of 15 units or more containing a mix of social rented housing, affordable rent and intermediate housing'*.

4.48 As set out in Chapter 2 above, this is an area where the NPPF sets a national threshold of 10[42] except in Designated Rural Areas, where a lower threshold can be used. As set out later in this report, a range of tenure mixes have been tested (informed by the wider evidence base).

[41] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

[42] Paragraph 65 of the 2024 NPPF and Policy HO5: Meeting the needs of different groups of the 2026 NPPF.

4.49 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.

4.50 At the time of this study there are 'issues' in the wider affordable homes market, with some RPs having withdrawn from seeking to expand their portfolios. This 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.

4.51 Through the technical consultation, a developer[43] suggested that '*the average transfer value achieved on non-grant funded Section 106 schemes equates to approximately 53% of Open Market Value*'. Part of the purpose of this assessment is to consider the impact of varied affordable housing tenure mixes. It is therefore necessary to consider the worth of different types of affordable housing.

4.52 A site promoter[44] commented as follows, but did not comment on the assumptions:

> *At Urban&Civic, we advocate a mix of tenures, including not just affordable housing but also intermediate housing, on our sites. Intermediate products play an important role in providing people a first step onto the market and are key to creating balanced communities, where people of all ages and income levels can live.*
>
> *For large scale, strategic sites, flexibility within the s106 in terms of housing tenures is essential to ensure that the development can continue to meet changing housing need over a 20–30-year period. Rather than having specific product types defined in s106, it should be divided between affordable, intermediate and market housing to maximise flexibility.*

Social Rent

4.53 The value of a rented property is 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:

[43] Griggs Homes

[44] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

Table 4.12 Social Rent (£ per Week)

General needs (social rent) Average weekly rent (£ per week) and unit count by size for Hertsmere – Large PRPs only			
Unit Size	Net Rent	Unit Count	Average net Rent
Non-self-contained	-	-	-
Bedsit	£111.26	48	£111.26
1 Bedroom	£123.65	1,202	£123.65
2 Bedroom	£145.75	1,918	£145.75
3 Bedroom	£167.06	2,047	£167.06
4 Bedroom	£181.95	201	£181.95
5 Bedroom	£177.26	11	£177.26
6+ Bedroom	£216.28	1	£216.28
All Self-Contained	£150.01	5,428	£150.01
All Stock Sizes	**£150.01**	**5,428**	**£150.01**
Owned Stock. Large PRPs only- unweighted Excludes Affordable Rent and intermediate rent, but includes other units with the exception under the Rent Policy Statement. Source SDR/LADR 2025.			

Source: Table 5, RSH SDR 2025 – Data Tool[45]

4.54 This study concerns only the value of newly built homes. The value of Social Rents is assessed (using the net rents) assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 5%.

Table 4.13 Capitalisation of Social Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/month)	£536	£632	£724	£788
Gross Rent (£/annum)	£6,430	£7,579	£8,687	£9,461
Net Rent	£5,144	£6,063	£6,950	£7,569
Value	£102,877	£121,264	£138,994	£151,382
sqm	50	70	84	97
£ per sqm	£2,058	£1,732	£1,655	£1,561

Source: HDH (November 2025)

[45] Registered provider social housing stock and rents in England 2024 to 2025 - GOV.UK

4.55 A value of £1,735 per sqm across the study area is derived under this methodology.

Affordable Rent

4.56 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 a RP) would pay for the completed unit.

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

4.58 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 Local Housing Allowance (LHA) Cap (there is no requirement for the rent to be lower than the LHA cap).

Table 4.14 BRMA LHA Caps (£ per Week)

	Outer North London BRMA	South East Herts BRMA	South West Herts BRMA
Shared Accommodation Rate:	£136.93	£109.32	£115.37
One Bedroom Rate:	£264.66	£192.16	£218.63
Two Bedrooms Rate:	£322.19	£241.64	£287.67
Three Bedrooms Rate:	£390.08	£315.29	£345.21
Four Bedrooms Rate:	£506.30	£391.23	£460.27

Source: VOA (November 2025)[46]

4.59 Potters Bar and the area to the east is within the Outer North London BRMA, the very limited area north of Potters Bar is in South East Herts BRMA and the remaining areas west of the A1 are in the South West Herts BRMA.

4.60 The cap relates to the combined rent and service charge due. These caps are more than the Affordable Rents being charged as reported in the most recent HCA data release.

[46] Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates

Table 4.15 Affordable Rent (£ per Week)

Affordable Rent general needs Average weekly gross rent (£ per week) and units by unit size Hertsmere – all PRPs			
Unit Size	Gross Rent	Unit Count	Average Gross Rent
Non-self-contained	-	-	-
Bedsit	-	-	-
1 Bedroom	£192.17	297	£192.17
2 Bedroom	£238.19	405	£238.19
3 Bedroom	£276.20	163	£276.20
4 Bedroom	£273.93	12	£273.93
5 Bedroom	-	-	-
6+ Bedroom	-	-	-
All Self-Contained	£230.16	877	£230.16
All Stock Sizes	**£230.16**	**877**	**£230.16**
Owned Stock, All PRPs owning Affordable Rent units – unweighted. Stock outside England is excluded. Source SDR/LADR 2025.			

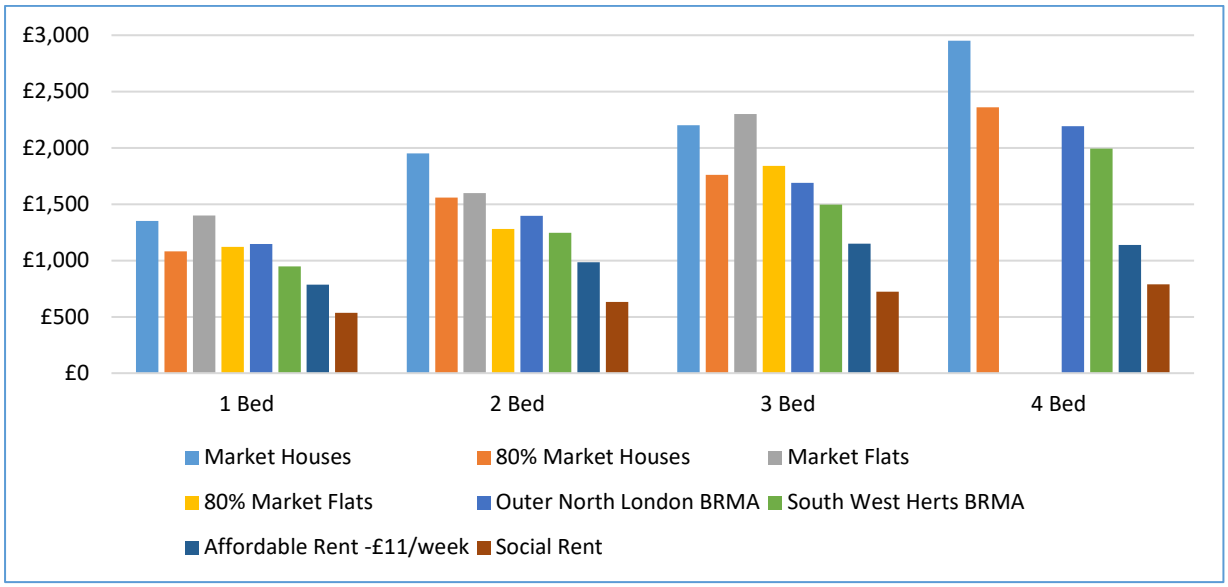
Source: Table 9, RSH SDR 2025 – Data Tool[47]

4.61 The Gross Rent does not include service charges (the data shown earlier for Social Rent are net rents). As the LHA cap applies to the rent and service charge, an allowance of £11 per week is made for this.

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

[47] Registered provider social housing stock and rents in England 2024 to 2025 - GOV.UK

Figure 4.10 Rents by Tenure – £ per Month



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

4.63 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. These are capitalised at 4.75%. 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, and the income is capitalised at 4%. It is assumed that the Affordable Rent is no more than the LHA cap.

Table 4.16 Capitalisation of Affordable Rents

East of A1(M)	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£1,147	£1,396	£1,690	£2,194
Gross Rent (£/annum)	£13,762	£16,754	£20,284	£26,328
Net Rent (£/annum)	£11,010	£13,403	£16,227	£21,062
Value	£220,197	£268,062	£324,547	£421,242
sqm	50	70	84	97
£ per sqm	£4,404	£3,829	£3,864	£4,343

West of A1(M)	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£947	£1,247	£1,496	£1,995
Gross Rent (£/annum)	£11,369	£14,959	£17,951	£23,934
Net Rent (£/annum)	£9,095	£11,967	£14,361	£19,147
Value	£181,900	£239,341	£287,215	£382,945
sqm	50	70	84	97
£ per sqm	£3,638	£3,419	£3,419	£3,948

Source: HDH (November 2025)

4.64 A value of £3,800 per sqm is assumed for east of the A1(M), and a value of £3,420 per sqm is assumed for west of the A1(M).

Intermediate Products for Sale

4.65 Affordable Home Ownership includes Shared Ownership and shared equity products[48], as well as First Homes. 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. The rental income is capitalised at 4.5% having made a 5% management allowance.

4.66 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

4.67 It is assumed that grant funding is not available.

Older People's Housing

4.68 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.*

4.69 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

[48] 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,

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.

4.70 On this basis it is assumed Sheltered and Extracare housing has the following worth:

Table 4.17 Worth of Sheltered and Extracare

Borehamwood	Area (sqm)	£	£ per sqm
3 bed semi-detached		**590,000**	
1 bed Sheltered	50	442,500	8,850
2 bed Sheltered	75	590,000	7,867
1 bed Extracare	65	553,125	8,510
2 bed Extracare	80	737,500	9,219
Potters Bar	Area (sqm)	£	£/m^2
3 bed semi-detached		**600,000**	
1 bed Sheltered	50	450,000	9,000
2 bed Sheltered	75	600,000	8,000
1 bed Extracare	65	562,500	8,654
2 bed Extracare	80	750,000	9,375
Bushey	Area (sqm)	£	£/m^2
3 bed semi-detached		**650,000**	
1 bed Sheltered	50	487,500	9,750
2 bed Sheltered	75	650,000	8,667
1 bed Extracare	65	609,375	9,375
2 bed Extracare	80	812,500	10,156
Radlett	Area (sqm)	£	£/m^2
3 bed semi-detached		**760,000**	
1 bed Sheltered	50	570,000	11,400
2 bed Sheltered	75	760,000	10,133
1 bed Extracare	65	712,500	10,962
2 bed Extracare	80	950,000	11,875

Source: HDH (November 2025)

4.71 There are no newbuild retirement schemes being marketed in the Borough the time of the research, although there is a McCarthy Stone scheme in Rickmansworth where the average asking price is about £505,000 (£8,280 per sqm). A value of £8,000 per sqm is assumed for Sheltered housing and £8,500 per sqm for Extracare housing.

4.72 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.

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. 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 uses are tested.

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

National Overview

5.3 The various non-residential markets in the Hertsmere area reflect national trends. The RICS Economy and Property Market Update May 2026 sets out as follows in relation to commercial property:

> *Commercial Property*
>
> *Data from property consultant Lambert Smith Hampton suggests that transaction activity in the commercial real estate market proved relatively resilient in the first quarter, despite the outbreak of the conflict during this period. Their figures indicate that volumes rose to £10.8bn over the three months, which, although well below the record £21.6bn recorded in the previous quarter, was 16% higher than in the same period of 2025. A notable feature of this performance is the continued momentum in larger deals, with LSH reporting 11 transactions in excess of £200m. However, accompanying commentary highlights the risk that increased uncertainty and a weakening macroeconomic backdrop may weigh on activity in the second quarter.*
>
> *This aligns with the recently released RICS Commercial Property Monitor, which shows the metric tracking investor enquiries (on a net balance basis) remained broadly stable in Q1, albeit still modestly negative. However, as Chart 4 illustrates, a sharp deterioration in feedback on credit conditions, driven by concerns around the interest rate environment, points to a more challenging outlook for investors should this trend persist.*
>
> *This shift is already being reflected in the headline RICS capital value expectations series. Chart 5 tracks net balance readings over both three- and twelve-month horizons. In the near term, expectations weakened from -4% to -18%, marking the most negative reading since Q3 2023. Looking further ahead, sentiment has also softened, with expectations moving from marginally positive territory at the end of last year (+6%) back into negative territory (net balance of -11%). Another indicator signalling the risk of a market pullback relates to perceptions of the property cycle. In Q1, 50% of respondents viewed the market as being in the early or mid-phase of a downturn, compared with less than 40% previously. Correspondingly, fewer respondents now consider the market to be at the bottom of the cycle or in the early stages of an upturn.*
>
> *Chart 6 breaks down twelve-month capital value expectations by sector and highlights the shift from Q4 projections. It is notable that all sectors have seen a downgrade compared with the previous reading, including data centres, which remain the most positively viewed segment of the market. Other areas demonstrating relative resilience include aged care facilities and*

industrials. By contrast, secondary assets, particularly in the office and retail sectors, continue to be viewed as most exposed to downward pressure on pricing, alongside leisure assets.

RICS Economy and Property Market Update May 2026[49]

Non-Residential Market

5.4 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. Various sources of market information have been analysed, the principal sources being the local agents, research published by national agents, and through CoStar (which has a listing service). 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.

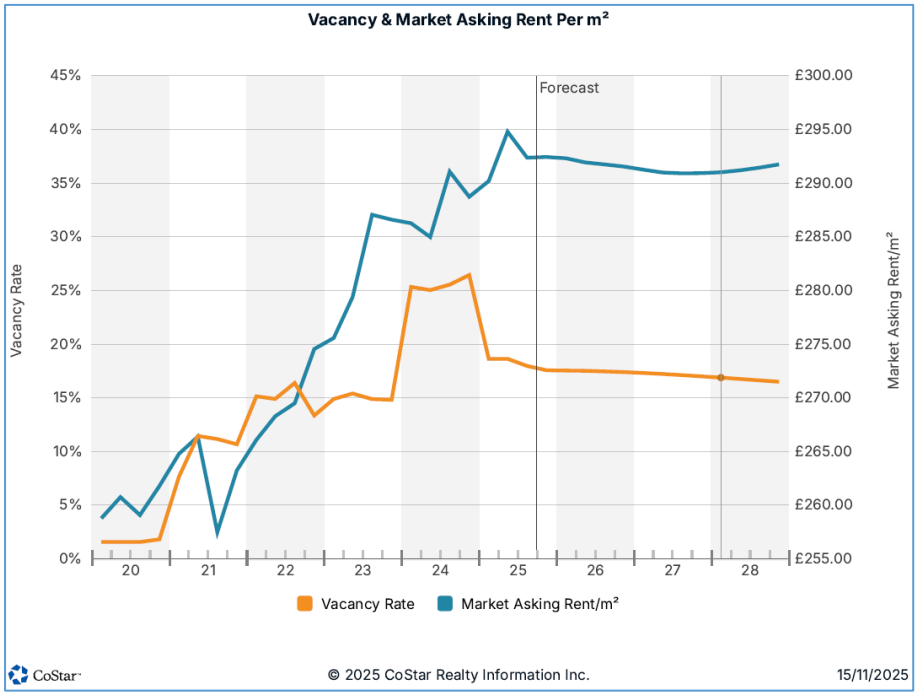
5.5 **Appendix 5** includes market data from CoStar. Due to the nature of the area, and as a reflection of the markets, the sample sizes are small.

Offices

5.6 CoStar suggests that both rents and vacancies have increased over the last few years. The CoStar data is limited. This is an indication of the relatively small and locally focused office market in the Borough. The data suggests median rents of about £235 per sqm per year, with a maximum of over £500 per sqm per year. The sample includes a range of units, from offices above a shop to larger units, to larger purpose built blocks.

[49] UK-Economy-Property-Market-Update-May-2026.pdf

Figure 5.1 Vacancies v Asking Rents. Offices. (£ per sqm per year)



Source: CoStar (November 2025

5.7 A survey of the market suggests that the price for newer, purpose-built offices, for example 6 Elstree Gate, is above £400 per sqm, with new offices being advertised. Older units are advertised at rents substantially below these levels.

5.8 There is little evidence of speculative development of offices in the Borough. The current supply of newer units is limited, however there is some anecdotal evidence that asking rents may be more for higher specification new units – however this is largely due to the provision of parking spaces and modern floor plans. More modern space is likely to have rental value of £375 per sqm per year or so.

5.9 The data with regard to yields is limited. The CoStar data includes several examples between 8% and 9%. Several of the national agents report data in this regard:

a. Knight Frank, in Prime Yield Guide – March 2026 reports yields as follows; Secondary Regional Cities - 11%; South East Towns (10 years) - 7.25%; Secondary, South East Towns 11.50%; South East Business Parks (10 years) - 8%.

b. Savills, in Market in Minutes – February 2026[50] reports a yield for Regional Offices of 7.50%,

[50] Microsoft PowerPoint - MiM Feb 2026.pptx

c. Cushman & Wakefield in *UK Regional Marketbeat Offices Q4 2025*[51] reports prime office yields of 6.5%.

d. CBRE's UK Property Market Figures Q4 2025 is reporting prime office yields of about 6.5%.

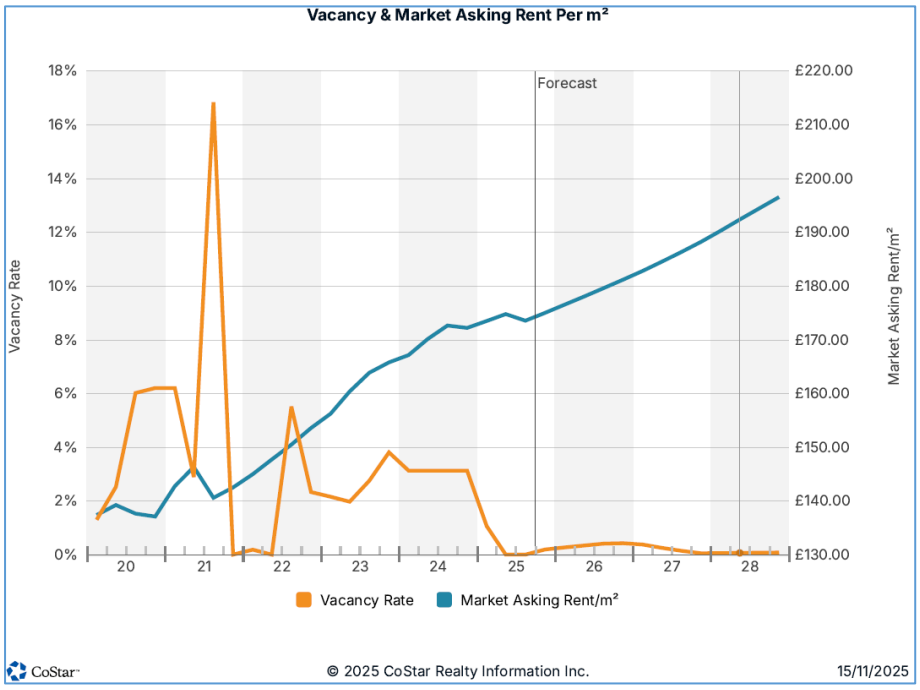
5.10 Bearing in mind that that Hertsmere is not a prime office location, a yield of 8% is assumed for larger offices and 9% for smaller offices.

5.11 On this basis, new larger office development would have a value of £4,800 per sqm (having allowed for a rent free / void period of 6 months) and smaller units about £3,990 per sqm.

Industrial and Distribution

5.12 CoStar suggests that vacancies have fallen and that rents have increased over the last few years:

Figure 5.2 Vacancies v Asking Rents. Industrial. (£ per sqm per year)



Source: CoStar (November 2025

5.13 As above, the CoStar data is limited. The data suggests median rents of about £235 per sqm per year, with a maximum of about £175 per sqm per year. The sample includes a range of units, from Within this a range from below £75 per sqm per year to just £270 per sqm per year. As with offices, a significant element of the stock are older buildings that are not suited to

[51] Marketbeat Template - Local Markets

modern industry. I some cases, the higher rents are buildings with significant elements of offices or trade counters.

5.14 A survey of the market suggests that newer, purpose-built units, for example on the Elstree Trade Park, have a rent of around £270 per sqm per year. Older units are advertised at rents substantially below these levels.

5.15 Through the technical consultation, a developer[52] said:

> *The assumed ERVs for logistics, at £21.80 per sq ft, sit notably below prevailing market evidence. For example, Panattoni Park, Borehamwood, has recently achieved rents of approximately £23.75 per sq ft, which we consider more representative of the upper end of this market. While rental growth has moderated from the exceptional levels witnessed pre-pandemic, the new-build industrial market remains supply constrained. We are aware of quoting rents in Watford at £25 per sq ft, which provides a strong indicator of achievable levels within the locality.*
>
> *Please see the separately attached schedule of recent lettings across Borehamwood, Elstree and Watford. These demonstrate rental levels generally in the range of £23–£24 per sq ft, with one outlier at £18 per sq ft due to an atypical building configuration with no office content.*

5.16 Again, there is little evidence of speculative development of industrial space in the Borough, although some sites, for example at South Mimms X, are being advertised on a 'design and build' or pre-let basis.

5.17 The data with regard to yields is limited. The CoStar data includes suggests an average yield of 4.8%, although this is based on a small sample. Several of the national agents report data on yields in relation to this sector:

a. Knight Frank, in Prime Yield Guide – March 2026 reports; Prime Distribution / Warehousing - 5.00%; Secondary Distribution (10 years, OMRRs) - 6.00%; Good Modern Rest of UK Estates - 5.00% - 5.25%; Good Secondary Estates - 6.50% - 7.00%

b. Savills, in Market in Minutes – February 2026 reports yields of Ind/ Distribution (OMR) – 5.25%; and Industrial Multi-lets - 5%.

c. Cushman & Wakefield in UK Regional Marketbeat Logistics & Industrial Q4 2025[53] reports prime yields of 5.1% in the South East and East.

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

[52] Griggs Homes

[53] UK-Logistics-and-Industrial-Marketbeat_Q42025Marketbeat Template - Local Markets

a. Savills, in Big Shed Briefing (Savills, January 2025), reports prime investment yields, on a national basis, of about 5% is given[54]. It is notable that rents have increased, and yields have fallen in the last few years.

b. CBRE, in UK Logistics Market Summary Q1 2025 (CBRE, April 2025)[55] reports the following for prime 'Big Box' rent in the South East submarket of £27.50 per sqft (5.0% NIY).

5.19 Through the technical consultation, a developer[56] said:

> *The yield assumptions applied to the industrial and logistics sector also appear to be understated.*
>
> *We have added an additional schedule of recent yield comparables (demonstrated by industrial investment sales) to support this view – providing a range of evidence from 4.51% - 4.86% across Hertsmere and Watford.*
>
> *The Glenny Industrial Databook (see link below) indicates the following:*
>
> - *Prime North London and Hertfordshire yields at approximately 5%*
> - *Prime rents in North London / Hertfordshire currently at £28.50 per sq ft*

5.20 For new industrial buildings, that are well located and with adequate parking, and good access to the transport network, a rent of £235 per sqm per year is assumed, with a yield of 5.5% and 6.5% for smaller units.

5.21 There are few larger scale logistics uses in the Borough, however a rent of £235 per sqm per year is assumed, with a lower yield of 5.25%.

5.22 On this basis, new larger industrial development would have a value of £4,050 per sqm and smaller schemes a value of £3,395. Logistics uses derive a value a value of £4,475 per sqm.

Appraisal Assumptions

5.23 The following assumptions have been used:

[54] Savills UK | National Investment

[55] UK Logistics Market Summary Q1 2025

[56] Griggs Homes

Table 5.1 Commercial Values £ per sqm – 2026

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£400	8.00%	0.5	£4,811	£4,800
Offices - Park	£400	8.00%	0.5	£4,811	£4,800
Office Small	£375	9.00%	0.5	£3,991	£3,990
Industrial - Large	£235	5.50%	1.0	£4,050	£4,050
Industrial - Small	£235	6.50%	1.0	£3,395	£3,400
Logistics	£235	5.25%	0.0	£4,476	£4,475

Source: HDH (June 2026)

5.24 Through the technical consultation, a site promoter[57] commented as follows, but did not comment on the assumptions:

> *Urban&Civic is supportive of non-residential uses on the Bowmans Cross site. Non residential uses such as community spaces, retail and small-scale employment uses are essential to ensure on site residentials can access the services and amenities they need on site without having to use sustainable transport modes such as the car.*
>
> *Quod have been appointed to advise on non-residential uses on the site and have suggested that two local centres could be supported, inclusive of retail, F&B and wider facilities (gym and community hubs).*

5.25 This is noted.

[57] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

6. Land Values

6.1 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 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 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 10-017-20180724) 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 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: 10-014-20190509*
>
> *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: 10-016-20190509

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 were 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:

a. 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.

b. 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.

c. 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 March 2026, DCLG published *Land value estimates for policy appraisal 2023*[58] which gives a figure for Hertsmere of £7,940,000 per ha for medium density development of 35 units per ha. It is important to note this figure assumes nil affordable housing. This is a hypothetical situation.

6.10 There are few larger development sites being publicly marketed in the area, however, so as to gain a better understanding of the market, sites beyond the HBC boundaries are also researched:

[58] Land value estimates for policy appraisal 2023 - GOV.UK

Table 6.1 Building Sites for Sale

		ha	Units	Asking Price			
				£	£ per ha	£ per unit	
Watford Road	Radlett	0.206	8	£3,900,000	£18,932,039	£487,500	8 flats with underground parking
Great North Road	New Barnett	0.1414	9	£2,600,000	£18,387,553	£288,889	9 flats with parking
Loom Lane	Radlett	0.134	1	£2,250,000	£16,791,045	£2,250,000	Planning for a 5563 sqft house over four floors
The Warren	Radlett		1	£1,950,000		£1,950,000	Consent to demolish existing house and rebuild 5 bed.
Fortune Lane	Elstree	0.32	1	£1,595,000	£4,984,375	£1,595,000	Consent for 8 bed home.
Quinta Drive	Barnett		2	£1,500,000		£750,000	Consent to remove 1 detached and build 2 x 4 bed detached.
Furzehill Road	Borehamwood	0.04	6	£1,190,000	£29,750,000	£198,333	Demolition of existing and replace with 6 flats.
Lye Lane	Bricket Wood	0.2145	1	£950,000	£4,428,904	£950,000	Single plot
Orchard Drive	St. Albans		1	£532,575		£532,575	Self Build Plot
2 Cranborne Road	Potters Bar	0.0442	2	£380,000	£8,597,285	£190,000	Consent for 2 houses.

Source: Market Survey (November 2025)

6.11 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 6.** 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

	Address	Area (ha)	PDL	Units	% aff	Price per ha	Price per unit
Outline for up to 220 dwellings, including 50% affordable housing, self-build/custom-build plots, green infrastructure etc.	Land off Barnet Lane and Furzehill Road, Borehamwood	12.000	N	220	50%	£9,167	£500
Up to 110 dwellings, a medical centre (Use Class E(e)), associated infrastructure.	Organ Hall Farm, Theobald Street, Borehamwood	8.500	Y	121	40%	£47,059	£3,306
Demolition of former police station and construction of 1 seven storey and 1 eight storey building containing 96 flats	Former Police Station, Elstree Way, Borehamwood	0.330	Y	96	35%	£7,515,152	£25,833
Up to 74 dwellings, with associated landscaping, amenity space, Self-Build plots, etc.	Land Lying to the East of Hartfield Avenue and Fronting onto Barnet Lane, Elstree	3.460	N	74	45%	£2,601,156	£121,622
Demolition of existing 39 no. dwellings. Redevelopment of site to provide 43 no. affordable residential units comprising 11 two-storey, three-bedroom houses, 26 two-bedroom flats and 6 one-bedroom flats within two and three-storey blocks	Land At Windsor Close 1-15 Windsor Close And 80-104 Gateshead Road And, 1-15 Stannington Path, Borehamwood	0.740	Y	4	100%	No PPD	
Demolition of existing buildings and erection of 29 residential units comprising 18 x 2 bed flats, 3 x 2 bed houses and 8 x 3 bed houses	Instalcom House, Manor Way, Borehamwood	0.300	Y	29	34%	£9,666,667	£100,000

	Address	Area (ha)	PDL	Units	% aff	Price per ha	Price per unit
Demolition of existing buildings and erection of part 5 storey, part single storey building to provide 27 units comprising; 9 x 1-bedroom flats, 13 x 2-bedroom flats, 3 x 2-bedroom duplexes and 2 x 3-bedroom flats.	Land Adjacent Haven Court, Glenhaven Avenue, Borehamwood	0.168	Y	27	100%	£7,738,095	£48,148
27 dwellings, with associated car/cycle parking, landscaping etc	Land At Sutcliffe Close And Rear Of5 - 14 Ford Close, Bushey	0.980	N	27	37%	No PPD	
18 flats (to include the provision of 9 x 1 bed and 9 x 2 bed) with car parking and landscaping, together with alterations to the C20th additions to the Former Green Man Public House, with refurbishments, and Change of Use to B1(a) and C3 (to include the provision of 1 x 2 bedroom flat) etc.	The Green Man, 238, High Street, Potters Bar	0.228	Y	18	32%	£9,510,263	£120,463
Application to modify a planning obligation to allow for affordable rent with no market housing present.	Land At Coleridge Way, Borehamwood	0.220	Y	18	100%	£6,818,182	£83,333
Demolition of existing buildings and erection of 16 dwellings including 6 affordable dwellings, etc..	Wyevale Garden Centre, Dancers Hill Road, Bentley Heath	2.200	Y	16	38%	No PPD	
Demolition of existing buildings and erection of 16 dwellings together with associated parking, amenity space etc.	Land at Cowley Hill Stables, Cowley Hill, Borehamwood	1.470	Y	16	38%	£1,768,707	£162,500
Demolition of the derelict structure and erection of 15 x 2-bed (4 person) apartments in 2 x 2/3 storey blocks.	Former Day Care Centre, Grosvenor Road, Borehamwood	1.870	Y	15	33%	£2,640,909	£329,233

	Address	Area (ha)	PDL	Units	% aff	Price per ha	Price per unit
Amendment 19/0213/FUL.	Former Garage Site South Of 77, Eldon Avenue, Borehamwood	0.060	Y	11	36%	No PPD	
Demolition of existing St John's Church and Hall and redevelopment of site to provide replacement church building with nursery facilities, 3 x 3 bed affordable houses, 3 x 2 bed affordable flats, etc.	Church Of St John And Hall, Gills Hill Lane, Radlett	0.245	Y	6	100%	No PPD	

Source: HBC and Land Registry (May 2026))

6.13 These values are on a whole site (gross area) basis and range considerably. The average is about £4,800,000 per ha (£99,000 per unit), however this includes numerous sites that were high density flatted development and not representative of the larger greenfield sites nor being considered for allocation.

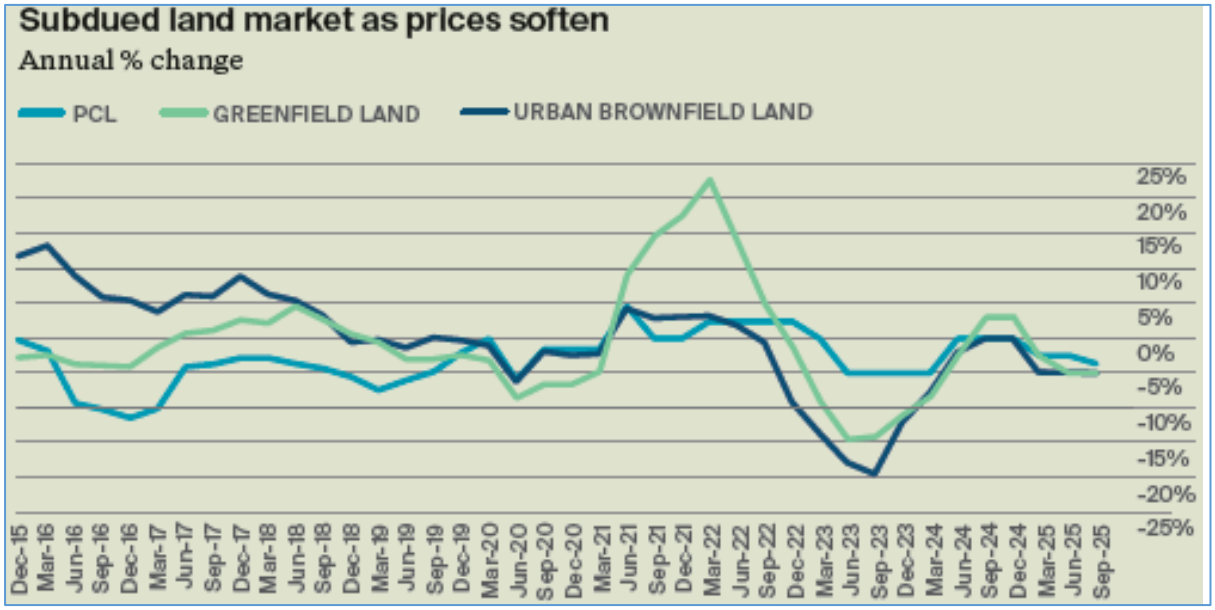
6.14 In considering the above it is important to note that the paragraph 10-014-20190509 of the PPG says:

> *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.*

6.15 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).

6.16 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. *Development Land Index* (Knight Frank Q3 2025 – being the most recently published) suggests that land prices may have fallen over the last few years.

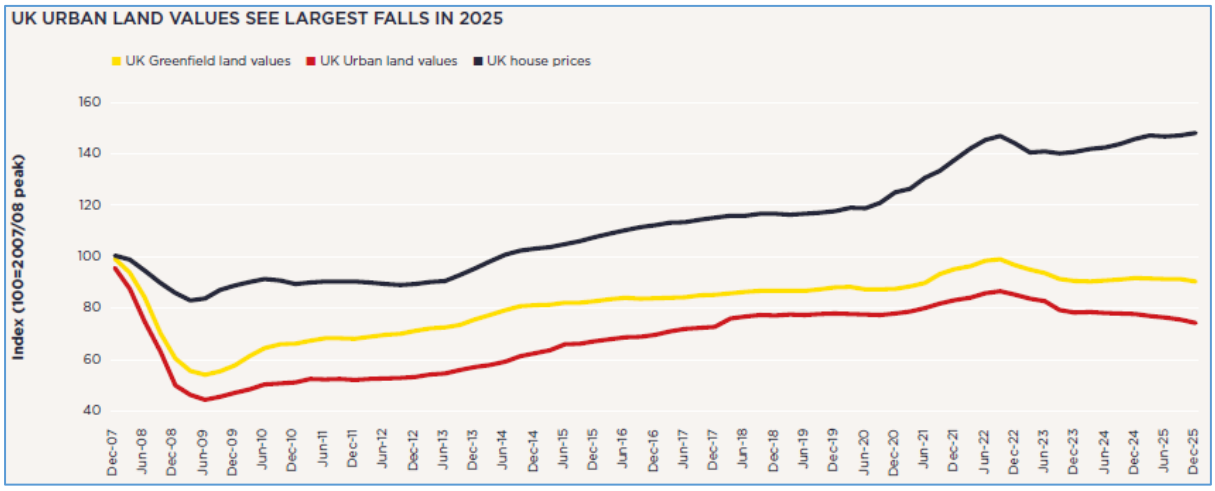
Figure 6.1 Knight Frank Development Land Index



Source: *Development Land Index (*Knight Frank Q3 2025)

6.17 A similar picture is given by Savills in its *Market in Minutes, Residential Development Land* (Savills Q4 2025).

Figure 6.2 Savills Indexed Residential Development Land Index (Index to 100 at 2007/2008 peak)



Source: Market in Minutes, Residential Development Land (Savills Q4 2025)

6.18 The above data suggests that the value of development land is broadly unchanged recently.

Previously Developed Land

6.19 Industrial land is taken as the value for Previously Developed Land (PDL). *Land value estimates for policy appraisal* provides a value figure for commercial land but not specifically for any towns in the Borough (these are derived through the LEP areas, so the distribution does not knit with Local Authority areas):

Table 6.3 Industrial Land Values (£ per ha)

Industrial Land	
Hemel Hempstead	£2,200,000
St Albans	£1,650,000
Watford	£2,250,000
Distribution	
East of England	£2,200,000
South East	£3,000,000
Office Land	
Hemel Hempstead	£2,070,000-
St Albans	£3,800,000
Watford	£6,510,000
Car Park Land	
Hemel Hempstead	£1,420,000
St Albans	£6,430,000
Watford	£1,740,000

Source: Land value estimates for policy appraisal (MHCLG, August 2026)

6.20 CoStar (a property market data service) includes details of industrial land. The sample is too small to be useful.

6.21 A value of £1,500,000 per ha was put to the technical consultation. In this regard, a developer[59] said:

> *We do not consider a blanket value of £1.5m per hectare to be a justifiable basis for assessing the value of Previously Developed Land (PDL). PDL encompasses a wide range of site types, from hardstanding and open storage to substantial built development. It is unrealistic to suggest that a one-hectare site containing significant buildings would be worth only £1.5m.*
>
> *By way of example, Elstree Tower (Elstree Way, Borehamwood) occupies a 0.82-acre site, extends to approximately 80,000 sq ft, and recently sold for circa £9m. This clearly demonstrates that developed sites can command values well in excess of the suggested benchmark.*
>
> *The guidance also advises that Existing Use Value (EUV) may be derived from capitalised rental income at an appropriate yield, excluding any hope value for redevelopment. Even PDL sites without buildings may exceed £1.5m per hectare where they are suitable for uses such as open storage. In practice, the majority of PDL sites comprising built form are likely to surpass this level of value.*
>
> *Accordingly, a one-size-fits-all approach to valuing PDL is inappropriate. Previously developed sites should instead be assessed on a case-by-case basis, applying both the comparable and investment methods of valuation in accordance with the guidance.*

[59] Griggs Homes

6.22 In a study of this type, that is based on Typologies, rather than specific sites (with the exception of the strategic sites), it is necessary to make some high level assumptions. Elstree Tower was sold in December 2025. The building is a very substantial 8 floor 1990s office building, with a net internal area of about 7,600 sqm and 346 car parking spaces. It is not generally representative of the allocations in the Local Plan.

6.23 In this iteration of this report, the *Office Edge of City Centre* value is applied to the typologies likely to come forward in the town centres.

6.24 It is timely to note that where sites with substantial existing buildings are redeveloped, that it is likely that they will be subject to Vacant Buildings Credit (VBC) in relation to affordable housing. Further, CIL only applies to the net new area. The rules in relation to VBC and CIL relief are complicated (it is unlikely that both would apply to the same building).

Agricultural and Paddocks

6.25 *Land value estimates for policy appraisal* (MHCLG, August 2026) provides a medium figure of £23,000 per ha for the East of England and £27,000 per ha for the South East for agricultural land in the area. This has been explored further and wider information on land prices has been researched:

a. Savills' *The Farmland Market*[60] (Summer 2025) reports a value of £10,000 per acre (£24,700 per ha) for prime arable land and an overall average value of about £8,200 per acre (£20,260 per ha).

b. Strutt and Parker's *English Estates & Farmland Market Review Autumn 2025*[61] suggests a fall in values of £10,400 per acre (£25,700 per ha) for arable land and £8,500 per acre (£21,000 per ha) for pasture.

c. Knight Frank's *Farmland Index Q4 2025*[62] suggests average values of £8,696 per acre (£21,489 per ha).

d. Carter Jonas' *Farmland Market Update Q4 2025*[63] reports, for the South East the following:

[60] gb-farmland-market-in-minutes---summer-2025.pdf

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

[62] kf-farmland_q4-2025_final.pdf

[63] Farmland market update | Q4 2025 | Carter Jonas

	Low £/acre	Prime £/acre	Average £/acre
Arable	£9,000	£12,250	£10,200
Pasture	£7,270	£9,250	£8,500
Lifestyle	£15,000	£33,000	£23,000

6.26 There are several areas of farmland, woodland and conservation sites for sale in the vicinity, however these include houses or buildings so are not relevant comparables.

6.27 An agricultural land value of £25,000 per ha is assumed.

6.28 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 per ha is used for sites on the edge of the built-up area.

6.29 Through the technical consultation, a site promoter[64] confirmed the value of agricultural land.

Existing Use Value Assumptions

6.30 In this LPVA update, the Existing Use Value (EUV) assumptions are updated as follows:

Table 6.4 Existing Use Value Land Prices £ per ha

Previously Developed Land	Generally - £1,500,000 Town Centres - £5,250,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (May 2026)

Benchmark Land Values

6.31 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)*

[64] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

- *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 10-015-20190509

6.32 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.

6.33 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 10-017-20190509

6.34 In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions were put forward:

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

6.35 Through the technical consultation, a developer[65] said:

> *We consider these figures to be broadly reasonable. However, there is a strong case for increasing the landowner premium on brownfield sites to better reflect the additional costs and risks associated with their development. Brownfield schemes typically involve higher abnormal costs, increased complexity, and greater delivery risk when compared to greenfield alternatives.*
>
> *Furthermore, a number of landowners are increasingly pursuing asset management strategies rather than redevelopment. This reflects the growing challenges around development viability on such sites. In many cases, it is both more profitable and less resource-intensive for landowners to retain sites in their existing commercial use rather than pursue residential conversion.*
>
> *In this context, a higher premium—potentially in the region of 30%—could provide a meaningful incentive to bring forward brownfield land for residential development. This, in turn, would help maximise the reuse of previously developed land and reduce pressure to release Green Belt sites.*

6.36 Whilst this is noted, the purpose of the uplift is different from covering risk. Risk is covered under the Contingency and Developers' Return headings in Chapter 7.

6.37 A site promoter[66] commented as follows:

> *CBRE has undertaken a review of existing use values for equivalent farmland.*
>
> *RICS Farmland Index H1 2025 positions East of England large agricultural sites (200acres+) existing use value at £9,970/acre (£24,635/ha). This is in-line with CBRE's expectations for large agricultural land holdings. CBRE has therefore adopted a provisional EUV of £10,000/gross acre.*
>
> *Industry practice supports a premium to EUV (EUV+) representing between 10-20x to incentivise the landowner to sell. Frequently this is linked to minimum price provisions in Option Agreements.*
>
> *CBRE has also considered wider evidence. The following is relevant:*
>
> - *North Herts Local Plan Viability Study (2016) - Dixon Searle Partnership (DSP) specifically assessed a strategic site within the Local Plan Viability Assessment and adopted £372,000/gross ha (£150,500/gross acre) in the Local Plan Viability Study (2016).*
> - *Gilston Villages 1-6 – One of the most suitable and relevant comparables for large scale strategic sites within the locality. £130,000 per gross acre BLV was accepted by both parties, which was consistent with East Herts' Local Plan Viability Study.*

[65] Griggs Homes

[66] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

- *DSP Review of FVA of Land East of Rhee Spring & Orwell View, Baldock – DSP reviewed a viability assessment for a smaller greenfield development site in Baldock. DSP accepted a BLV of £202,000 per gross acre for the 4.5 acre site.*

Given the evidence listed above, CBRE considers a BLV of up to £150,000/gross acre, reflecting a mid-point landowner premium of 15x (in line with PPGV guidance).

Bare land assembly is assumed to occur on a profiled basis driven by the requirement for access and control for infrastructure works and Section 106 obligations.

6.38 Sensitivity testing has been carried out in this regard.

7. Development Costs

7.1 This chapter considers the costs and other assumptions required to produce financial appraisals for the development typologies.

Development Costs

Construction costs: baseline costs

7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS)[67] data – using the figures re-based for Hertfordshire. The cost figure for 'Estate Housing – Generally' is £1,672 per sqm at the time of this report (June 2026) (see **Appendix 7**). This is a 1% increase from £1,654 per sqm, being the November 2025 figure put forward to the 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.

7.4 As set out in Chapter 2 above, the various national changes have been made, and are being made, 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.

7.5 Through the technical consultation, a developer[68] said:

> *it is important to recognise that BCIS data lags behind real-time construction cost movements. It is widely acknowledged that build costs have increased significantly in recent years, across the sector—from single dwelling extensions to large-scale residential developments. We consider that the figures referenced fail to properly account for recent build cost inflation and therefore represent an unrealistic baseline for construction costs.*
>
> *The estate housing example of £1,654 per sq m is notably low, even on large-scale sites where volume housebuilders benefit from economies of scale. In our experience, construction costs typically exceed £2,000 per sq m on schemes of 80–100 units or more, with costs increasing further on smaller sites where efficiencies are reduced.*

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

[68] Griggs Homes

7.6 The use of the BCIS data is suggested in the PPG. Adjustments are made to reflect site costs and the increases in national policies (e.g. Part L of Building Regulations) through this report. No change is made in this regard.

Other normal development costs

7.7 In addition to the BCIS £ per sqm 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.

7.8 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.

7.9 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 important to note that this is the base assumption and that allowances for required off-site works and the like are in addition to these costs.

Abnormal development costs and brownfield sites

7.10 With regard to abnormal costs, paragraph 10-013-20240214 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*

7.11 This needs to be read with paragraph 10-015-20190509 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 ...*

7.12 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.

7.13 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.*

7.14 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.

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

Fees

7.16 A normal allowance for professional fees in a study of this type on residential development is 8%, which is applied here. An 8% assumption is also applied to non-residential development.

Contingencies

7.17 Initially, 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. This has been updated to also allow a 5% allowance on the Strategic Sites, to reflect their inherent complexities.

7.18 The contingency assumption should be considered with the Developers' Return assumption – see below.

S106 Contributions and the costs of infrastructure

7.19 For many years, HBC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. The Council adopted CIL in 2014, and also seeks payments under the s106 regime. The approach to wider developer contributions is set out in Chapter 8 below.

7.20 Through the technical consultation, a site promoter[69] commented about the uncertainties around the costs of strategic infrastructure and mitigation. As set out in Chapter 8 below, it will be necessary for the Council to continue to engage with the infrastructure providers and the site promoters in this regard.

Financial and Other Appraisal Assumptions

VAT

7.21 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full[70].

Interest rates

7.22 A 7.5% 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 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.

7.23 Developers that have a strong balance sheet, and a 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.

Developer's return

7.24 An allowance needs to be made for developer's 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*

[69] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

[70] 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.

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.

7.25 The purpose of including a developer's 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 developer's 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.

7.26 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.

7.27 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.

7.28 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.

7.29 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'*.

7.30 The Developers' Return assumption should be considered with the contingency assumption – see above.

7.31 In the initial iteration of this assessment, a 17.5% assumption was applied to market housing and 6% was applied to affordable housing. Through the technical consultation, a developer[71] said:

> *the assumed developer return of 17.5% does not adequately reflect current market conditions. Ongoing build cost inflation, continued uncertainty, a stagnant sales market, and a generally subdued wider economy have all combined to increase development risk and compress margins. In light of this, we strongly recommend adopting a 20% developer return (on private housing) to properly reflect prevailing market conditions and ensure the viability of bringing sites forward.*

7.32 In this iteration of this report, a 17.5% return is applied to both market and affordable housing. Due to the comments made, sensitivity testing has been carried out. This reflects the uncertainly in the market for affordable units.

Voids

7.33 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.

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

Phasing and timetable

7.35 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.

7.36 The phasing and delivery rates are consistent with the Council's wider evidence base. The exception to this is in relation to the higher density flatted schemes which are assumed to come forward more quickly.

[71] Griggs Homes

Table 7.1 HELAA Build Out Rates

Number of units	Completions in Y1	Completions from Y10
50 to 99	20	
100 to 499	55	
500 to 999	70	
1000 to 1499	110	
1500 to 1999	120	
2001+	155	165

Source: Table 3, HBC Draft Housing and Economic Land Availability Assessment (HELAA) 2024

Site Acquisition and Disposal Costs

Site holding costs and receipts

7.37 Each site is assumed to proceed immediately (following a 6 month mobilisation period) and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

Acquisition costs

7.38 It is assumed an allowance 1% for acquisition agents' and 0.5% legal fees.

7.39 Stamp duty is calculated at the prevailing rates.

Disposal costs

7.40 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.

7.41 In the case of specialist older peoples housing, an allowance of £6,000 per unit is made for management charges between the completion and sale.

8. Local Plan Policy Requirements

8.1 The specific purpose of this study is to consider the cumulative impact of the policies in the emerging Local Plan. This will replace the adopted Local Plan[72] which was formally adopted by the Council in three sections between 2013 and 2016. This assessment is based on the October 2025 working draft of the Schedule of Policy Content. This is an HBC internal working paper that includes headings and options and does not include developed policies. In due course, HBC will consider the advice set out in this report and the wider evidence to settle on a final set of planning policies.

8.2 The emerging policy areas are set out below – although it is important to note that, some of these are still options that may or may not be progressed into the new Local Plan. It is important to note that 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 policy topics that have a direct impact on viability are considered below. These are organised using the chapter headings in the Schedule of Policy Content.

High Quality Design

8.3 The policy topics in this chapter concern high quality design. They do not go beyond national standards and in themselves do not add to the costs normal of development covered through this report.

8.4 It is expected that the policies will include guidance on site densities, however it is understood that the Council has taken these into account when considering the capacity of the proposed allocations.

8.5 Whilst it is it relatively unlikely that tall buildings (6 storeys and higher) will come forward in the Borough, a policy is being drafted concerning their locations. A tall building of 6 storeys is included in the typologies (see Chapter 9).

Heritage

8.6 The policy topics in this chapter concern protecting and enhancing heritage assets and do not impact directly on viability.

[72] Core Strategy, adopted January 2013. Find out more about the process of adopting the Core Strategy.

Elstree Way Corridor Area Action Plan, adopted July 2015. Find out more about the Elstree Way Corridor Area Action Plan.

Site Allocations and Development Management (SADM) Policies Plan document, adopted November 2016. Find out more about the SADM Policies Plan.

Housing

8.7 As well as well as allocating sites for development, and enabling development, the policies in this chapter are anticipated to set out requirements for affordable housing and wider standards.

Affordable Housing

8.8 The adopted Local Plan (Policy CS4 Affordable Housing) seeks 40% affordable housing in postcode areas EN5 4, WD25 8, WD7 8, WD7 7, and at least 35% in all other locations. The policy goes on to seek that '*on sites of 15 or more units (gross) or 0.5 hectares, the Council expect that 75% of the Affordable Housing units will be delivered as social rented and/or affordable rent housing and the remainder as intermediate housing*'.

8.9 The Council's *LHNA Update 2025* (AECOM, 2025) does not recommend a specific tenure mix, rather it notes a particular need for Social Rent housing and suggests (at 5.1.29) at least 25% Social Rent, depending on the impact on viability.

8.10 The *South West Herts Local Housing Needs Assessment Update* (Iceni Projects Limited, March 2024) on behalf of SW Herts Local Authorities suggested (at Table 1.2) that about 75% of the affordable housing should be affordable housing for rent and the balance as Affordable Home Ownership (AHO).

8.11 As set out in Chapter 2 above, the NPPF includes various sections (Paragraphs 67, 68, 155, 156 and 157) concerning realising 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 HBC area does include areas of Green Belt so these rules will apply here.

8.12 The initial modelling is based on 40% affordable housing as 75% Social Rent and 25% as AHO. Sensitivity testing up to 50% affordable housing (as per the Golden Rules) and varied tenure mixes has been carried out. In line with the NPPF, a site threshold of 10 units is assumed.

Housing Mix

8.13 The *South West Herts Local Housing Needs Assessment Update* (Iceni Projects Limited, March 2024) on behalf of SW Herts Local Authorities suggested (at Table 1.3) the following housing mix:

Table 8.1 Recommended Housing Mix

	Market	Affordable home ownership	Affordable housing (rented)	
			General needs	Older persons
1-bedroom	5%	20%	20%	50%
2-bedrooms	20%	40%	30%	50%
3-bedrooms	45%	30%	35%	
4+-bedrooms	30%	10%	15%	

Source: Table 1.3 (South West Herts Local Housing Needs Assessment Update (Iceni Projects Limited, March 2024))

8.14 The modelling is based on this, however the number of small AHO units is reduced as these are unlikely to be delivered.

Nationally Described Space Standard

8.15 It is timely to consider the Nationally Described Space Standards (NDSS). 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.*

8.16 The following unit sizes are set out[73]:

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

Table 8.2 National Space Standards. Minimum gross internal floor areas and storage (sqm)

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)

8.17 In this study the dwellings are assumed to be in line with the NDSS or larger.

Accessible And Adaptable Homes

8.18 Part M of Building Regulations covers standards around accessibility, setting out different levels:

- 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)).

8.19 Category 3 (M4(3)) is divided into two further parts, being wheelchair adaptable (M4(3)a) and wheelchair accessible (M4(3)b).

8.20 The *South West Herts Local Housing Needs Assessment Update* (Iceni Projects Limited, March 2024) on behalf of SW Herts Local Authorities suggested (at paragraph 1.27) that 5% of housing is delivered to the M4(3) standard and the balance is delivered to M4(2) standard.

8.21 As set out in Chapter 2 above, under policy *HO5: Meeting the needs of different groups* of the 2026 NPPF, the Government announced '*that at least 40% of new housing delivered over the*

course of the plan is delivered to M4(2) or M4(3) standards'. 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, however this assumed to apply and a minimum.

8.22 The additional costs of the further standards (as set out in the draft Approved Document M amendments, Appendix B4[74]) are set out below. The key features of the 3 level standard are summarised in the DCLG publication *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015)[75]. 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[76]. 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[77]. The cost of Category 2 is taken to be £521[78]. These costs have been indexed[79] to £39,565 per dwelling, £15,915 per dwelling and £820 per dwelling respectively.

8.23 The base modelling is based on the assumption that 5% of the affordable housing is M4(3)a wheelchair adaptable with the balance being M4(2) standard. Varied levels of wheelchair adaptable (M4(3)a) and wheelchair accessible (M4(3)b) housing are tested.

Specialist Accommodation

8.24 The draft Plan will enable the delivery of specialist older people's accommodation. The ability for such accommodation to bear policy requirements is tested.

Self and Custom Build Housing

8.25 At this stage the Council does not set out a particular requirement for the provision of self-build and / or custom-build plots as part of larger schemes. Having said this, consideration is being given to such a policy. Consideration is given to the impact of this requirement.

[74] https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

[75] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

[76] Paragraph 152 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

[77] Paragraph 153 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

[78] Paragraph 157 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

[79] BCIS General Building Cost Index. March 2015 2015 318.0, June 2026 500.6 = plus 57.4%

Economy & Culture

8.26 This chapter allocate sites for development and seeks to direct where such development comes forward. On the whole the policies do not impact on development costs.

Affordable Workspace

8.27 The Council is considering including a requirement for affordable workspace. This would be based on the following formula for calculating payments in lieu:

Step	**Key**
Step 1: C = A x B	A = Total lettable employment floorspace (square metres)
Step 2: E = D x C	B = Percentage of floorspace to be discounted
Step 3: G = E x F	C = Amount of floorspace subject to discount
Step 4: H = G – E	D = Market rent per square metre before discount
Step 5: J = 1 / I	E = Market rent for discounted floorspace before discount
Step 6; K = H x J	F = Percentage discount
	G = Rent after discount
	H = Value of discount
	I = Investment Yield
	J = Income Multiplier
	K = Capital value of discount

8.28 It is not practical to attempt to apply this policy in the high-level appraisals in this report, however the general ability of development to bear additional contributions is considered.

Workplace Training and Job Opportunities

8.29 It is anticipated that a policy will set out how contributions will be utilised to improve opportunities and contribute towards improvements to the wider economy. The policy will include a formula for calculating financial contributions for workplace training. The Council is considering the following a requirement to pay £715 per dwelling and per employee on new workspace. The following multipliers are applied to the net internal area:

- Office 1 employee per 11 sqm
- Industrial small industrial 1 employee per 47 sqm and large industrial 1 employee per 36 sqm.
- Logistics 1 employee per 70 sqm

8.30 These costs are tested.

Social and Community Infrastructure

8.31 This chapter has several elements and concerns the provision of strategic infrastructure and mitigation. Contributions are sought under several headings.

Community Infrastructure Levy

8.32 HBC has adopted CIL and this is the main form of developer contribution in the Borough, as the Council adopted the Levy in 2014.

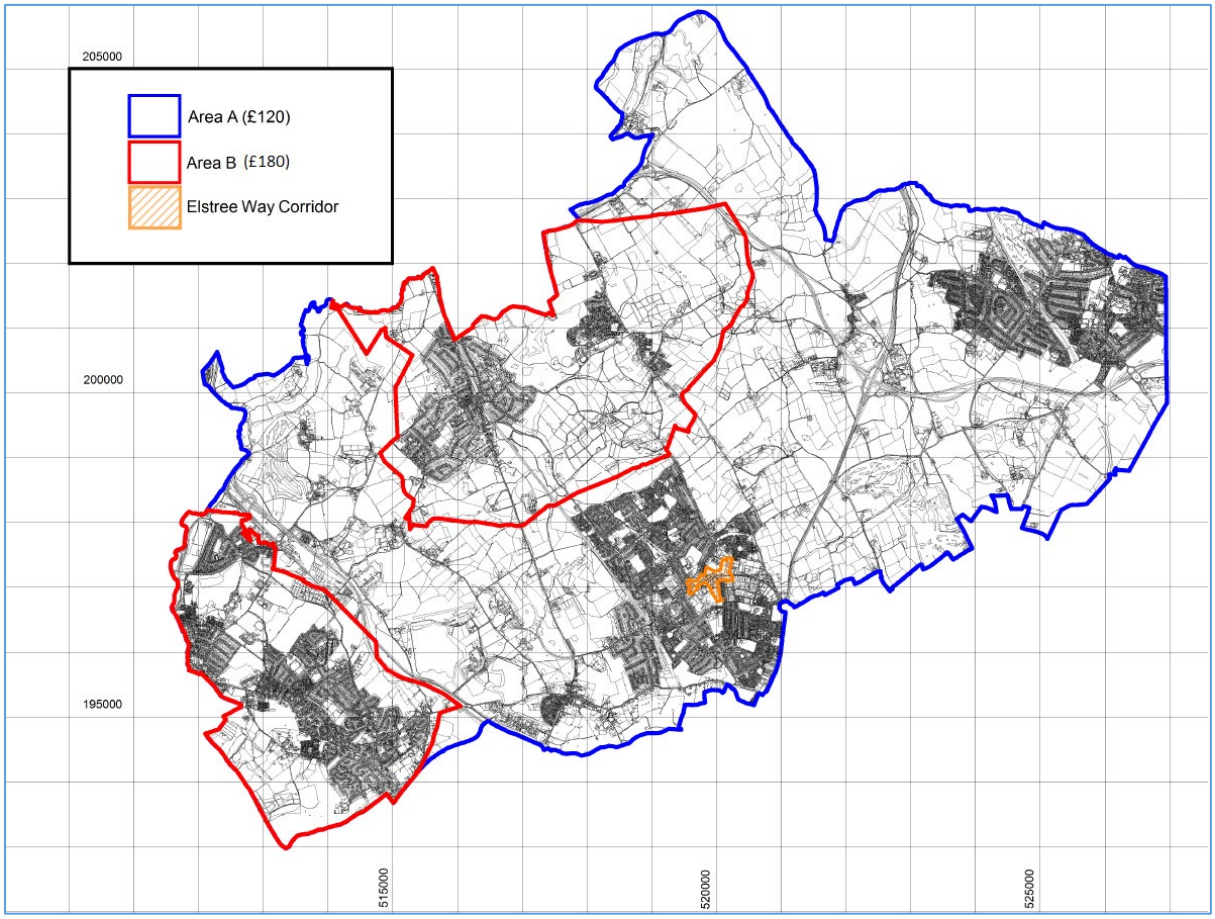
Table 8.3 Adopted Rates of CIL

Hertsmere Borough Council Community Infrastructure Levy Charging Schedule Rates with Royal Institute of Chartered Surveyors Building Cost Information Service All-In-Tender-Price Index increase		
Zone	**Original 2014 Rate**	**2026 Rate**
Development Type – Residential		
Residential Area A (Elstree, Borehamwood, Potters Bar)	£120.00	£200.84
Residential Area B (Bushey, Radlett)	£180.00	£301.26
Elstree Way Corridor	£0.00	£0.00
Development Type – Special residential accommodation for the elderly and / or disabled including Sheltered and Retirement Housing and Nursing Homes, Residential Care Homes and Extra Care Accommodation		
	£120.00	£200.84
Development Type – Hotels		
All areas	£120.00	£200.84
Development Type – Retail		
All areas	£80.00	£133.89
Development Type – Office		
All areas	£0.00	£0.00
Development Type - Industrial		
All areas	£0.00	£0.00

Source: HBC Annual CIL Rate Summary 2026

8.33 The rates apply in the following areas:

Figure 8.1 CIL Charging Areas



Source: HBC

8.34 The Council has adopted the following Instalment Policy:

Table 8.4 CIL Instalment Policy

CIL PAYMENT INSTALMENT POLICY Effective on and from 1 January 2019	
CIL Charge	**Instalments**
Up to and including £15,000	May not be paid by instalments Accordingly, payment in full will be required at the end of the period of 60 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice).
£15,001 up to and including £25,000	Payment in full at the end of the period of 90 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice)
£25,001 up to and including £50,000	Payment by two equal instalments: 50% at the end of the period of 90 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice) 50% at the end of the period of 180 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice)
£50,001 up to and including £150,000	Payment by three instalments: 40% at the end of the period of 90 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice) 30% at the end of the period of 180 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice) 30% at the end of the period of 270 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice)
Greater than £150,000	Payment by four equal instalments: 25% at the end of the period of 90 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice) 25% at the end of the period of 180 days beginning with date of commencement of the chargeable development (as stated in the commencement notice) 25% at the end of the period of 270 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice) 25% at the end of the period of 360 days beginning with the date of commencement of the chargeable development (as stated in the commencement notice)

Source: HBC

8.35 CIL is treated as a cost in the development appraisals. Through the technical consultation, a site promoter[80] commented that they are '*are strongly of the opinion that s106 would be more appropriate than CIL for the Bowmans Cross site'*. It is agreed that it may be appropriate for the required infrastructure to be delivered through s106 rather than CIL – however, as matters stand, and until the Council review or cancel CIL, CIL does apply as per the CIL Charging Schedule, including to this site, so should be included in the appraisals.

Wider Developer Contributions

8.36 HBC provides guidance in relation to developer contributions through the *Developer Contributions Framework* (DCF)[81]. This includes guidance under the following headings:

a. Open Space and Amenity

b. Employment and the local Economy

c. Air Quality

d. Trees

e. Community Safety

f. Parking and Travel Plans

g. Town Centres and Public Realm

h. Monitoring and Administration

8.37 The Council does not have standardised costs in relation to these.

8.38 Hertfordshire County Council seeks developer contributions via the 2024 Guide to Developer Infrastructure Contributions[82] and via a website. The associated calculator includes the following contributions.

[80] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

[81] Developer Contributions Framework (DCF) - Hertsmere Borough Council

[82] HCC Guide to Developer Infrastructure Contributions

Table 8.5 HCC Developer Contributions

Service	Project Type	Cost per Person
Childcare Services Under-2	Build & Resource	£12,412
Childcare Services Aged-2	Build & Resource	£9,173
Childcare Services 5 - 11 years-old	Resource Only	£249
Youth Services	Expanded or New Centre	£1,122
Library Services	New Build & Resources	£143
Waste Management Recycling Centre	N/A	£135
Waste Transfer Station	N/A	£89
		Cost per Unit
Hertfordshire Fire and Rescue Services	Build & Equipment	£429
Highways Sustainable Transport	Strand 2	£9,861

Source: HCC

Table 8.6 HCC Education Contributions – Indexed to Q1 2026

Indicative Cost Tables by Phase of Education - Education: Primary (including Nursery)								
TIER	**HOUSES**				**FLATS**			
	1 bed	**2 bed**	**3 bed**	**4+ bed**	**1 bed**	**2 bed**	**3 bed**	**4+ bed**
Market value housing and shared ownership								
Tier 1	£3,796	£7,495	£12,060	£14,777	£3,991	£9,009	£8,492	£9,792
Tier 2	£3,333	£6,577	£10,575	£12,971	£2,126	£4,793	£4,518	£5,212
Tier 3	£2,417	£4,776	£7,700	£9,411	£2,114	£4,767	£4,493	£5,184
Affordable rent and social rent housing								
Tier 1	£1,219	£16,912	£23,553	£28,022	£3,785	£24,234	£22,834	£25,302
Tier 2	£1,069	£14,789	£20,655	£24,379	£2,017	£12,913	£12,171	£13,493
Tier 3	£778	£10,858	£15,030	£18,187	£2,007	£12,845	£12,107	£13,424
Education: Secondary (including Post-16)								
TIER	**HOUSES**				**FLATS**			
	1 bed	**2 bed**	**3 bed**	**4+ bed**	**1 bed**	**2 bed**	**3 bed**	**4+ bed**
Market value housing and shared ownership								
Tier 1	£2,715	£5,189	£8,369	£10,209	£2,818	£6,173	£5,700	£6,874
Tier 2	£2,421	£4,626	£7,459	£9,101	£1,471	£3,223	£2,976	£3,588
Tier 3	£1,437	£2,743	£4,422	£5,398	£1,291	£2,835	£2,617	£3,153
Affordable rent and social rent housing								
Tier 1	£924	£12,017	£16,370	£18,211	£2,640	£17,211	£15,533	£17,203
Tier 2	£824	£10,706	£14,589	£16,217	£1,376	£8,982	£8,109	£8,975
Tier 3	£490	£6,342	£8,649	£9,598	£1,207	£7,890	£7,129	£7,878

Source: HCC, Technical Appendix 3: Education (Mainstream Schools)

8.39 The HCC uses the following population yield assumptions to calculate the amount sought.

Table 8.7 HCC Population per Unit Assumptions

Bedrooms	**1**	**2**	**3**	**≥4**
Population per Unit	1.34	2.05	2.64	3.13

Source: Hertfordshire County Council: Guide to Non-education Model and Indicative Section 106 Contributions Calculator. (05 March 2025)

8.40 With regard to pupil yields, reference is made to the *HCC Pupil Yield Survey, Methodology for a census of resident mainstream pupil yields from new build housing developments within the*

boundary of Hertfordshire. Version 1 (HCC 2021)[83] and the *HCC A Guide to the Hertfordshire Demographic Model* (HCC, 2021)[84] which inform the HCC: Indicative Section 106 Contributions Calculator[85]. In order to estimate the costs for this study, the *HCC: Indicative Section 106 Contributions Calculator* has been used to estimate the costs, based on the housing mixes used in this assessment. This derives the following costs:

Table 8.8 HCC Estimated Typical, per Unit, s106 Costs Assumptions

	Housing Sites	Flatted Development
Indicative Total s106 Request (Excl Education)	£12,350	£12,000
Education	£23,800	£19,000
Indicative Total s106 Request (Inc Education)	£36,150	£31,000

Source: HCC: Indicative Section 106 Contributions Calculator

8.41 This approach derives a cost of over £30,000 per unit. These amounts are substantially more than those currently sought by the Council and it is unlikely that these contributions will apply in all cases. As per CIL Regulation 122, payments requested under the s106 regime 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. Further, these figures make no allowance for CIL. CIL in the higher value area (Residential Area B (Bushey, Radlett)) is about £30,000 per market house and in the lower value area (Residential Area A (Elstree, Borehamwood, Potters Bar)) is about £20,000 per market house, although the actual amounts of CIL will vary depending on the nature of the scheme.

8.42 Through the technical consultation, a site promoter[86] commented about the uncertainties around the costs of strategic infrastructure and mitigation. The modelling in this assessment is based on the most recent estimates from HBC. It will be necessary for the Council to continue to engage with the infrastructure providers and the site promoter in this regard.

8.43 In discussion with HBC, across the typologies, an allowance of £10,000 per house and £5,000 per flat is made. On the greenfield Strategic Sites, an allowance of £40,000 per unit is made. Sensitivity testing is carried out in this regard.

Green Infrastructure

8.44 This chapter concerns the protection of open space in the broadest sense.

[83] PUPIL YIELD METHODOLOGY

[84] 2021 Guide to the Demographic Model

[85] indicative-s106-contributions-calculator-2025.xlsx

[86] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

Open space requirements

8.45 The Council is developing the evidence base in this regard and, for now, as agreed with the Council, regard has been had to *The Fields in Trust Standards* (2024). This may be updated later in the plan-making process.

Table 8.9 Open Space Requirements

	Ha per 1,000 Residents				
		Site Size			
	Fields in Trust Standard	10 to 20	21 to 100	100 to 500	>500
Parks and gardens	0.80				0.80
Amenity Greenspace	0.60				0.60
Natural and semi-natural	1.80				1.80
Outdoor sport pitches, courts and greens, tracks and trails	1.60			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	**5.35**	**0.30**	**0.55**	**0.55**	**5.35**

Source: Fields in Trust Standards (2024)

8.46 As set out in Chapter 9 below, these requirements are incorporated into the modelling (assuming 2.4 residents per new home).

Biodiversity Net Gain

8.47 The Environment Act 2021 requires 10% Biodiversity Net Gain. The Council is considering a policy that requires 20% BNG.

8.48 The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than 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. Green improvements on-site are 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.

8.49 The cost of providing 10% BNG on-site is modest and is often 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 will need to be given to landscaping.

8.50 The Government's impact assessment[87] suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

Table 8.10 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 per ha	£63,841 per ha
Cost per ha of non-residential development	£3,150 per ha	£47,885 per ha
Cost per greenfield housing unit	£162 per unit	£3,305 per unit
Cost per brownfield housing unit	£56 per unit	£8660 per 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	0.2%	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)	0.3%	2.6%

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

8.51 It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites. The percentage uplift costs from the above table are used as the costs per ha per unit are a little historic.

8.52 There are few other published studies in this regard, however the Viability *Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024) sets out the following costs:

[87] 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 8.11 Essex Delivery costs for 10% and 20% net gain

Typology	Site size (Ha)	Total Costs 10% BNG			Total Costs 20% BNG onsite (where possible)			Total Costs 20% BNG offsite		
		Site	Per ha	Per Unit	Site	Per ha	Per Unit	Site	Per ha	Per Unit
5000 Unit Greenfield	285.71	£2,470,000	£8,645	£494	£2,856,500	£9,998	£571	£3,627,403	£12,696	£725
500 Unit Greenfield	20.41	£478,873	£23,463	£958	£614,376	£30,102	£1,229	£614,378	£30,102	£1,229
100 Unit Greenfield	2.94	£74,150	£25,221	£742	£90,050	£30,629	£901	£90,050	£30,629	£901
25 Unit Greenfield	1.39	£44,835	£32,255	£1,793	£52,535	£37,795	£2,101	£52,535	£37,795	£2,101
500 Unit Brownfield	13.89	£38,256	£2,754	£77	£51,756	£3,726	£104	£66,640	£4,798	£133
100 Unit Brownfield	1.91	£675	£353	£7	£1,575	£825	£16	£1,225	£641	£12
25 Unit Brownfield	0.26	£11,545	£44,404	£462	£24,145	£92,865	£966	£11,595	£44,596	£464
Large Industrial	2.85	£18,810	£6,600		£19,800	£6,947		£32,310	£11,337	
Small Industrial	0.125	£248	£1,984		£248	£1,984		£448	£3,584	
Offices	0.25	£150	£600		£1,095	£4,380		£250	£1,000	

Source: Table 6-2: Delivery costs for 10% and 20% net gain. *Viability Assessment of Biodiversity Net Gain in Essex Final Report Essex County Council and Essex Local Nature Partnership* (SQW, Temple, August 2024). Where BNG targets cannot be delivered onsite within the baseline site parameters (highlighted with an asterisk in the table), the costs were estimated through purchase of required additional biodiversity units at £25,000 per unit.

8.53 The report concludes:

The key headline findings for BNG policy in Essex are as follows:

- *A shift from 10% to 20% BNG will not materially affect viability in the majority of instances when delivered onsite or offsite.*
- *The biggest cost in most cases is to get to the mandatory, minimum 10% BNG. The cost increase to 20% BNG is, in most cases, much less and is generally small or negligible. Based on our scenario testing we estimate that:*
  - *the additional cost of achieving 20% BNG ranges from £2 -£27 per residential unit on brownfield sites1 and from £77 to £308 per residential unit on greenfield sites.*
  - *this additional cost would impact residual land values by <0.1% for brownfield development land and <1.4% for greenfield development land.*
- *Because BNG costs are low when compared to other policy and development costs, in very few cases are they likely to be what renders development unviable for BNG policy of up to 20%.*

8.54 In this LPVA, provision of 20% BNG forms the base assumption. The cost of providing 20% BNG is taken to be 150% of the cost of 10% BNG.

8.55 It is understood from the Council that the requirement for 20% BNG would not adversely impact on most of the proposed allocations' capacity and has been taken into account when estimating site capacity. The majority of the sites under consideration are in arable production or are improved grassland, and so have a relatively low BNG baseline.

8.56 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 straightforward, when it comes to statutory biodiversity credits, the principle is that if a

developer were to buy statutory biodiversity credits[88], 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 be compensated. On the whole, the potential allocations in the draft Plan are either in arable use or are improved grassland, or brownfield sites which have relatively low existing BNG. 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).

8.57 The wider market for the provision of off-site credits is developing. In some areas, local wildlife trusts are working to register as a 'Responsible Body[89]' and thus are able to provide off-site credits, a number of commercial providers are also establishing schemes. The costs of credits vary depending on their location and the nature of the credit, 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 £25,000 and £35,000 each.

Urban Greening and Trees

8.58 The Council is considering mandating minimum tree cover on new developments. It is understood from the Council, that such a requirement would not adversely impact site capacity, or the ability to meet other policy requirements (such as BNG or open space) on most of the proposed allocations, and has been taken into account when estimating site capacity.

Sustainable Design & Infrastructure

8.59 HBC has declared a Climate Emergency and aspires to move towards Zero Carbon development. This is considered under several headings.

Renewable Energy Generation And Energy Efficiency Measures

8.60 The Council is in the process of considering policy options in this regard, including moving towards Zero Carbon development. This is also an area of changing national policy.

8.61 Revisions to *Conservation of Fuel and Power, Approved Document L*[90] 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

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

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

[90] Conservation of fuel and power: Approved Document L - GOV.UK

dwellings, that applies to new homes that submit plans after June 2022, or have not begun construction before June 2023, so this applies to all new homes.

8.62 The costs of higher standards depend on the specific changes made and were considered in Chapter 3 of the 2019 Government Consultation[91]. This suggests that the costs, having been indexed, would add about 3%[92] 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 schemes). In this assessment, the base cost of construction has been lifted by 1% to reflect these higher costs of construction.

8.63 The revisions to Approved Document L are a step towards the introduction of the Future Homes Standard. As set out in Chapter 2 above, the Government has announced that it will update Building Regulations to align with Future Homes Standard. It is assumed that the FHS will be mandated in the short to medium term.

8.64 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…*
>
> *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 (£)*

[91] 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).

[92] 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%

	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.

8.65 Separately, the *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023)[93] was published before the Government consultation, so is testing a wider sets of options (CS1 to CS5) than are being considered at a national level. The following costs were estimated:

[93] Ready+for+Zero+-+Evidence+to+inform+the+2025+Future+Homes+Standard+-Task+Group+Report+FINAL-+280223-+MID+RES.pdf

Table 8.12 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

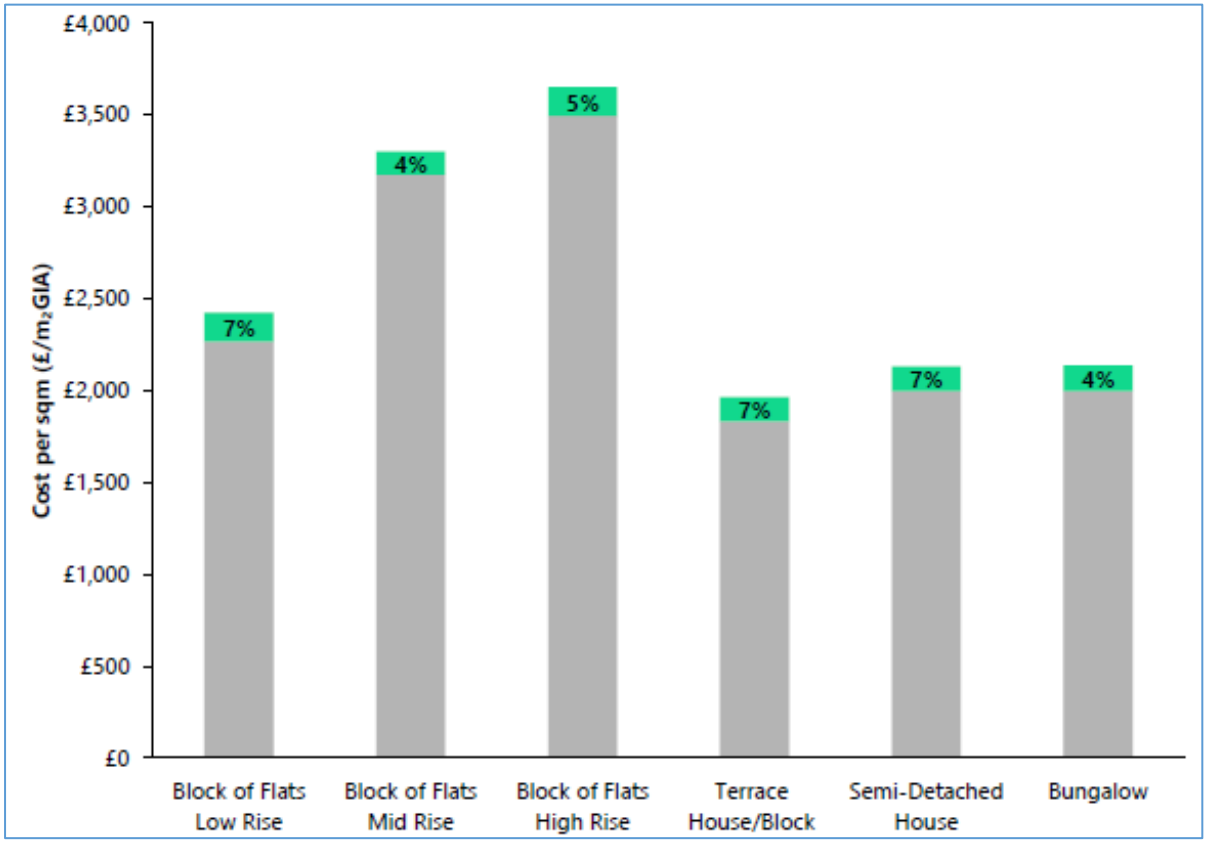
Source: *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023)

8.66 These costs are somewhat greater than those in the more recent Government consultation, however they predate the Government announcement and are not directly comparable.

8.67 Introba Consulting Ltd (with Currie & Brown and Etude) produced *Essex Net Zero Policy – Technical Evidence Base* (July 2023, updated September 2025)[94] for Essex County Council. This includes a Zero Carbon option. The report includes a section headed *Cost evidence base to inform viability testing*. This suggests the following additional costs:

[94] PowerPoint Presentation

Figure 8.2 Cost Uplifts of Net Zero policy energy use intensity and space heating demand limits, the total capital cost uplift over Part L 2021 Building Regulations



Graph 11.1: Domestic typologies capital cost per square meter and cost uplift % of Net Zero policy over Building Regulations Part I 2021 Notional Building.

8.68 The above costs are the costs over the 2021 Part L, and not the costs over the current BCIS costs. As set out above, it would now be appropriate to assume the additional costs of the increase in standards set out in 2021 Part L add 1% to the current BCIS costs.

8.69 For the purpose of this LPVA, the current changing policy situation is summarised as follows.

Table 8.13 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

8.70 The additional costs, over and above the current BCIS costs, are summarised as:

a. The 2021 changes to Part L of Building Regulations (31% CO_2 saving) would add 1% to the BCIS base costs.

b. The Future Home Standard is expected to add 5% (i.e. 1%+4%) to the current BCIS base costs.

c. The cost of Zero Carbon would add 8% to the costs of construction. This is taken to be the base assumption.

8.71 The performance of non-residential development has normally been assessed using the BREEAM system[95], 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.

[95] 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 8.14 Estimates of Additional Capital Costs

	Increase in capital costs			
Building type	**Option 1**		**Option 2**	
	(£/m² GIFA, 2022 prices)		(£/m² 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.

8.72 The additional cost of building to BREEAM Very Good standard is negligible as outlined in research[96] by BRE. The additional costs of BREEAM Excellent standard range from just under 1% to 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, this increases the construction costs by 2% or so.

a. The Future Building Standard is expected to add 4% to the cost of offices and 6% to the cost of industrial and distribution uses.

b. The cost of Zero Carbon would add 6% to the cost of offices and 8% to the cost of industrial and distribution uses.

8.73 It is timely to note that building to higher standards that result in lower running costs does result in higher values [97] [98], although no premium is assumed in this study (for either residential or non-residential development).

[96] *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

[97] 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.)

[98] Savills UK | The cost and premium for new eco-homes

Embodied Carbon

8.74 The Council is considering a policy to *reduce high embodied carbon materials, and maximising the use of low embodied carbon materials, and the re-use of reclaimed materials'* before going on to set out a series of additional requirements. HBC has not researched the costs of such policies. This aspect of the policy is worded 'consider' rather than 'must'. Reference is made to studies carried out elsewhere.

8.75 The *Essex Embodied Carbon Policy Study* (Currie & Brown, Etude, Hawkins|Brown, Introba and Lvitte Bernsitine June 2024) suggests that '*embodied carbon scenarios represent an additional cost uplift of between 2% and 3% on the net zero carbon operational specification. Some construction types and/or materials are considered cost neutral'*. The *WCC Embodied Carbon Assessment*[99] assumed overall nominal cost in this regard.

8.76 Alternatively, a policy that limits embodied carbon to 600 kgCO2e/m^2 GIA was assessed for Vale of White Horse Council. It is understood that such a requirement would broadly align with typical net zero design.

Table 8.15 Embodied Carbon by Archetype

Variant	Part L 2021	Net zero operational energy (NZE)	NZE with reduced embodied carbon specification 1	NZE with reduced embodied carbon specification 2	Best practice retrofit
Houses	599	606	223	237	142
Low rise flats	412	492	224	362	95
Retail	331	340	164	245	74
Primary school	419	514	292	358	138
Offices	500	543	231	428	80
Warehouse	374	415	261	377	114

Source: SO & VoWH Joint Local Plan: Net Zero Carbon Study (Bioregional, December 2023)

8.77 An increased build cost of 2% is assumed, pending the completion of the HBC's work in this regard.

[99] Referenced in the *WCC Local Plan Viability Report, Appendix 1 – Assumptions Summary (DSP21766)* (Dixon Searle Partnership, July 2024)

Water Conservation, Drainage And Sewerage

8.78 At this stage it is anticipated that a policy will require that new homes are designed to a standard of 90 Litres Per Person Per Day (LPPPD). This is above the costs of the enhanced national standard of 110 LPPPD. The costs of achieving 110 LPPPD is modest, likely to be less than £10 per dwelling[100].

8.79 Hertfordshire is an area of water stress. Informed by *Water Ready – A report to inform HM Government's roadmap for water efficient new homes* (Future Homes Hub, April 2024)[101], the following options are tested:

a. 110 LPPPD £10 per dwelling.

b. 100 LPPPD £350 per dwelling.

c. 90 LPPPD £2,000 per dwelling.

8.80 The varied requirements are tested.

District Heating

8.81 Whilst there are no significant heat sources within Hertsmere at the time of writing, these can be useful sources of renewable energy, particularly from the incineration of waste, or the form of bio-sources. New District Heating Schemes, within the town, would therefore require the construction of a central heat plant, as well as the distribution network infrastructure.

8.82 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[102], depending on the size and shape of the project. This has not been included in the base appraisals, but this additional cost has been tested.

Sustainable Urban Drainage Systems (SUDS)

8.83 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

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

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

[102] *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.

relative to conventional drainage systems. In this study, it is anticipated that new development 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.

Circular economy

8.84 A policy is being drafted that sets out how the circular economy approach will be applied to new development across the Borough. The policy will require that major development proposals should aim to be net zero-waste and will set out how proposals for new development will manage both the type and volume of recyclable materials and waste arising from the development during the construction and operational phases.

8.85 On one hand, a policy of this nature may not add to the cost of development, however, in research undertaken by Melton Council in 2024, the cost of a policy of this type was estimated to add 2% to the cost of development. This cost is tested.

Transport and Connectivity

8.86 The thrust of this policy is to ensure that the impact of development is mitigated. This will be covered through CIL and s106 contributions set out under Social and Community Infrastructure above. A range of s106 contributions, over and above CIL are tested.

Other Costs

Building Safety Levy

8.87 The Building Safety Levy (BSL) 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.

8.88 In March 2025, the Government announced that the Levy will be introduced in Autumn 2026. In HBC the Levy, if introduced as per the consultation, would be £23.69 per sqm for brownfield land and £47.37 per sqm for greenfield land[103] and would apply to major development.

8.89 The BSL is included in the base appraisals at the above rates in the assessment.

[103] 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 emerging policies on development viability in Hertsmere. The results of this LPVA will, in due course, be one of the factors that informs the Council's site selection process – the ability of a policy compliant scheme being an important factor.

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 The Council has run a call-for-sites exercise as part of the on-going preparation of the new Local Plan. This exercise has yielded a range of sites which are being evaluated through the on-going plan-making process.

9.4 The modelling is in line with the wider policy requirements such as the density assumptions used in the Council's *Draft Housing and Economic Land Availability Assessment (HELAA) 2024*[104].

Table 9.1 HBC density multipliers, applied to base assumption of 30 Dwellings Per Ha (DPH

Area type	Prevailing density	Accessibility	Likely type
Central (Town Centres)=1.35 Transitional=0.7 Suburban=0.25 Rural/suburban=0.1 Rural =0	Urban=1.35 Higher=0.7 Medium=0.2 Low=0.05 Very low=0	Very High=1.35 High=0.7 Medium=0.2 Low=0.05 Very Low =0	Urban brownfield flats 0.35 Urban brownfield mixed 0.3 Urban brownfield houses 0.2 Sustainable Neighbourhood (urban extension) 0.10 Key villages 0.10 Other villages 0.05 Garden Village / new settlement 0.0

Source: Page 16, HBC Draft Housing and Economic Land Availability Assessment (HELAA) 2024

[104] Draft HELAA Report 2024 for publication

Table 9.2 HBC Net Site Area Assumptions

Site size	Gross to net ratio
<0.5ha	1
0.5-2ha	0.85
2ha-10ha	0.75
10-20ha	0.65
20-30ha	0.55
>30ha	0.5

Source: Page 17, HBC Draft Housing and Economic Land Availability Assessment (HELAA) 2024

9.5 In addition, as set out in Chapter 8 above, allowance is made for the following *The Fields in Trust Standards* (2024).

Table 9.3 Open Space Requirements

	Ha per 1,000 Residents				
		Site Size			
	Fields in Trust Standard	10 to 20	21 to 100	100 to 500	>500
Parks and gardens	0.80				0.80
Amenity Greenspace	0.60				0.60
Natural and semi-natural	1.80				1.80
Outdoor sport pitches, courts and greens, tracks and trails	1.60			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	**5.35**	**0.30**	**0.55**	**0.55**	**5.35**

Source: Fields in Trust Standards (2024)

9.6 These requirements are incorporated into the modelling of greenfield sites (assuming 2.4 residents per new home). This will be reviewed in the next iteration of this assessment, based on the Council's emerging evidence. For the brownfield sites, it is assumed that an off-site payment is made.

9.7 The general characteristics of the potential allocations have been reviewed, excluding the sites of 300 and larger (which are modelled individually). These can be summarised as follows.

Table 9.4 Distribution of Potential Allocations Sites by Land Use

Greenfield Sites										
	Count sites		Average ha		Total ha		Average Units		Total Units	
Borehamwood	22	22.92%	10.68	87.57%	234.87	20.07%	183	98.26%	4,025	22.52%
Bushey	13	13.54%	6.47	53.10%	84.15	7.19%	177	94.81%	2,295	12.84%
Elstree	3	3.13%	7.48	61.38%	22.45	1.92%	140	75.19%	420	2.35%
Others	11	11.46%	41.08	336.98%	451.90	38.61%	373	200.18%	4,100	22.94%
Potters Bar	14	14.58%	10.99	90.18%	153.91	13.15%	203	109.14%	2,845	15.92%
Radlett	23	23.96%	7.30	59.88%	167.89	14.35%	140	74.96%	3,210	17.96%
South Mimms	10	10.42%	5.52	45.27%	55.19	4.72%	98	52.63%	980	5.48%
Total	**96**		**12.19**		**1,170.36**		**186**		**17,875**	
Brownfield Sites										
	PDL		Average ha		Total ha		Average Units		Total Units	
Borehamwood	10	26.32%	1.32	39.01%	13.15	10.26%	138	135.54%	1,375	35.67%
Bushey	11	28.95%	5.54	164.22%	60.90	47.54%	94	92.30%	1,030	26.72%
Elstree	2	5.26%	4.63	137.34%	9.26	7.23%	53	51.75%	105	2.72%
Others	1	2.63%	1.17	34.70%	1.17	0.91%	30	29.57%	30	0.78%
Potters Bar	7	18.42%	3.36	99.54%	23.49	18.34%	104	102.80%	730	18.94%
Radlett	3	7.89%	1.65	48.94%	4.95	3.86%	73	72.29%	220	5.71%
South Mimms	4	10.53%	3.80	112.64%	15.19	11.86%	91	89.95%	365	9.47%
Total	**38**		**3.37**		**128.11**		**101**		**3,855**	
All Sites										
	Count sites		Average ha		Total ha		Average Units		Total Units	
Borehamwood	32	23.88%	7.75	79.99%	248.02	19.10%	169	104.06%	5,400	24.85%
Bushey	24	17.91%	6.04	62.37%	145.05	11.17%	139	85.43%	3,325	15.30%
Elstree	5	3.73%	6.34	65.45%	31.71	2.44%	105	64.75%	525	2.42%
Others	12	8.96%	37.76	389.63%	453.07	34.89%	344	212.23%	4,130	19.01%
Potters Bar	21	15.67%	8.45	87.18%	177.40	13.66%	170	104.98%	3,575	16.45%
Radlett	26	19.40%	6.65	68.60%	172.84	13.31%	132	81.35%	3,430	15.78%
South Mimms	14	10.45%	5.03	51.88%	70.38	5.42%	96	59.24%	1,345	6.19%
Total	**134**		**9.69**		**1,298.47**		**162**		**21,730**	

Source: HDH (January 2026)

9.8 As well as the potential allocations, a range of greenfield and brownfield sites, that may come forward as windfall development, are also modelled.

Residential Modelling and Typologies

9.9 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 HBC area.

Development assumptions

9.10 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 7 above, in terms of density, mix and open space, are reflected in the modelling.

9.11 A set of typologies has been developed that responds 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 a view about floorspace density to be accommodated on the site to be formed, 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 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).

9.12 A typical current 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 site. A representative housing density might be 30 per net ha to 35 per net ha. This has become a common development format. 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.

9.13 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher, with development densities of 6,900 sqm per ha and dwelling densities of 100 units per ha upwards; and other schemes are of lower density, on the edge of built-up areas.

9.14 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. Allowance is made for circulation space within flatted schemes.

9.15 At the time of the technical consultation draft report, the Strategic Sites were anonymised. The Strategic Sites f are now modelled as. The high-level modelling is based on information provided by HBC. As set out later, it will be necessary for the Council to continue to work with site promoters to ensure that those sites included in the Local Plan are deliverable.

9.16 Through the technical consultation, a site promoter[105] commented:

> *The housing mix at Bowmans Cross is still being worked through. We recognise that there are opportunities for higher density at specific points on the site and at the right time in the phasing.*

[105] Caroline Foster of Urban&Civic plc, for The Caledon Tyttenhanger Estate Ltd, re Bowmans Cross (strategic site).

The draft NPPF recognises that appropriate densities around well connected stations sit at circa 50dph, and at circa 40dph for less well connected stations. Equivalent densities could be achieved at Bowmans Cross around key transport interchanges and/or at the local centres. Our experience is that higher density areas are more appropriate at the latter stages of the development life cycle, when there is already an established community in place.

When considering density, it is also important to consider to align with traditional housebuilder delivery models. The preferred housebuilder density range sits at 30-35dph, however there is potential to deliver at higher densities through 'non-standard' design and briefs.

9.17 This is noted.

Table 9.5 Summary of Typologies

Large Brownfield LD Housing 500	Units	500	Large PDL site, modelled as lower density housing.
	Gross	30.303	
	Net	16.667	
1	Density	30.0	
Large Brownfield HD Housing 500	Units	500	Flatted scheme. Mix as per SHMA. POS (0.040ha) offsite
	Gross	19.231	
	Net	12.500	
2	Density	40.0	
Large Brownfield LD Housing 250	Units	250	Large PDL site, modelled as lower density housing.
	Gross	9.524	
	Net	7.143	
3	Density	35.0	
Brownfield LD Housing 150	Units	150	PDL site, modelled as lower density housing.
	Gross	5.714	
	Net	4.286	
4	Density	35.0	
Brownfield HD Housing 150	Units	150	PDL site, modelled as higher density housing.
	Gross	4.444	
	Net	3.333	
5	Density	45.0	
Brownfield LD Housing 80	Units	80	PDL site, modelled as Lower density housing.
	Gross	3.048	
	Net	2.286	
6	Density	35.0	
Brownfield HD Housing 80	Units	80	PDL site, modelled as higher density housing.
	Gross	2.092	
	Net	1.778	
7	Density	45.0	
Brownfield LD Housing 40	Units	40	PDL site, modelled as lower density housing.
	Gross	1.345	
	Net	1.143	
8	Density	35.0	
Brownfield HD Housing 40	Units	40	PDL site, modelled as higher density housing.
	Gross	1.046	
	Net	0.889	
9	Density	45.0	

Brownfield LD Housing 20	Units	20	PDL site, modelled as lower density housing.
	Gross	0.672	
	Net	0.571	
10	Density	35.0	
Brownfield HD Housing 20	Units	20	PDL site, modelled as higher density housing.
	Gross	0.444	
	Net	0.444	
11	Density	45.0	
Brownfield Housing 12	Units	12	PDL site, modelled as higher density housing.
	Gross	0.267	
	Net	0.267	
12	Density	45.0	
Brownfield Housing 9	Units	9	PDL site, modelled as higher density housing.
	Gross	0.200	
	Net	0.200	
13	Density	45.0	
Brownfield Housing 6	Units	6	PDL site, modelled as higher density housing.
	Gross	0.133	
	Net	0.133	
14	Density	45.0	
Brownfield Housing 3	Units	3	PDL site, modelled as higher density housing.
	Gross	0.067	
	Net	0.067	
15	Density	45.0	
Flats 250 Tall Building	Units	250	Flatted scheme, 6+ stories
	Gross	1.838	
	Net	1.563	
16	Density	160.0	
Flats 80 Tall Building	Units	80	Flatted scheme, 6+ stories
	Gross	0.588	
	Net	0.500	
17	Density	160.0	
Flats 150	Units	150	Flatted scheme
	Gross	1.471	
	Net	1.250	
18	Density	120.0	
Flats 80	Units	80	Flatted scheme
	Gross	0.784	
	Net	0.667	
19	Density	120.0	

Flats 40	Units	40	Flatted scheme
	Gross	0.444	
	Net	0.444	
20	Density	90.0	
Flats 20	Units	20	Flatted scheme
	Gross	0.267	
	Net	0.267	
21	Density	75.0	
Flats 12	Units	12	Flatted scheme
	Gross	0.160	
	Net	0.160	
22	Density	75.0	
Flats 9	Units	9	Flatted scheme
	Gross	0.150	
	Net	0.150	
23	Density	60.0	
Flats 6	Units	6	Flatted scheme
	Gross	0.100	
	Net	0.100	
24	Density	60.0	
Large Greenfield 500	Units	500	Greenfield site. POS 2.58 ha on-site.
	Gross	30.303	
	Net	16.667	
25	Density	30.0	
Large Greenfield 200	Units	200	Greenfield site. POS 1.032 ha on-site.
	Gross	8.889	
	Net	6.667	
26	Density	30.0	
Green field 100	Units	100	Greenfield site. POS 0.51 6ha on-site.
	Gross	4.444	
	Net	3.333	
27	Density	30.0	
Greenfield 40	Units	40	Greenfield site. POS 0.053 ha on-site.
	Gross	1.569	
	Net	1.333	
28	Density	30.0	
Greenfield 12	Units	12	Greenfield site. POS 0.009 ha on-site.
	Gross	0.471	
	Net	0.400	
29	Density	30.0	

Greenfield 9	Units	9	Greenfield site. Modelled with affordable housing.
	Gross	0.300	
	Net	0.300	
30	Density	30.0	
Bowmans Cross	Units	5,000	HBCA SA1. Potential Strategic Site as Sustainable Neighbourhood. Greenfield, Green Belt site. Modelled based on 5,000 units at 30 dph and assumes 60% net developable. Total site area about 470ha - including extensive areas of woodland.
	Gross	277.778	
	Net	166.667	
32	Density	30.0	
Well End SUE	Units	3,750	HBA SA17a, HBA SA17c, HBA SA17d. Potential Strategic Site as Sustainable Neighbourhood. Greenfield, Green Belt site. Modelled based on information provided by HBC. Site area 163 ha.
	Gross	163.000	
	Net	107.143	
33	Density	35.0	
Parkview / Borehamwood Golf Course	Units	1,073	HBA SA22. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Greenfield, Green Belt site. Total site area 46.65 ha.
	Gross	46.650	
	Net	30.657	
34	Density	35.0	
Tesco / Canada Life	Units	957	HPBA SA1 / HPBA SA2. Potential Strategic Site. Modelled based on information provided by HBC. Brownfield redevelopment of supermarket and offices. Flatted development. Site area 4.78 ha.
	Gross	4.780	
	Net	3.190	
35	Density	300.0	
Mutton Lane (Nth)	Units	1,875	HPBA SA14. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Green Belt Site. Total site area 95.92 ha.
	Gross	95.920	
	Net	53.571	
36	Density	35.0	
Rear of Farm Way (Nth)	Units	802	HBUSA SA5. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Greenfield, Green Belt site. Total site area 34.86 ha.
	Gross	34.860	
	Net	22.914	
37	Density	35.0	
Land at Elstree Road (Sth)	Units	1,300	HBUSA SA6. Potential Strategic Site. Modelled based on information provided by HBC. Greenfield site. Mix of houses and flats. Total site area 27.290 ha.
	Gross	27.290	
	Net	21.667	
38	Density	60.0	
Watford Road (Nth) / Sth of Shenley Hill	Units	1,167	HRA SA5 / HRA SA7. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Greenfield, Green Belt site. Total site area 50.953 ha.
	Gross	50.953	
	Net	33.343	
39	Density	35.0	
Home Farm	Units	1,040	HRA SA8. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Greenfield, Green Belt site. Total site area 45.224 ha.
	Gross	45.224	
	Net	29.714	
40	Density	35.0	

Source: HDH (July 2026)

9.18 The information is summarised further below:

Table 9.6 Summary of Typologies – Areas and Densities

			Current Use	Units	Area (ha)				Density Units per ha		Density
					Total	Gross	Net	%	Gross	Net	sqm/ha
1	Large Brownfield LD Housing 500	Brown	PDL	500	30.303	30.303	16.667	55.0%	16.50	30.00	2,814
2	Large Brownfield HD Housing 500	Brown	PDL	500	19.231	19.231	12.500	65.0%	26.00	40.00	3,600
3	Large Brownfield LD Housing 250	Brown	PDL	250	9.524	9.524	7.143	75.0%	26.25	35.00	3,311
4	Brownfield LD Housing 150	Brown	PDL	150	5.714	5.714	4.286	75.0%	26.25	35.00	3,321
5	Brownfield HD Housing 150	Brown	PDL	150	4.444	4.444	3.333	75.0%	33.75	45.00	4,080
6	Brownfield LD Housing 80	Brown	PDL	80	3.048	3.048	2.286	75.0%	26.25	35.00	3,265
7	Brownfield HD Housing 80	Brown	PDL	80	2.092	2.092	1.778	85.0%	38.25	45.00	3,888
8	Brownfield LD Housing 40	Brown	PDL	40	1.345	1.345	1.143	85.0%	29.75	35.00	3,242
9	Brownfield HD Housing 40	Brown	PDL	40	1.046	1.046	0.889	85.0%	38.25	45.00	3,911
10	Brownfield LD Housing 20	Brown	PDL	20	0.672	0.672	0.571	85.0%	29.75	35.00	3,291
11	Brownfield HD Housing 20	Brown	PDL	20	0.444	0.444	0.444	100.0%	45.00	45.00	3,828
12	Brownfield Housing 12	Brown	PDL	12	0.267	0.267	0.267	100.0%	45.00	45.00	3,908
13	Brownfield Housing 9	Brown	PDL	9	0.200	0.200	0.200	100.0%	45.00	45.00	4,775
14	Brownfield Housing 6	Brown	PDL	6	0.133	0.133	0.133	100.0%	45.00	45.00	4,275
15	Brownfield Housing 3	Brown	PDL	3	0.067	0.067	0.067	100.0%	45.00	45.00	5,175
16	Flats 250 Tall Building	Brown	PDL	250	1.838	1.838	1.563	85.0%	136.00	160.00	12,640
17	Flats 80 Tall Building	Brown	PDL	80	0.588	0.588	0.500	85.0%	136.00	160.00	12,575
18	Flats 150	Brown	PDL	150	1.471	1.471	1.250	85.0%	102.00	120.00	9,098
19	Flats 80	Brown	PDL	80	0.784	0.784	0.667	85.0%	102.00	120.00	9,069

			Current Use	Units	Area (ha)				Density Units per ha		Density
					Total	Gross	Net	%	Gross	Net	sqm/ha
20	Flats 40	Brown	PDL	40	0.444	0.444	0.444	100.0%	90.00	90.00	6,814
21	Flats 20	Brown	PDL	20	0.267	0.267	0.267	100.0%	75.00	75.00	5,653
22	Flats 12	Brown	PDL	12	0.160	0.160	0.160	100.0%	75.00	75.00	5,639
23	Flats 9	Brown	PDL	9	0.150	0.150	0.150	100.0%	60.00	60.00	4,688
24	Flats 6	Brown	PDL	6	0.100	0.100	0.100	100.0%	60.00	60.00	4,613
25	Large Greenfield 500	Green	Agricultural	500	30.303	30.303	16.667	55.0%	16.50	30.00	2,814
26	Large Greenfield 200	Green	Agricultural	200	8.889	8.889	6.667	75.0%	22.50	30.00	2,811
27	Green field 100	Green	Agricultural	100	4.444	4.444	3.333	75.0%	22.50	30.00	2,825
28	Greenfield 40	Green	Agricultural	40	1.569	1.569	1.333	85.0%	25.50	30.00	2,812
29	Greenfield 12	Green	Paddock	12	0.471	0.471	0.400	85.0%	25.50	30.00	2,726
30	Greenfield 9	Green	Paddock	9	0.300	0.300	0.300	100.0%	30.00	30.00	2,837
32	Bowmans Cross	Green	Agricultural	5,000	277.778	277.778	166.667	60.0%	18.00	30.00	2,811
33	Well End SUE	Green	Agricultural	3,750	163.000	163.000	107.143	65.7%	23.01	35.00	3,284
34	Parkview / Borehamwood Golf Course	Green	Ag / Golf Course	1,073	46.650	46.650	30.657	65.7%	23.00	35.00	3,275
35	Tesco / Canada Life	Brown	PDL	957	4.780	4.780	3.190	66.7%	200.21	300.00	23,655
36	Mutton Lane (Nth)	Green	Agricultural	1,875	95.920	95.920	53.571	55.9%	19.55	35.00	3,283
37	Rear of Farm Way (Nth)	Green	Agricultural	802	34.860	34.860	22.914	65.7%	23.01	35.00	3,849
38	Land at Elstree Road (Sth)	Green	Agricultural	1,300	27.290	27.290	21.667	79.4%	47.64	60.00	5,109
39	Watford Road (Nth) / Sth of Shenley Hill	Green	Agricultural	1,167	50.953	50.953	33.343	65.4%	22.90	35.00	3,285
40	Home Farm	Green	Agricultural	1,040	45.224	45.224	29.714	65.7%	23.00	35.00	3,133

Source: HDH (July 2026)

9.19 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 to be provided (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 / or make no Affordable Housing contribution.

Older People's Housing

9.20 A private Sheltered/retirement and an Extracare scheme have been modelled, each on a 0.5 ha site as follows.

a. A private Sheltered/retirement scheme of 30 x 1 bed units of 50 sqm and 30 x 2 bed units of 75 sqm to give a net saleable area (GIA) of 3,750 sqm. A further 20% non-saleable service and common areas are assumed to give a scheme GIA of 4,500 sqm.

b. An Extracare scheme of 37 x 1 bed units of 65 sqm and 23 x 2 bed units of 80 sqm to give a net saleable area of 4,245 sq^2. A further 30% non-saleable service and common areas are assumed to give a scheme GIA of 5,519 sqm.

9.21 This modelling was broadly based on *Briefing Note on Viability Prepared for Retirement Housing Group* (Three Dragons, May 2013, Updated February 2016)[106]. This suggests a typical site size of 0.5 ha and typical schemes of Sheltered housing having between 50 to 60 units (100-120 per ha) and typical schemes of Extracare housing having between 40 and 50 units (80-100 per ha). A typical mix of 60:40 1 bed:2 bed, to 40:60 1 bed:2 bed apartments is suggested, as are the following development assumptions:

Table 9.7 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

9.22 The Council is planning to allocate strategic employment sites and mixed-use strategic sites. These sites will not be modelled individually, rather the type of development that they are most likely to deliver is modelled.

[106] https://retirementhousinggroup.com/rhg-publications/

9.23 There are other types of development (such as retail uses petrol filling stations and garden centres etc). These have not been included in this high-level study as they are not anticipated to be forthcoming under the new Local Plan, and due to the great diversity of project that may arise.

9.24 For this study, a number of development types have been assessed. The modelling was based on the following development types and assumptions:

a. **Offices**. These are more than 250 sqm, will be of steel frame construction, be over several floors and will be located on larger business parks or in town centres centre – both have been modelled. Typical larger units in the Council area are around 2,000 sqm – this will be used as the basis for the modelling with five storeys and 70% coverage on the office sites in the urban situation, and 3 storeys and 25% coverage elsewhere.

b. **Large Industrial**. Modern industrial units of over 4,000 sqm with 40% coverage, based on single storey construction.

c. **Small Industrial**. Modern industrial units of 400 sqm with40% coverage based on single storey construction.

d. **Distribution**. Modern units of over 5,000 sqm with 35% coverage based on single storey construction. A larger 20,000 sqm unit is also modelled, based on 50% coverage.

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 Hertsmere Borough 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 base modelling is based on the following requirements, as per the draft Local Plan:

a.	Affordable Housing	40% as 75% Social Rent, 0% Affordable Rent, 25% AHO		
b.	Design	20% BNG, 5% of affordable M4(3) and balance as M(4)2, Zero Carbon and Circular Economy policies, 90 LPPPD		
c.	Developer Contributions	CIL as adopted.		
		Typologies	Houses	£10,000 per unit
			Flats	£5,000 per unit

Strategic Sites	£40,000 per unit.
Training Levy.	

10.6 As set out above, the analysis is based on sub-areas identified in Chapter 4. The base appraisals are included in **Appendix 8**.

Table 10.1a Residual Values – Borehamwood and Adjacent

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Brownfield LD Housing 500	Borehamwood	Brown	PDL	30.30	16.67	500	2,190,315	3,982,391	66,373,191
Site 2	Large Brownfield HD Housing 500	Borehamwood	Brown	PDL	19.23	12.50	500	3,382,544	5,203,914	65,048,925
Site 3	Large Brownfield LD Housing 250	Borehamwood	Brown	PDL	9.52	7.14	250	3,304,639	4,406,186	31,472,754
Site 4	Brownfield LD Housing 150	Borehamwood	Brown	PDL	5.71	4.29	150	2,847,864	3,797,152	16,273,507
Site 5	Brownfield HD Housing 150	Borehamwood	Brown	PDL	4.44	3.33	150	3,628,744	4,838,326	16,127,753
Site 6	Brownfield LD Housing 80	Borehamwood	Brown	PDL	3.05	2.29	80	2,731,931	3,642,575	8,325,886
Site 7	Brownfield HD Housing 80	Borehamwood	Brown	PDL	2.09	1.78	80	3,762,610	4,426,600	7,869,510
Site 8	Brownfield LD Housing 40	Borehamwood	Brown	PDL	1.34	1.14	40	3,172,730	3,732,623	4,265,855
Site 9	Brownfield HD Housing 40	Borehamwood	Brown	PDL	1.05	0.89	40	4,007,021	4,714,143	4,190,349
Site 10	Brownfield LD Housing 20	Borehamwood	Brown	PDL	0.67	0.57	20	3,286,747	3,866,761	2,209,578
Site 11	Brownfield HD Housing 20	Borehamwood	Brown	PDL	0.44	0.44	20	4,591,112	4,591,112	2,040,494
Site 12	Brownfield Housing 12	Borehamwood	Brown	PDL	0.27	0.27	12	4,993,194	4,993,194	1,331,518
Site 13	Brownfield Housing 9	Borehamwood	Brown	PDL	0.20	0.20	9	11,131,127	11,131,127	2,226,225
Site 14	Brownfield Housing 6	Borehamwood	Brown	PDL	0.13	0.13	6	10,075,013	10,075,013	1,343,335
Site 15	Brownfield Housing 3	Borehamwood	Brown	PDL	0.07	0.07	3	11,048,750	11,048,750	736,583
Site 16	Flats 250 Tall Building	Borehamwood	Brown	PDL	1.84	1.56	250	-2,769,957	-3,258,773	-5,091,833
Site 17	Flats 80 Tall Building	Borehamwood	Brown	PDL	0.59	0.50	80	-7,574,260	-8,910,894	-4,455,447
Site 18	Flats 150	Borehamwood	Brown	PDL	1.47	1.25	150	-1,805,457	-2,124,067	-2,655,083
Site 19	Flats 80	Borehamwood	Brown	PDL	0.78	0.67	80	-1,757,097	-2,067,173	-1,378,115
Site 20	Flats 40	Borehamwood	Brown	PDL	0.44	0.44	40	-1,588,377	-1,588,377	-705,945
Site 21	Flats 20	Borehamwood	Brown	PDL	0.27	0.27	20	-1,356,544	-1,356,544	-361,745
Site 22	Flats 12	Borehamwood	Brown	PDL	0.16	0.16	12	-1,310,083	-1,310,083	-209,613
Site 23	Flats 9	Borehamwood	Brown	PDL	0.15	0.15	9	1,983,581	1,983,581	297,537
Site 24	Flats 6	Borehamwood	Brown	PDL	0.10	0.10	6	1,967,897	1,967,897	196,790
Site 25	Large Greenfield 500	Borehamwood	Green	Agricultural	30.30	16.67	500	2,240,390	4,073,436	67,890,605
Site 26	Large Greenfield 200	Borehamwood	Green	Agricultural	8.89	6.67	200	2,913,225	3,884,300	25,895,336
Site 27	Green field 100	Borehamwood	Green	Agricultural	4.44	3.33	100	2,504,136	3,338,848	11,129,495
Site 28	Greenfield 40	Borehamwood	Green	Agricultural	1.57	1.33	40	2,821,534	3,319,452	4,425,936
Site 29	Greenfield 12	Borehamwood	Green	Paddock	0.47	0.40	12	3,112,341	3,661,577	1,464,631
Site 30	Greenfield 9	Borehamwood	Green	Paddock	0.30	0.30	9	3,483,000	3,483,000	1,044,900
Site 33	Well End SUE	Borehamwood	Green	Agricultural	163.00	107.14	3,750	1,555,773	2,366,849	253,591,014
Site 34	Parkview / Borehamwood Golf Cou	Borehamwood	Green	Ag / Golf C	46.65	30.66	1,073	2,283,749	3,475,108	106,536,871

Source: HDH (June 2026)

Table 10.1b Residual Values – Bushey & Potters Bar and Adjacent

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Brownfield LD Housing 500	Bushey & Pott	Brown	PDL	30.30	16.67	500	2,241,350	4,075,183	67,919,710
Site 2	Large Brownfield HD Housing 500	Bushey & Pott	Brown	PDL	19.23	12.50	500	3,459,165	5,321,793	66,522,411
Site 3	Large Brownfield LD Housing 250	Bushey & Pott	Brown	PDL	9.52	7.14	250	3,385,032	4,513,376	32,238,400
Site 4	Brownfield LD Housing 150	Bushey & Pott	Brown	PDL	5.71	4.29	150	2,940,928	3,921,238	16,805,305
Site 5	Brownfield HD Housing 150	Bushey & Pott	Brown	PDL	4.44	3.33	150	3,742,423	4,989,897	16,632,991
Site 6	Brownfield LD Housing 80	Bushey & Pott	Brown	PDL	3.05	2.29	80	2,814,833	3,753,110	8,578,538
Site 7	Brownfield HD Housing 80	Bushey & Pott	Brown	PDL	2.09	1.78	80	3,872,729	4,556,152	8,099,826
Site 8	Brownfield LD Housing 40	Bushey & Pott	Brown	PDL	1.34	1.14	40	3,279,170	3,857,847	4,408,968
Site 9	Brownfield HD Housing 40	Bushey & Pott	Brown	PDL	1.05	0.89	40	4,135,448	4,865,233	4,324,652
Site 10	Brownfield LD Housing 20	Bushey & Pott	Brown	PDL	0.67	0.57	20	3,403,605	4,004,241	2,288,138
Site 11	Brownfield HD Housing 20	Bushey & Pott	Brown	PDL	0.44	0.44	20	4,748,270	4,748,270	2,110,342
Site 12	Brownfield Housing 12	Bushey & Pott	Brown	PDL	0.27	0.27	12	5,128,300	5,128,300	1,367,547
Site 13	Brownfield Housing 9	Bushey & Pott	Brown	PDL	0.20	0.20	9	11,333,786	11,333,786	2,266,757
Site 14	Brownfield Housing 6	Bushey & Pott	Brown	PDL	0.13	0.13	6	10,252,254	10,252,254	1,366,967
Site 15	Brownfield Housing 3	Bushey & Pott	Brown	PDL	0.07	0.07	3	11,263,305	11,263,305	750,887
Site 16	Flats 250 Tall Building	Bushey & Pott	Brown	PDL	1.84	1.56	250	556,719	654,963	1,023,380
Site 17	Flats 80 Tall Building	Bushey & Pott	Brown	PDL	0.59	0.50	80	-4,156,525	-4,890,030	-2,445,015
Site 18	Flats 150	Bushey & Pott	Brown	PDL	1.47	1.25	150	690,652	812,532	1,015,665
Site 19	Flats 80	Bushey & Pott	Brown	PDL	0.78	0.67	80	716,231	842,625	561,750
Site 20	Flats 40	Bushey & Pott	Brown	PDL	0.44	0.44	40	630,637	630,637	280,283
Site 21	Flats 20	Bushey & Pott	Brown	PDL	0.27	0.27	20	511,398	511,398	136,373
Site 22	Flats 12	Bushey & Pott	Brown	PDL	0.16	0.16	12	557,606	557,606	89,217
Site 23	Flats 9	Bushey & Pott	Brown	PDL	0.15	0.15	9	4,032,090	4,032,090	604,813
Site 24	Flats 6	Bushey & Pott	Brown	PDL	0.10	0.10	6	4,001,677	4,001,677	400,168
Site 25	Large Greenfield 500	Bushey & Pott	Green	Agricultural	30.30	16.67	500	2,292,995	4,169,082	69,484,700
Site 26	Large Greenfield 200	Bushey & Pott	Green	Agricultural	8.89	6.67	200	2,972,627	3,963,502	26,423,348
Site 27	Green field 100	Bushey & Pott	Green	Agricultural	4.44	3.33	100	2,573,656	3,431,541	11,438,472
Site 28	Greenfield 40	Bushey & Pott	Green	Agricultural	1.57	1.33	40	2,898,238	3,409,692	4,546,256
Site 29	Greenfield 12	Bushey & Pott	Green	Paddock	0.47	0.40	12	3,195,705	3,759,653	1,503,861
Site 30	Greenfield 9	Bushey & Pott	Green	Paddock	0.30	0.30	9	3,582,942	3,582,942	1,074,883
Site 35	Tesco / Canada Life	Potters Bar	Brown	PDL	4.78	3.19	957	115,217	172,645	550,736
Site 36	Mutton Lane (Nth)	Potters Bar	Green	Agricultural	95.92	53.57	1,875	1,792,160	3,208,875	171,904,014
Site 37	Rear of Farm Way (Nth)	Bushey	Green	Agricultural	34.86	22.91	802	2,247,730	3,419,520	78,355,863
Site 38	Land at Elstree Road (Sth)	Bushey	Green	Agricultural	27.29	21.67	1,300	4,026,423	5,071,435	109,881,089

Source: HDH (June 2026)

Table 10.1c Residual Values – All other Areas

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Large Brownfield LD Housing 500	All other areas	Brown	PDL	30.30	16.67	500	2,257,742	4,104,985	68,416,413
Site 2	Large Brownfield HD Housing 500	All other areas	Brown	PDL	19.23	12.50	500	3,483,599	5,359,383	66,992,291
Site 3	Large Brownfield LD Housing 250	All other areas	Brown	PDL	9.52	7.14	250	3,411,258	4,548,344	32,488,172
Site 4	Brownfield LD Housing 150	All other areas	Brown	PDL	5.71	4.29	150	2,968,706	3,958,274	16,964,033
Site 5	Brownfield HD Housing 150	All other areas	Brown	PDL	4.44	3.33	150	3,776,390	5,035,186	16,783,954
Site 6	Brownfield LD Housing 80	All other areas	Brown	PDL	3.05	2.29	80	2,841,188	3,788,251	8,658,860
Site 7	Brownfield HD Housing 80	All other areas	Brown	PDL	2.09	1.78	80	3,907,410	4,596,953	8,172,362
Site 8	Brownfield LD Housing 40	All other areas	Brown	PDL	1.34	1.14	40	3,310,358	3,894,539	4,450,901
Site 9	Brownfield HD Housing 40	All other areas	Brown	PDL	1.05	0.89	40	4,172,454	4,908,770	4,363,351
Site 10	Brownfield LD Housing 20	All other areas	Brown	PDL	0.67	0.57	20	3,436,396	4,042,819	2,310,182
Site 11	Brownfield HD Housing 20	All other areas	Brown	PDL	0.44	0.44	20	4,791,659	4,791,659	2,129,626
Site 12	Brownfield Housing 12	All other areas	Brown	PDL	0.27	0.27	12	5,128,300	5,128,300	1,367,547
Site 13	Brownfield Housing 9	All other areas	Brown	PDL	0.20	0.20	9	11,333,786	11,333,786	2,266,757
Site 14	Brownfield Housing 6	All other areas	Brown	PDL	0.13	0.13	6	10,252,254	10,252,254	1,366,967
Site 15	Brownfield Housing 3	All other areas	Brown	PDL	0.07	0.07	3	11,263,305	11,263,305	750,887
Site 16	Flats 250 Tall Building	All other areas	Brown	PDL	1.84	1.56	250	5,115,717	6,018,491	9,403,892
Site 17	Flats 80 Tall Building	All other areas	Brown	PDL	0.59	0.50	80	676,155	795,477	397,738
Site 18	Flats 150	All other areas	Brown	PDL	1.47	1.25	150	4,111,950	4,837,588	6,046,985
Site 19	Flats 80	All other areas	Brown	PDL	0.78	0.67	80	4,108,411	4,833,425	3,222,283
Site 20	Flats 40	All other areas	Brown	PDL	0.44	0.44	40	3,653,252	3,653,252	1,623,667
Site 21	Flats 20	All other areas	Brown	PDL	0.27	0.27	20	3,050,298	3,050,298	813,413
Site 22	Flats 12	All other areas	Brown	PDL	0.16	0.16	12	3,131,136	3,131,136	500,982
Site 23	Flats 9	All other areas	Brown	PDL	0.15	0.15	9	7,047,761	7,047,761	1,057,164
Site 24	Flats 6	All other areas	Brown	PDL	0.10	0.10	6	6,972,835	6,972,835	697,284
Site 25	Large Greenfield 500	All other areas	Green	Agricultural	30.30	16.67	500	2,292,995	4,169,082	69,484,700
Site 26	Large Greenfield 200	All other areas	Green	Agricultural	8.89	6.67	200	2,972,627	3,963,502	26,423,348
Site 27	Green field 100	All other areas	Green	Agricultural	4.44	3.33	100	2,573,656	3,431,541	11,438,472
Site 28	Greenfield 40	All other areas	Green	Agricultural	1.57	1.33	40	2,898,238	3,409,692	4,546,256
Site 29	Greenfield 12	All other areas	Green	Paddock	0.47	0.40	12	3,195,705	3,759,653	1,503,861
Site 30	Greenfield 9	All other areas	Green	Paddock	0.30	0.30	9	3,582,942	3,582,942	1,074,883
Site 32	Bowmans Cross	Bowmans Cros	Green	Agricultural	277.78	166.67	5,000	784,407	1,307,345	217,890,872
Site 39	Watford Road (Nth) / Sth of Shenle	Radlett	Green	Agricultural	50.95	33.34	1,167	2,440,400	3,729,305	124,345,684
Site 40	Home Farm	Radlett	Green	Agricultural	45.22	29.71	1,040	2,378,386	3,619,812	107,560,117

Source: HDH (July 2026)

10.7 The results vary across the typologies and Strategic Sites, 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. In the following tables the Residual Value is compared with the BLV. The BLV being an amount above the EUV that is sufficient to provide the willing landowner the incentive to sell the land for development as set out in Chapter 6 above:

Table 10.2a Residual Value v BLV – Borehamwood and Adjacent

		EUV	BLV	Residual Value
Site 1	Large Brownfield LD Housing 500	1,500,000	1,800,000	2,190,315
Site 2	Large Brownfield HD Housing 500	1,500,000	1,800,000	3,382,544
Site 3	Large Brownfield LD Housing 250	1,500,000	1,800,000	3,304,639
Site 4	Brownfield LD Housing 150	1,500,000	1,800,000	2,847,864
Site 5	Brownfield HD Housing 150	1,500,000	1,800,000	3,628,744
Site 6	Brownfield LD Housing 80	1,500,000	1,800,000	2,731,931
Site 7	Brownfield HD Housing 80	1,500,000	1,800,000	3,762,610
Site 8	Brownfield LD Housing 40	1,500,000	1,800,000	3,172,730
Site 9	Brownfield HD Housing 40	1,500,000	1,800,000	4,007,021
Site 10	Brownfield LD Housing 20	1,500,000	1,800,000	3,286,747
Site 11	Brownfield HD Housing 20	1,500,000	1,800,000	4,591,112
Site 12	Brownfield Housing 12	1,500,000	1,800,000	4,993,194
Site 13	Brownfield Housing 9	1,500,000	1,800,000	11,131,127
Site 14	Brownfield Housing 6	1,500,000	1,800,000	10,075,013
Site 15	Brownfield Housing 3	1,500,000	1,800,000	11,048,750
Site 16	Flats 250 Tall Building	1,500,000	1,800,000	-2,769,957
Site 17	Flats 80 Tall Building	1,500,000	1,800,000	-7,574,260
Site 18	Flats 150	1,500,000	1,800,000	-1,805,457
Site 19	Flats 80	1,500,000	1,800,000	-1,757,097
Site 20	Flats 40	1,500,000	1,800,000	-1,588,377
Site 21	Flats 20	1,500,000	1,800,000	-1,356,544
Site 22	Flats 12	1,500,000	1,800,000	-1,310,083
Site 23	Flats 9	1,500,000	1,800,000	1,983,581
Site 24	Flats 6	1,500,000	1,800,000	1,967,897
Site 25	Large Greenfield 500	25,000	375,000	2,240,390
Site 26	Large Greenfield 200	25,000	375,000	2,913,225
Site 27	Green field 100	25,000	375,000	2,504,136
Site 28	Greenfield 40	25,000	375,000	2,821,534
Site 29	Greenfield 12	100,000	450,000	3,112,341
Site 30	Greenfield 9	100,000	450,000	3,483,000
Site 33	Well End SUE	25,000	250,000	1,555,773
Site 34	Parkview / Borehamwood Golf Course	25,000	250,000	2,283,749

Source: HDH (June 2026)

Table 10.2b Residual Value v BLV – Bushey & Potters Bar and Adjacent

		EUV	BLV	Residual Value
Site 1	Large Brownfield LD Housing 500	1,500,000	1,800,000	2,241,350
Site 2	Large Brownfield HD Housing 500	1,500,000	1,800,000	3,459,165
Site 3	Large Brownfield LD Housing 250	1,500,000	1,800,000	3,385,032
Site 4	Brownfield LD Housing 150	1,500,000	1,800,000	2,940,928
Site 5	Brownfield HD Housing 150	1,500,000	1,800,000	3,742,423
Site 6	Brownfield LD Housing 80	1,500,000	1,800,000	2,814,833
Site 7	Brownfield HD Housing 80	1,500,000	1,800,000	3,872,729
Site 8	Brownfield LD Housing 40	1,500,000	1,800,000	3,279,170
Site 9	Brownfield HD Housing 40	1,500,000	1,800,000	4,135,448
Site 10	Brownfield LD Housing 20	1,500,000	1,800,000	3,403,605
Site 11	Brownfield HD Housing 20	1,500,000	1,800,000	4,748,270
Site 12	Brownfield Housing 12	1,500,000	1,800,000	5,128,300
Site 13	Brownfield Housing 9	1,500,000	1,800,000	11,333,786
Site 14	Brownfield Housing 6	1,500,000	1,800,000	10,252,254
Site 15	Brownfield Housing 3	1,500,000	1,800,000	11,263,305
Site 16	Flats 250 Tall Building	1,500,000	1,800,000	556,719
Site 17	Flats 80 Tall Building	1,500,000	1,800,000	-4,156,525
Site 18	Flats 150	1,500,000	1,800,000	690,652
Site 19	Flats 80	1,500,000	1,800,000	716,231
Site 20	Flats 40	1,500,000	1,800,000	630,637
Site 21	Flats 20	1,500,000	1,800,000	511,398
Site 22	Flats 12	1,500,000	1,800,000	557,606
Site 23	Flats 9	1,500,000	1,800,000	4,032,090
Site 24	Flats 6	1,500,000	1,800,000	4,001,677
Site 25	Large Greenfield 500	25,000	375,000	2,292,995
Site 26	Large Greenfield 200	25,000	375,000	2,972,627
Site 27	Green field 100	25,000	375,000	2,573,656
Site 28	Greenfield 40	25,000	375,000	2,898,238
Site 29	Greenfield 12	100,000	450,000	3,195,705
Site 30	Greenfield 9	100,000	450,000	3,582,942
Site 35	Tesco / Canada Life	1,500,000	1,800,000	115,217
Site 36	Mutton Lane (Nth)	25,000	375,000	1,792,160
Site 37	Rear of Farm Way (Nth)	25,000	250,000	2,247,730
Site 38	Land at Elstree Road (Sth)	25,000	250,000	4,026,423

Source: HDH (June 2026)

Table 10.2c Residual Value v BLV – All other Areas

		EUV	BLV	Residual Value
Site 1	Large Brownfield LD Housing 500	1,500,000	1,800,000	2,257,742
Site 2	Large Brownfield HD Housing 500	1,500,000	1,800,000	3,483,599
Site 3	Large Brownfield LD Housing 250	1,500,000	1,800,000	3,411,258
Site 4	Brownfield LD Housing 150	1,500,000	1,800,000	2,968,706
Site 5	Brownfield HD Housing 150	1,500,000	1,800,000	3,776,390
Site 6	Brownfield LD Housing 80	1,500,000	1,800,000	2,841,188
Site 7	Brownfield HD Housing 80	1,500,000	1,800,000	3,907,410
Site 8	Brownfield LD Housing 40	1,500,000	1,800,000	3,310,358
Site 9	Brownfield HD Housing 40	1,500,000	1,800,000	4,172,454
Site 10	Brownfield LD Housing 20	1,500,000	1,800,000	3,436,396
Site 11	Brownfield HD Housing 20	1,500,000	1,800,000	4,791,659
Site 12	Brownfield Housing 12	1,500,000	1,800,000	5,128,300
Site 13	Brownfield Housing 9	1,500,000	1,800,000	11,333,786
Site 14	Brownfield Housing 6	1,500,000	1,800,000	10,252,254
Site 15	Brownfield Housing 3	1,500,000	1,800,000	11,263,305
Site 16	Flats 250 Tall Building	1,500,000	1,800,000	5,115,717
Site 17	Flats 80 Tall Building	1,500,000	1,800,000	676,155
Site 18	Flats 150	1,500,000	1,800,000	4,111,950
Site 19	Flats 80	1,500,000	1,800,000	4,108,411
Site 20	Flats 40	1,500,000	1,800,000	3,653,252
Site 21	Flats 20	1,500,000	1,800,000	3,050,298
Site 22	Flats 12	1,500,000	1,800,000	3,131,136
Site 23	Flats 9	1,500,000	1,800,000	7,047,761
Site 24	Flats 6	1,500,000	1,800,000	6,972,835
Site 25	Large Greenfield 500	25,000	375,000	2,292,995
Site 26	Large Greenfield 200	25,000	375,000	2,972,627
Site 27	Green field 100	25,000	375,000	2,573,656
Site 28	Greenfield 40	25,000	375,000	2,898,238
Site 29	Greenfield 12	100,000	450,000	3,195,705
Site 30	Greenfield 9	100,000	450,000	3,582,942
Site 32	Bowmans Cross	25,000	250,000	784,407
Site 39	Watford Road (Nth) / Sth of Shenley Hill	25,000	250,000	2,440,400
Site 40	Home Farm	25,000	250,000	2,378,386

Source: HDH (July 2026)

10.8 Across the typologies and strategic sites, the Residual Value is well in excess of the BLV suggesting that most development can bear the full policy requirements. The exception is flatted development in the towns, where the Residual Value is not only less than the BLV, but also less than the EUV, suggesting flatted development is unlikely to be viable.

10.9 To a large extent these results accord with the Council's experience through the development management process, where most schemes are policy compliant, with the exception of some flatted development.

10.10 It is important to note that the above appraisals include high-level estimates of developer contributions, however the Council's IDP is under review so these may be different to the assumptions used. The testing is on the basis that developer contributions are in addition to CIL. Whilst this is an appropriate starting point, it is necessary to note that CIL can be (and is likely to be) applied to deliver a proportion of the Borough's future infrastructure needs.

10.11 The costs of meeting the climate change policies and the Building Safety Levy are incorporated. Further, the affordable housing is now modelled in line with the need of 75% Social Rent, 0% Affordable Rent, 25% Shared Ownership.

10.12 In relation to the potential strategic sites. there is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that that the Council and the landowners / site promoters continue to engage, 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.*

10.13 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 10-006-20190509*

10.14 To assist the Council, a range of other appraisals have been run.

Developer's Return

10.15 Through the consultation process a range of views were expressed as to the appropriate developers return. In this iteration of this assessment a 17.5% of Gross Development Value assumption is used across the tenures. A range of assumptions have been tested, the results of which are set out in **Appendix 9**.

10.16 In the initial (2025 pre-consultation) iteration of this assessment, developers' return was taken as 17.5% of the value of 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, and thus the amount a developer can pay for the land. The use of a higher developer's return assumption results in a further fall in the Residual Value, however a similar proportion of the greenfield typologies are shown as viable in both scenarios.

Affordable Housing

10.17 A core purpose of this LPVA is to 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.

10.18 The adopted Local Plan seeks 40% affordable housing in postcode areas EN5 4, WD25 8, WD7 8, WD7 7, and at least 35% in all other locations. The policy seeks '*75% of the Affordable Housing units will be delivered as social rented and/or affordable rent housing and the remainder as intermediate housing*'. The *South West Herts Local Housing Needs Assessment Update* (Iceni Projects Limited, March 2024) suggests that about 75% of the affordable housing should be affordable housing for rent and the balance as Affordable Home Ownership (AHO). The Council's preference is that affordable housing for rent should be as Social Rent.

10.19 As set out in Chapter 2 above, the 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 HBC area includes areas of Green Belt so these rules will apply here; a 50% requirement is tested.

10.20 The initial modelling is based on 40% affordable housing as 75% Social Rent and 25% as AHO. Sensitivity testing up to 50% affordable housing (as per the Golden Rules) and varied tenure mixes has been carried out.

Overall Requirement

10.21 A set of appraisals have been run from 0% to 50% affordable housing and with a varied tenure mix, the results of which are set out in **Appendix 10**. In the base analysis, the tenure mix is 75% Social Rent, 0% Affordable Rent, 25% Shared Ownership. This and the other base assumptions are as above, with only the overall level of affordable housing being altered.

10.22 The following table shows the change in the Residual Value between 50% and 40% affordable housing and 30% and 40% affordable housing. Where there is an increase in the Residual Value, this is the additional amount a developer can pay the landowner, where there is a decrease in the residual value, this is the reduction in the maximum amount that the developer can pay a landowner. The results are grouped by types of site.

Table 10.3 Impact of Providing Affordable Housing. £ per ha

Borehamwood and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
50%-40%	-587,588	-648,394	-451,747	-1,815,708	-1,777,393	-420,457	-858,563	-517,537	-726,809
40%-40%	0	0	0	0	0	0	0	0	0
30%-40%	585,681	898,657	1,370,576	1,804,412	1,777,393	1,085,874	857,103	516,589	726,809

Bushey & Potters Bar and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
50%-40%	-592,211	-654,653	-452,875	-2,132,828	-2,162,464	-658,001	7,303	-521,441	-732,953
40%-40%	0	0	0	0	0	0	0	0	0
30%-40%	589,473	907,602	1,379,536	2,037,690	2,151,064	1,249,661	994,185	519,834	732,953

All Other Areas	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
50%-40%	-595,086	-657,305	-1,379,654	-2,617,174	-2,689,521	-818,929	-4,057	-521,441	-732,953
40%-40%	0	0	0	0	0	0	0	0	0
30%-40%	592,356	911,496	1,379,536	2,617,174	2,554,334	1,572,607	1,199,865	519,834	732,953

Strategic Sites	Bowmans Cross	Well End SUE	Parkview / Borehamwood Golf Course	Tesco / Canada Life	Mutton Lane (Nth)	Rear of Farm Way (Nth)	Land at Elstree Road (Sth)	Watford Road (Nth) / Sth of Shenley Hill	Home Farm
50%-40%	-208,027	-380,807	-550,621	-3,111,805	-417,720	-529,373	-1,060,241	-546,570	-562,081
40%-40%	0	0	0	0	0	0	0	0	0
30%-40%	206,369	378,971	550,621	2,817,211	416,331	529,373	1,055,960	543,095	561,185

Source: HDH (June 2026)

10.23 This analysis suggests that a reduction of 10% affordable housing leads to an increase in the Residual Value of about £500,000 per ha on greenfield sites and about £600,000 per ha on the brownfield sites. The impact per ha is greater on the brownfield sites as they are higher density. The impact is significantly greater on the flatted development, again due to the higher density.

10.24 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, as 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 to the type (tenure) of affordable housing provided.

Affordable Tenure Mix

10.25 The analysis in the base appraisals (above) assumes that the affordable housing is provided as 75% Social Rent, 0% Affordable Rent, 25% Affordable Home Ownership (as Shared Ownership). This is based on the Council's preferred housing mix, 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. 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)*'.

10.26 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 HBC area over the last few years has been as Affordable Rent as this tenure better fits into the housing associations' wider business plans and strategies.

10.27 The results of the analysis are included in **Appendix 10** where the impact of different tenures is tested. This analysis is carried out with 40% affordable housing.

Table 10.4 Impact of Varied Affordable Housing Tenure at 40% Affordable Housing. £ per ha

Borehamwood and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
25% AHO, 75% SR, 0% AR	0	0	0	0	0	0	0	0	0
25% AHO, 37.5% SR, 37.5% AR	261,396	419,351	783,888	1,528,669	1,549,869	921,420	749,004	227,125	326,135
25% AHO, 0% SR, 75% AR	521,826	838,703	1,567,776	2,999,792	3,077,586	1,810,945	1,473,227	453,445	652,270

Bushey & Potters Bar and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
25% AHO, 75% SR, 0% AR	0	0	0	0	0	0	0	0	0
25% AHO, 37.5% SR, 37.5% AR	260,575	419,351	783,888	1,403,766	1,521,344	866,314	721,687	226,543	326,135
25% AHO, 0% SR, 75% AR	520,956	838,703	1,567,776	2,807,532	3,034,410	1,725,508	1,436,818	452,862	652,270

All Other Areas	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
25% AHO, 75% SR, 0% AR	0	0	0	0	0	0	0	0	0
25% AHO, 37.5% SR, 37.5% AR	260,526	419,351	783,888	1,403,766	1,397,039	851,693	691,797	226,543	326,135
25% AHO, 0% SR, 75% AR	520,908	838,703	1,567,776	2,807,532	2,794,078	1,702,246	1,379,602	452,862	652,270

Strategic Sites	Bowmans Cross	Well End SUE	Parkview / Borehamwood Golf Course	Tesco / Canada Life	Mutton Lane (Nth)	Rear of Farm Way (Nth)	Land at Elstree Road (Sth)	Watford Road (Nth) / Sth of Shenley Hill	Home Farm
25% AHO, 75% SR, 0% AR	0	0	0	0	0	0	0	0	0
25% AHO, 37.5% SR, 37.5% AR	106,164	174,438	245,647	1,881,445	179,577	235,407	390,193	238,386	247,140
25% AHO, 0% SR, 75% AR	212,263	348,875	491,293	3,745,361	359,155	470,814	780,387	476,773	494,280

Source: HDH (June 2026)

10.28 This analysis suggests that, at 40% affordable housing, relative to the base mix, providing all the affordable housing for rent as Affordable Rent, with no Social Rent, has the impact of increasing the Residual Value by about £450,000 per ha on greenfield sites and £700,000 per ha on brownfield sites. These costs are broadly similar to providing 10% affordable housing.

10.29 It is suggested that, based on this analysis, where development viability is found to be challenging at the development management stage, in the first instance, consideration is given to an alterative tenure mix.

Varied Policy Standards

10.30 In Chapters 2 and 8, several areas of higher development standards are set out. These are tested in the following sections.

Towards Zero Carbon

10.31 The Council has aspirations to implement a Zero Carbon / climate change policy and it is exploring the feasibility of introducing a policy that goes above national standards. The base analysis assumes Zero Carbon development and the implementation of a circular economy policy.

10.32 Several further scenarios have been tested, being an option based on the Future Homes Standard, Zero Carbon and an enhanced Zero Carbon scenario. In addition, the cost of District Heating is tested. Further, it is important to note that where there are existing District Heating networks (e.g. Sheffield, Stoke-on-Trent or Enfield) developers tend to be keen to connect to networks for straightforward commercial reasons.

Table 10.5 Impact of Varied Construction Standards. £ per ha

Borehamwood and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
FHS	160,009	291,459	470,159	1,264,883	1,494,683	734,570	531,051	141,969	236,731
Zero CO2	64,232	116,584	188,064	505,953	597,873	293,832	212,435	56,859	94,693
Zero CO2 +Circular Econ	0	0	0	0	0	0	0	0	0
Zero CO2 +Circular Econ +District H	-98,880	-165,635	-225,011	-736,925	-744,803	-432,866	-306,817	-83,730	-123,116

Bushey & Potters Bar and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
FHS	159,140	291,459	470,159	1,163,223	1,471,448	691,119	523,557	141,387	236,731
Zero CO2	63,772	116,584	188,064	465,289	588,579	277,221	209,423	56,689	94,693
Zero CO2 +Circular Econ	0	0	0	0	0	0	0	0	0
Zero CO2 +Circular Econ +District H	-98,704	-165,635	-225,011	-689,285	-733,225	-411,692	-302,432	-83,730	-123,116

All Other Areas	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
FHS	159,091	291,459	470,159	1,163,223	1,353,197	685,582	523,557	141,387	236,731
Zero CO2	63,723	116,584	188,064	465,289	541,279	274,233	209,423	56,689	94,693
Zero CO2 +Circular Econ	0	0	0	0	0	0	0	0	0
Zero CO2 +Circular Econ +District H	-98,631	-165,635	-225,011	-677,698	-691,795	-403,867	-302,432	-83,730	-123,116

Strategic Sites	Bowmans Cross	Well End SUE	Parkview / Borehamwood Golf Course	Tesco / Canada Life	Mutton Lane (Nth)	Rear of Farm Way (Nth)	Land at Elstree Road (Sth)	Watford Road (Nth) / Sth of Shenley Hill	Home Farm
FHS	67,561	109,032	152,849	1,613,789	111,605	145,860	281,446	141,420	153,759
Zero CO2	27,063	43,613	61,140	645,516	44,642	58,344	112,579	56,568	61,504
Zero CO2 +Circular Econ	0	0	0	0	0	0	0	0	0
Zero CO2 +Circular Econ +District Heat	-40,227	-64,262	-90,066	-928,924	-65,791	-86,364	-175,990	-87,060	-90,446

Source: HDH (June 2026)

10.33 Across the greenfield typologies, not seeking Zero Carbon standards would result in the Residual Value being increased by about £150,000 per ha. This would be similar to the impact of not providing 5% affordable housing.

10.34 This analysis suggests that the additional costs of the additional reporting is broadly similar to moving from FHS 1 to Zero Carbon Development. Similarly, the impact of seeking the Homes Quality Mark is significant.

Biodiversity Net Gain

10.35 As set out in Chapter 8 above, in March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. The impact of seeking additional BNG is tested. In this analysis it is assumed that the requirements for BNG can be met on-site on the greenfield sites, without impacting on site capacity. It is assumed that that the BNG on brownfield sites is off-site.

10.36 The base assumption in the above analysis is that the Council will seek 20% BNG. The impact of seeking 10% BNG has been tested.

Water Efficiency

10.37 The draft policy requires that new homes are designed to a 90 LPPPD standard. This is tighter than the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). The impact of seeking 90 LPPPD, 100 LPPPD and 110 LPPPD has been tested.

Table 10.6 Impact of Additional Biodiversity Net Gain and Tighter Water Standards. £ per ha

Borehamwood and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
10% BNG	8,265	14,938	24,040	64,609	76,063	37,604	27,173	1,538	2,551
20% BNG	0	0	0	0	0	0	0	0	0
110 LPPPD	39,354	65,923	89,554	293,296	296,432	172,281	122,113	33,324	49,000
100 LPPPD	32,630	54,660	74,254	243,185	245,785	142,846	101,250	27,631	40,628
90 LPPPD	0	0	0	0	0	0	0	0	0

Bushey & Potters Bar and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
10% BNG	8,215	14,938	24,040	59,416	74,881	35,554	26,788	1,538	2,551
20% BNG	0	0	0	0	0	0	0	0	0
110 LPPPD	39,104	65,923	89,554	269,724	291,823	162,563	120,368	33,317	49,000
100 LPPPD	32,423	54,660	74,254	223,640	241,964	134,812	99,803	27,631	40,628
90 LPPPD	0	0	0	0	0	0	0	0	0

All Other Areas	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
10% BNG	8,215	14,938	24,040	59,416	68,863	35,096	26,788	1,538	2,551
20% BNG	0	0	0	0	0	0	0	0	0
110 LPPPD	39,090	65,923	89,554	269,724	268,371	160,739	120,368	33,317	49,000
100 LPPPD	32,423	54,660	74,254	223,640	222,519	133,276	99,803	27,631	40,628
90 LPPPD	0	0	0	0	0	0	0	0	0

Strategic Sites	Bowmans Cross	Well End SUE	Parkview / Borehamwood Golf Course	Tesco / Canada Life	Mutton Lane (Nth)	Rear of Farm Way (Nth)	Land at Elstree Road (Sth)	Watford Road (Nth) / Sth of Shenley Hill	Home Farm
10% BNG	721	1,152	1,615	82,562	1,179	1,541	14,456	1,495	1,625
20% BNG	0	0	0	0	0	0	0	0	0
110 LPPPD	15,900	25,576	35,846	343,985	26,185	34,373	70,044	34,650	35,998
100 LPPPD	13,195	21,206	29,722	285,214	21,711	28,500	58,077	28,730	29,847
90 LPPPD	0	0	0	0	0	0	0	0	0

Source: HDH (June 2026)

10.38 There is a very modest cost saving, of about £2,000 per ha, of seeking 10% BNG on greenfield sites, where it is assumed that the provision will be on-site. The saving on brownfield sites is substantially greater, at around £10,000 per ha.

10.39 The impact of not seeking a 90 LPPPD standard on greenfield sites is about £35,000 per ha and is about double that on the brownfield sites.

Accessible Standards

10.40 The Council has identified a need for Part M4(3)b Wheelchair Accessible standard housing. The base assumption in the above analysis is for 5% of the units to be M4(3)b Wheelchair Accessible standard. Options are tested with both M4(3)a Wheelchair Adaptable, and M4(3)b Wheelchair Accessible standard housing, where the balance is to the M4(2) Accessible and Adaptable standard.

Table 10.7 Impact of Accessible Standards. £ per ha

Borehamwood and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
100% M4(2)	48,036	80,466	109,310	357,998	361,825	210,286	149,052	40,676	59,810
40% M4(2)	38,306	64,167	87,169	285,485	288,537	167,692	118,861	32,437	47,695
5% M4(3)a	37,614	63,008	85,594	280,326	283,323	164,662	116,713	31,851	46,833
10% M4(3)a	36,922	61,848	84,019	275,168	278,109	161,632	114,566	31,265	45,971
5% M4(3)b	0	0	0	0	0	0	0	0	0
10% M4(3)b	-38,326	-64,200	-87,214	-285,632	-288,686	-167,779	-118,922	-32,454	-47,720

Bushey & Potters Bar and Adjacent	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
100% M4(2)	47,731	80,466	109,310	329,225	356,200	198,393	146,922	40,618	59,810
40% M4(2)	38,063	64,167	87,169	262,540	284,051	158,237	117,162	32,436	47,695
5% M4(3)a	37,375	63,008	85,594	257,796	278,919	155,380	115,045	31,851	46,833
10% M4(3)a	36,687	61,848	84,019	253,052	273,786	152,524	112,928	31,265	45,971
5% M4(3)b	0	0	0	0	0	0	0	0	0
10% M4(3)b	-38,150	-64,200	-87,214	-262,676	-284,198	-159,042	-117,223	-32,454	-47,720

All Other Areas	Large Brown Housing	Brown Housing	Small Brown Housing	Large Flats Tall	Flats Tall	Flats	Flats Small	Large Green	Green
100% M4(2)	47,682	80,466	109,310	329,225	327,575	196,198	146,922	40,618	59,810
40% M4(2)	38,053	64,167	87,169	262,540	261,224	156,458	117,162	32,436	47,695
5% M4(3)a	37,368	63,008	85,594	257,796	256,504	153,631	115,045	31,851	46,833
10% M4(3)a	36,683	61,848	84,019	253,052	251,784	150,804	112,928	31,265	45,971
5% M4(3)b	0	0	0	0	0	0	0	0	0
10% M4(3)b	-38,083	-64,200	-87,214	-262,676	-261,654	-156,539	-117,223	-32,454	-47,720

Strategic Sites	Bowmans Cross	Well End SUE	Parkview / Borehamwood Golf Course	Tesco / Canada Life	Mutton Lane (Nth)	Rear of Farm Way (Nth)	Land at Elstree Road (Sth)	Watford Road (Nth) / Sth of Shenley Hill	Home Farm
100% M4(2)	19,394	31,218	43,754	419,869	31,961	41,956	85,496	42,294	43,939
40% M4(2)	15,479	24,895	34,891	334,824	25,488	33,457	68,179	33,727	35,039
5% M4(3)a	15,200	24,445	34,261	328,774	25,027	32,853	66,947	33,118	34,406
10% M4(3)a	14,921	23,995	33,631	322,724	24,567	32,248	65,715	32,508	33,773
5% M4(3)b	0	0	0	0	0	0	0	0	0
10% M4(3)b	-15,592	-24,908	-34,909	-350,062	-25,501	-33,475	-68,214	-33,744	-35,057

Source: HDH (June 2026)

10.41 The cost varies across the typologies, the impact being very much more on the higher density formats.

Cumulative Costs of Policy Requirements

10.42 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 tested in three scenarios.

Table 10.8 Policy Scenarios for Policy Testing

	Lower Requirements (as per the Draft National Development Management Policies)	**Mid Policy Requirements**	**Higher Requirements** (as per the draft Local Plan)
Biodiversity Net Gain	10%	20%	20%
Carbon and Energy	Future Homes Standard	Zero Carbon	Zero Carbon with Circular Economy policy
Accessibility	40% M4(2) Accessible & Adaptable	95% M4(2) Accessible & Adaptable 5% M4(3)a Wheelchair Adaptable	95% M4(2) Accessible & Adaptable 5% M4(3)b Wheelchair Accessible
Water Standard	110 LPPPD	90 LPPPD	90 LPPPD
Affordable Housing	0% to 50% total requirement as: Social Rent 37.5% Aff Rent 37.5% AHO 25%	0% to 50% total requirement as: Social Rent 37.5% Aff Rent 37.5% AHO 25%	0% to 50% total requirement as: Social Rent 75% Aff Rent 0% AHO 25%
Developer Contributions	CIL as Adopted S106 contributions of £0 per unit to £75,000 per unit	CIL as Adopted S106 contributions of £0 per unit to £75,000 per unit	CIL as Adopted S106 contributions of £0 per unit to £75,000 per unit

Source: HDH (June 2026)

10.43 In the following tables the typologies that are able to bear at least £10,000 per unit in developer contributions, in addition to CIL, are shaded green, and those unable to bear £5,000 per unit are shaded red.

10.44 In the analysis above, the potential strategic sites are tested against their ability to bear £40,000 per unit of strategic infrastructure and mitigation costs – in addition to CIL. This is a working assumption, pending the completion of the IDP.

Table 10.9a Varied Affordable Housing and Maximum Levels of Developer Contributions. Borehamwood and Adjacent. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£70,000	£60,000	£45,000	£30,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000	£45,000	£35,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£55,000
Large Flats Tall	£20,000	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Tall	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£15,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Small	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£55,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£60,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£30,000	£10,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Tall	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£20,000	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Small	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£65,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£40,000	£25,000	£15,000	£5,000	£0	Unviable	Unviable	Unviable
Flats Tall	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£30,000	£20,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Flats Small	£20,000	£10,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (June 2026)

Table 10.9b Varied Affordable Housing and Maximum Levels of Developer Contributions. Bushey & Potters Bar and Adjacent. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£70,000	£65,000	£50,000	£35,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000	£50,000	£35,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£60,000
Large Flats Tall	£60,000	£45,000	£25,000	£10,000	£0	Unviable	Unviable	Unviable
Flats Tall	£20,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£50,000	£35,000	£15,000	£0	Unviable	Unviable	Unviable	Unviable
Flats Small	£45,000	£25,000	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£60,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£65,000	£55,000	£40,000	£25,000	£15,000	£10,000	£5,000	Unviable
Flats Tall	£30,000	£20,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£60,000	£45,000	£30,000	£15,000	£10,000	£0	Unviable	Unviable
Flats Small	£50,000	£35,000	£20,000	£5,000	£0	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£75,000	£65,000	£50,000	£35,000	£25,000	£20,000	£15,000	£5,000
Flats Tall	£40,000	£25,000	£10,000	£0	Unviable	Unviable	Unviable	Unviable
Flats	£70,000	£55,000	£40,000	£25,000	£20,000	£10,000	£5,000	Unviable
Flats Small	£60,000	£45,000	£30,000	£15,000	£10,000	£0	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (June 2026)

Table 10.9c Varied Affordable Housing and Maximum Levels of Developer Contributions. All Other Areas. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£70,000	£65,000	£50,000	£35,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000	£50,000	£35,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£60,000
Large Flats Tall	£75,000	£75,000	£75,000	£55,000	£40,000	£30,000	£20,000	£10,000
Flats Tall	£75,000	£60,000	£35,000	£15,000	£5,000	Unviable	Unviable	Unviable
Flats	£75,000	£75,000	£65,000	£45,000	£30,000	£25,000	£10,000	£0
Flats Small	£75,000	£75,000	£55,000	£35,000	£20,000	£10,000	£0	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£60,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£75,000	£75,000	£75,000	£70,000	£60,000	£50,000	£40,000	£30,000
Flats Tall	£75,000	£70,000	£45,000	£30,000	£20,000	£10,000	£0	Unviable
Flats	£75,000	£75,000	£75,000	£60,000	£50,000	£40,000	£30,000	£20,000
Flats Small	£75,000	£75,000	£70,000	£50,000	£40,000	£30,000	£20,000	£10,000
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£75,000	£75,000	£75,000	£75,000	£70,000	£60,000	£50,000	£40,000
Flats Tall	£75,000	£75,000	£60,000	£40,000	£30,000	£25,000	£15,000	£50,000
Flats	£75,000	£75,000	£75,000	£70,000	£60,000	£50,000	£40,000	£30,000
Flats Small	£75,000	£75,000	£75,000	£60,000	£50,000	£40,000	£30,000	£20,000
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (June 2026)

Table 10.9d Varied Affordable Housing and Maximum Levels of Developer Contributions. Strategic Sites. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Bowmans Cross	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Well End SUE	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Parkview / Borehamwood Golf Course	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Tesco / Canada Life	£65,000	£50,000	£30,000	£10,000	£0	Unviable	Unviable	Unviable
Mutton Lane (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Rear of Farm Way (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Land at Elstree Road (Sth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000
Watford Road (Nth) / Sth of Shenley Hill	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Home Farm	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Bowmans Cross	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Well End SUE	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Parkview / Borehamwood Golf Course	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Tesco / Canada Life	£75,000	£50,000	£40,000	£25,000	£20,000	£10,000	£0	Unviable
Mutton Lane (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Rear of Farm Way (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Land at Elstree Road (Sth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Watford Road (Nth) / Sth of Shenley Hill	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Home Farm	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Bowmans Cross	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Well End SUE	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Parkview / Borehamwood Golf Course	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Tesco / Canada Life	£75,000	£75,000	£55,000	£35,000	£30,000	£20,000	£15,000	£5,000
Mutton Lane (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Rear of Farm Way (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Land at Elstree Road (Sth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Watford Road (Nth) / Sth of Shenley Hill	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Home Farm	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (July 2026)

10.45 The earlier part of this chapter considered the impact of individual policies on development viability, before looking at how the ability to bear affordable housing varied over 3 policy scenarios. It is necessary to bring this together.

Suggested Policy Requirements

10.46 It is clear from the above analysis that, with the exception of flatted development, most development is likely to be viable with 40% affordable housing. There is however uncertainty in the housing market, with some forecasters suggesting house prices may fall in the short term so it is necessary to take a cautious approach.

10.47 There is a need for infrastructure funding, however the emerging IDP is still a work in progress, so it may be necessary to revisit the findings of this report when more detail is available. CIL is the Council's key mechanism for collecting developer contributions, however the larger Strategic Sites also need to be able to contribute towards the costs of strategic infrastructure and mitigation if they are to be taken forward.

10.48 Whilst flatted development performs less well than housing development, a relatively small proportion of planned development will be flatted, so it is not considered proportionate to set a flatted development specific affordable housing policy requirement.

10.49 Further sets of appraisals have been run based on the following policy requirements. It is important to note that the purpose of this iteration of this LPVA is to further inform the development of policy. In due course the impact on viability may need to be revisited:

a.	Affordable Housing	40% as 75% Social Rent, 25% AHO		
b.	Design	20% BNG, 5% of affordable M4(3) and balance as M(4)2, Zero Carbon and Circular Economy policies, 90 LPPPD		
c.	Developer Contributions	CIL as adopted.		
		Typologies	Houses	£10,000 per unit
			Flats	£5,000 per unit
		Strategic Sites		£40,000 per unit.
		Training Levy		

10.50 The appraisal results are set out in **Appendix 11** and are subject to sensitivity testing in terms of changes in costs and values.

10.51 If the Council were to follow this suggested policy mix, 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.

10.52 The modelling includes the potential strategic sites. On the basis of the high level modelling in this LPVA, the delivery of the Tesco / Canada Life site is likely to be challenging – like the

other flatted typologies. At this stage it would be premature to make firm recommendations about the deliverability of the individual sites. When the Council has selected the preferred Strategic Sites it may be necessary to consider the phasing and trajectories of the Strategic Sites so that they can come forward with the timely provision of infrastructure. As set out above, 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.

10.53 In this LPVA the Strategic Sites are modelled as for the typologies. 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, and that the CIL is paid, as per the Charging Schedule in the first few years of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased and delivered 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

10.54 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 produces various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 2.4% over the next year and 7.3% increase over the next 3 years. A range of scenarios is tested with varied increases in build costs.

10.55 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 11**), the costs of construction and the value of the market housing are altered.

10.56 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

10.57 The direction of the market, as set out in Chapter 4 above, is positive, although this remains uncertain. Bearing in mind HBC's desire to deliver new housing, and the requirements to fund infrastructure, it is recommended that the Council keeps viability under review.

10.58 In this regard it is timely to highlight paragraph 10-010-20251216 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. They should not be used to avoid policy compliance or reduce agreed contributions.*
>
> *Paragraph: 009 Reference ID: 10-010-20251216*

10.59 It is recommended that, on sites where the policy requirements are flexed, the Council includes review mechanisms on larger multi-phase sites.

Varied Benchmark Land Value

10.60 Through the consultation process, the Benchmark Land Value assumption was questioned. In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions were used:

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

10.61 A range of comments were made, some supportive and some suggesting a higher assumption. The base assumptions are unchanged. Bearing in mind the lack of consensus, sensitivity testing has been carried out as set out in **Appendix 12**.

10.62 In the HBC area, when the BLV is increased, most typologies do remain viable. Whilst the BLV assumption was questioned, the analysis shows that if a significantly higher BLV assumption were to be used, the results would not be materially different.

Self-build and Custom Housebuilding

10.63 As set out in Chapter 8 above, at this stage the Council does not set out a particular requirement for the provision of self build and / or custom build plots as part of larger schemes. Having said this, consideration is being given to such a policy. Consideration is given to the impact of a potential requirement that seeks at least 5% of homes on housing sites (it is not practical to include such a requirement within flatted development) of 100 and larger 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.

10.64 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 (17.5% profit) is generally about £130,000.

10.65 There are several serviced development sites being publicly marketed in the area at the time of this update. As set out in Chapter 6 above, the single plots are being marketed in excess of £190,000 per unit. Having made enquiries with local agents, the general consensus is that modest single plots are likely to fetch in excess of £150,000 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.

10.66 The modelling in this viability assessment 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 0.03 ha or so. A plot price of £150,000 would lead to a land value of over £2,5000,000 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.

10.67 Based on the above analysis, it is unlikely that a requirement for self-build plots will adversely impact on viability.

Specialist Older People's Housing

10.68 Several types of 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: 10-008-20190509*

10.69 It is the Council's view that it is not necessary or proportionate to set a separate affordable housing target for each and every type of development. In particular, it is anticipated that viability will be considered at the development stage for older people's housing and Built to Rent.

10.70 The relevant appraisals are included in **Appendix 13**.

Table 10.10 Specialist Older Peoples Housing and Built To Rent. Varied Affordable Housing

		EUV	BLV	Residual Value (£ per gross ha)										
		Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
Site 1	Sheltered Green 60	25,000	375,000	13,424,867	12,017,980	10,611,093	9,204,207	7,797,320	6,390,433	4,983,546	3,576,659	2,169,773	762,886	-696,415
Site 2	Sheltered Brown 60	1,500,000	1,800,000	12,488,506	11,073,045	9,657,585	8,242,124	6,826,663	5,411,202	3,995,742	2,580,281	1,164,820	-283,677	-1,795,254
Site 3	Extracare Green 60	25,000	375,000	12,274,305	10,839,857	9,405,409	7,970,960	6,536,512	5,102,064	3,667,616	2,233,168	798,720	-684,287	-2,231,741
Site 4	Extracare Brown 60	1,500,000	1,800,000	11,266,463	9,823,242	8,380,021	6,936,801	5,493,580	4,050,360	2,607,139	1,163,919	-310,302	-1,851,239	-3,422,874

		EUV	BLV	Residual Value (£ per gross ha)										
		Affordable Housing		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
Site 5	BtR Green Flats 60	25,000	375,000	-1,598,657	-1,623,840	-1,649,023	-1,674,206	-1,699,389	-1,724,572	-1,749,755	-1,774,938	-1,800,121	-1,825,304	-1,850,487
Site 6	BtR Green Housing 60	25,000	375,000	1,021,691	982,949	944,207	905,465	866,723	827,981	789,239	750,498	711,756	673,014	634,272
Site 7	BtR Brown Flats 60	1,500,000	1,800,000	-2,447,490	-2,479,748	-2,512,006	-2,544,264	-2,577,001	-2,610,403	-2,643,805	-2,677,206	-2,710,608	-2,744,009	-2,777,411
Site 8	BtR Brown Housing 60	1,500,000	1,800,000	1,151,253	1,099,076	1,046,899	994,722	942,545	890,368	838,191	786,014	733,837	681,660	629,483

Source: HDH (July 2026)

Older People's Housing

10.71 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. CIL is applied as a cost.

10.72 Both Sheltered and Extracare housing are likely to be viable on greenfield sites, but not brownfield sites. As set out above, the PPG anticipates that viability on such sites will be considered at the development stage.

10.73 It has been the Council's practice to accept commuted sums / payments in lieu of affordable housing provision in specialist older people's schemes. The challenges around mixed tenure schemes are well understood, as are the practicalities around service charges and the like. Such commuted sums are best calculated, being the value of a scheme with affordable housing and without affordable housing.

10.74 It is the Council's position that to calculate the commuted sums / payments in lieu, it will be necessary to carry out a site-specific development appraisal, so it is not appropriate to set a use-specific affordable housing requirement.

Build to Rent

10.75 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 60-002-20260508 to 06-005-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above.

10.76 With the exception of greenfield housing sites, built to rent, when tested as per the PPG, is unlikely to be viable in the Borough.

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 to assess viability. 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 In the appraisals the costs are based on the BCIS costs, adjusted for Zero Carbon. The detailed appraisal results are set out in **Appendix 14** and summarised in the following sections.

Employment uses

11.5 The main employment uses are considered.

11.6 The table below summarises the results, comparing the Residual Value with the Benchmark Land Value. The employment uses are not subject to CIL, however an allowance of £25 per sqm is made in relation so contributions towards strategic infrastructure and mitigation.

11.7 The results are similar to those when CIL was set (hence the zero rates), and are reflective of the current market in south Hertfordshire and more widely. With the exception of large scale distribution uses, the employment uses are shown as being unviable, however this is not just an issue within HBC. Having said this, some employment space is being delivered in the Borough.

11.8 Employment development is only being brought forward to a very limited extent on a speculative basis by the development industry – there are few, newly built and completed buildings being marketed in Hertsmere. The development that is happening tends to be from existing businesses and is for operational reasons, for example, existing businesses moving to more appropriate and better located town edge properties.

Table 11.1 Employment Appraisal Results

		Greenfield			Brownfield		
		EUV	BLV	Residual Value	EUV	BLV	Residual Value
1	Office - Park	50,000	400,000	-55,092,119	1,500,000	1,800,000	-65,237,808
2	Office Central	50,000	400,000	-6,049,129	1,500,000	1,800,000	-7,173,028
3	Smaller Office	50,000	400,000	-12,527,960	1,500,000	1,800,000	-14,756,154
4	Industrial	50,000	400,000	3,824,610	1,500,000	1,800,000	3,310,957
5	Smaller Industrial	50,000	400,000	-2,103,557	1,500,000	1,800,000	-2,905,785
6	Logistics	50,000	400,000	6,142,381	1,500,000	1,800,000	5,692,741
7	V Large Logistics	50,000	400,000	3,581,883	1,500,000	1,800,000	3,319,592

Source: HDH (2026)

11.9 It is important to note that the analysis in this report is carried out in line with the PPG and 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 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.

11.10 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, including seeking affordable workspace.

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 Hertsmere Borough Council (the Council, HBC) is preparing a new Local Plan that will run to 2041. HDH Planning & Development Ltd (HDH), as subcontractors to AECOM, has been appointed to prepare this Local Plan Viability Assessment (LPVA). The project is to '*produce a viability assessment of the emerging Local Plan including its draft site allocations and key policies including but not exclusively infrastructure requirements, affordable housing, biodiversity net gain/local nature recovery, carbon reduction and building standards / accessibility*'. Initially the project included consideration of the scope to review Community Infrastructure Levy (CIL), however this was subsequently not taken forward.

12.3 The LPVA will provide evidence of the cumulative impact of policies, in the context of the various policy options that are under consideration, to inform the further development of emerging Local Plan. This will ensure that the planned development is deliverable. This report 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.

12.4 A technical consultation was undertaken in January 2026. Representatives of the main developers (including housing associations), development site landowners, agents, planning agents and consultants working in the area, and neighbouring authorities were invited to comment on an early iteration of this report.

Compliance

12.5 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

12.6 The effectiveness of Local 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.*'

12.7 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 Strategic Sites are tested individually.

12.8 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+).*

12.9 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

12.10 In December 2024, the Government updated the National Planning Policy Framework (NPPF), which was further updated in February 2025[107]. The associated Planning Policy Guidance (PPG) was also updated. Whilst the changes have a significant impact on the planning system, the consequences for this LPVA are minor. In August 2026, the Government published a new NPPF[108]. The 2026 NPPF is a fundamental re-write of the national planning policy, making a number of significant changes to the planning system. The new NPPF does not change the methodology or requirements of a plan-wide viability assessment. This report was substantially completed in July 2026, following the publication of the 2026 NPPF in August 2026, the report was further updated to ensure broad alignment.

12.11 The methodology used in this report is consistent with the December 2024 NPPF, the 2026 NPPF, the CIL Regulations (as amended) and the updated PPG.

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:

[107] 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.

[108] National Planning Policy Framework - GOV.UK

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 assessment 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 (known as the Benchmark land Value (BLV)) 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.

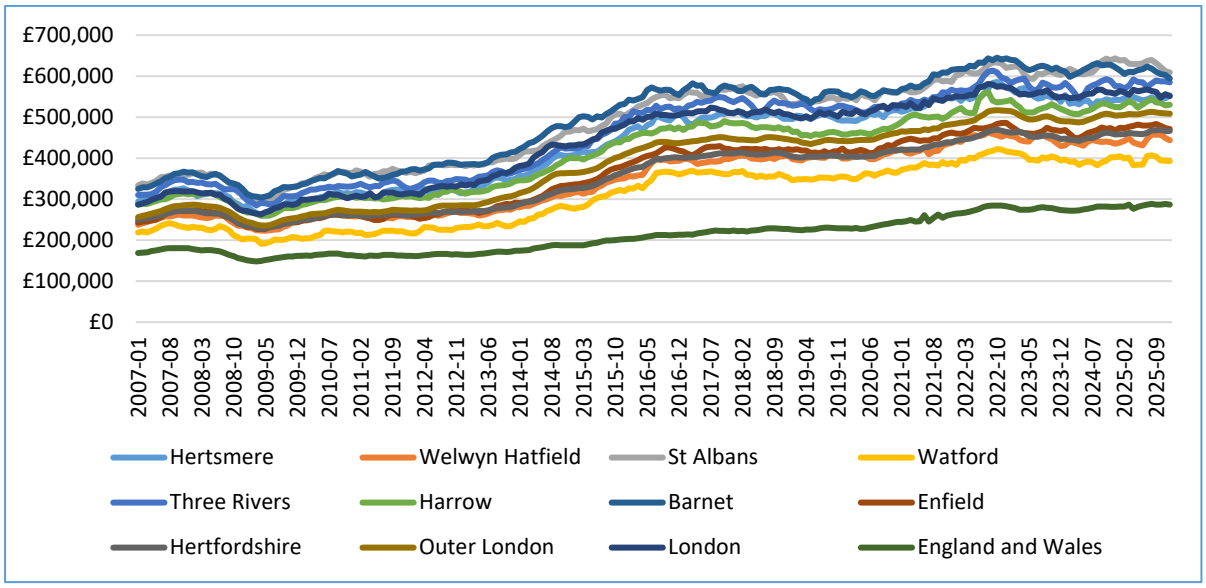
Residential Market

12.16 An assessment of the housing market has been undertaken.

12.17 House prices peaked in November 2007 before falling, in what became known as the Credit Crunch. Values returned to their pre-recession levels in December 2011 and are now 70% higher. The increase is similar to Hertfordshire (72%), less than in Outer London (79%) but more than in England and Wales as a whole (59%).

12.18 Average house prices in HBC are similar to other council areas in south Hertfordshire and in northwest London, and have changed in line with the wider market.

Figure 12.1 Average House Prices (£)



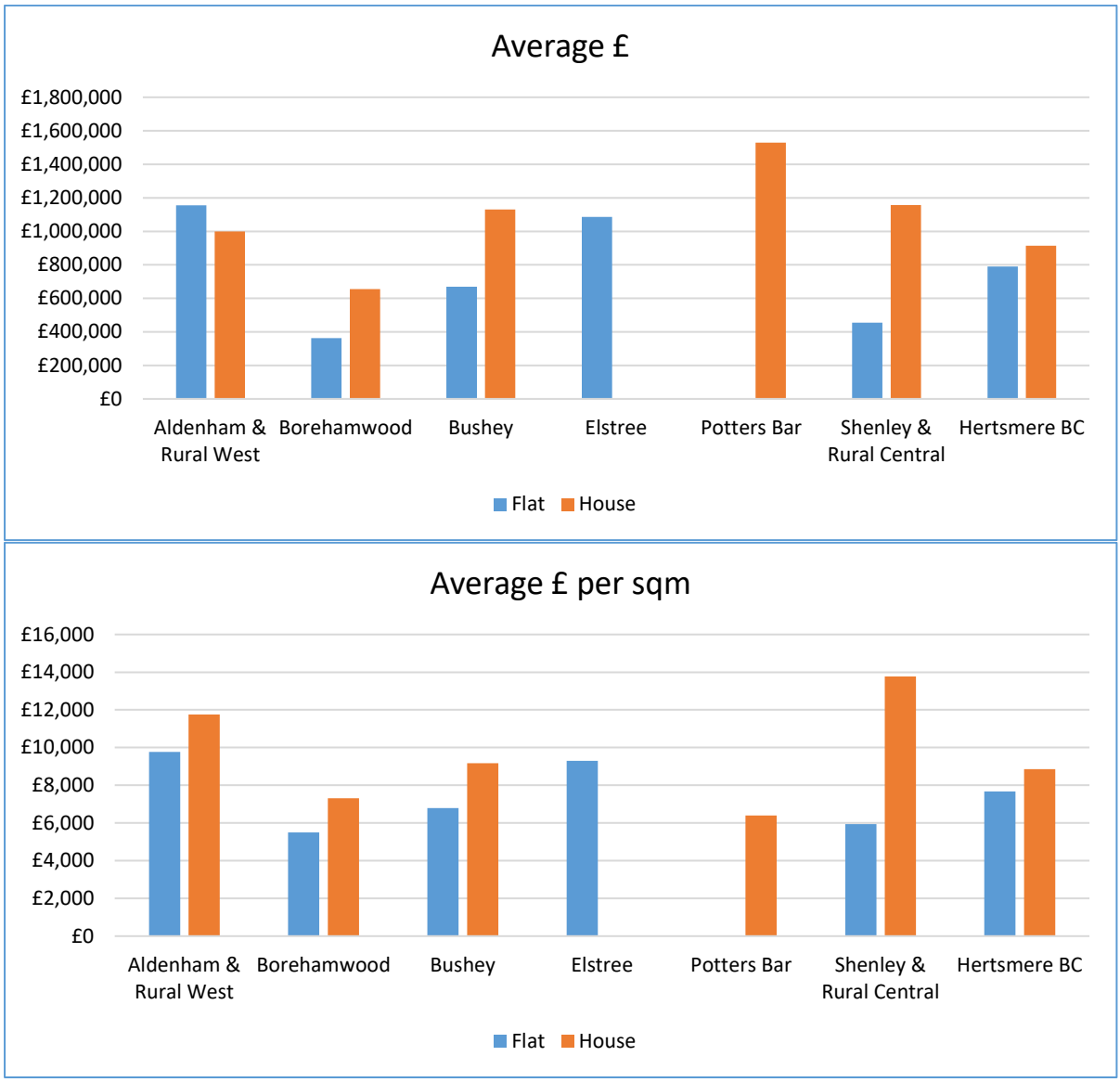
Source: Land Registry (February 2026). Contains public sector information licensed under the Open Government Licence v3.0.

12.19 Based on data published by the Office for National Statistics (ONS), when ranked across England, the average house price for HBC (at September 2025) is 23rd (out of 295) at £553,000. To set this in context, the council at the middle of the rank (147th – Stockport), has an average price of £306,000. The median house price for Hertsmere (Year Ending September 2024) is £516,000.

12.20 The Land Registry shows that the average price paid for newbuild homes in the HBC area (£592,139) is £43,203 (8%) more than the average price paid for existing homes (£548,936).

12.21 A survey of asking prices across the District was carried out, using online tools such as Rightmove.co.uk, median asking prices were estimated. Data from Landmark Landstack was analysed.

Figure 12.2 Average Prices – Newbuild Properties from January 2021



Source: Landstack (December 2025)

12.22 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, informed by the comments made through the consultation:

Table 12.1 Residential Price Assumptions (£ per sqm)

	Borehamwood and Adjacent	Bushey & Potters Bar and Adjacent	All other Areas
Houses	£7,300	£7,500	£7,500
Flats	£5,500	£6,400	£7,500

Source: HDH (May 2026)

12.23 In addition, values are derived for specialist older people's housing.

Affordable Housing

12.24 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 £1,735 per sqm.

b. Affordable Rent 3,800 per sqm east of the A1(M), and £3,420 per sqm west of the A1(M).

c. Shared Ownership 70% market value.

Non-Residential Market

12.25 The employment and retail sectors have been surveyed, and the following value assumptions have been derived:

Table 12.2 Commercial Values £ per sqm – 2026

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices	£400	8.00%	0.5	£4,811	£4,800
Offices - Park	£400	8.00%	0.5	£4,811	£4,800
Office Small	£375	9.00%	0.5	£3,991	£3,990
Industrial - Large	£235	5.50%	1.0	£4,050	£4,050
Industrial - Small	£235	6.50%	1.0	£3,395	£3,400
Logistics	£235	5.25%	0.0	£4,476	£4,475

Source: HDH (June 2026)

Land Values

12.26 In this assessment the following Existing Use Value (EUV) assumptions are used.

Table 12.3 Existing Use Value Land Prices

Previously Developed Land (PDL)	Generally - £1,500,000 Town Centres - £5,250,000
Agricultural	£25,000
Paddock	£50,000

Source: HDH (May 2026)

12.27 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/Urban Sites: EUV Plus 20%.

b. Greenfield Sites: Generally EUV Plus £350,000 per ha.

Strategic Sites Agricultural EUV x 10

Development Costs

12.28 These are the costs and other assumptions required to produce the financial appraisals.

12.29 The cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Hertfordshire. The cost figure for 'Estate Housing – Generally' is £1,672 per sqm. The use of the BCIS data is suggested in the PPG 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.

12.30 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.

12.31 An additional allowance is made for abnormal costs of 5% of the BCIS costs on brownfield 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.

12.32 For both residential and non-residential development, professional fees are assumed to amount to 8% of build costs. Additional allowances are made for acquisition and disposal costs, planning application fees and Stamp Duty Land Tax.

12.33 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. The 5% figure is applied to the brownfield sites and strategic sites, and the 2.5% figure the remainder.

12.34 The Council has adopted CIL. The indexed rates of CIL are treated as a cost. 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.

12.35 The appraisals assume interest of 7.5% p.a. for total debit balances. No allowance is made for equity provided by the developer.

12.36 The 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.

12.37 An assumption of 17.5% is used in relation to market housing and in relation to affordable housing. 15% is assumed for other types of development.

Local Plan Policy Requirements

12.38 The purpose of this study is to consider inform the development of the draft Local Plan and then, to assess the cumulative impact of the policies. The Council has progressed the drafting of policies and supplied a draft, although it is important to note that there is still further refinement to be done, some of which may be informed by this LPVA. The costs of the various policies are tested.

Modelling

12.39 The new Local Plan will allocate new development sites.

12.40 In line with the approach set out in the PPG, 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 preferred Strategic Sites that are being favoured for allocation have been modelled based on the high-level information provided by the Council.

Table 12.4 Potential Residential Strategic Sites

Ref	Site	Location	Area (ha)	Dwellings
HBCA SA1	Bowman's Cross	Bowman's	470ha inc woodland etc.	5,000
HBA SA17a, HBA SA17c, HBA SA17d	Well End SUE	Borehamwood	163.000	3,750
HBA SA22	Parkview / Borehamwood Golf Course	Borehamwood	46.650	1,073
HPBA SA1 / HPBA SA2	Tesco Superstore / Canada Life House, Potters Bar	Potters Bar	4.780	957
HPBA SA14	Land at Mutton Lane (north)	Potters Bar	95.920	1,875
HBUSA SA5	Land rear of Farm Way (north)	Bushey	34.860	802
HBUSA SA6	Land at Elstree Road (south)	Bushey	27.290	1,300
HRA SA5 / HRA SA7	Land on Watford Road (north) / Land South Of Shenley Hill	Radlett	50.953	1,167
HRA SA8	Home Farm	Radlett	45.224	1,040

Source: HBC (July 2026)

Residential Appraisals

12.41 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 EUV by a satisfactory margin, being the BLV.

12.42 Sets of appraisals have been run based including a varied affordable housing requirement, varied levels of environmental standards and varied developer contributions.

Base Appraisals

12.43 The base modelling is based on the following requirements, as per the draft Local Plan:

a.	Affordable Housing	40% as 75% Social Rent, 25% AHO		
b.	Design	20% BNG, 5% of affordable M4(3) and balance as M(4)2, Zero Carbon and Circular Economy policies, 90 LPPPD		
c.	Developer Contributions	CIL as adopted.		
		Typologies	Houses	£10,000 per unit
			Flats	£5,000 per unit
		Strategic Sites	£40,000 per unit.	
		Training Levy.		

12.44 As set out above, the analysis is based on sub-areas identified above.

12.45 The results vary across the typologies and Strategic Sites, 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.

Table 12.5a Residual Value v BLV – Borehamwood and Adjacent

		EUV	BLV	Residual Value
Site 1	Large Brownfield LD Housing 500	1,500,000	1,800,000	2,190,315
Site 2	Large Brownfield HD Housing 500	1,500,000	1,800,000	3,382,544
Site 3	Large Brownfield LD Housing 250	1,500,000	1,800,000	3,304,639
Site 4	Brownfield LD Housing 150	1,500,000	1,800,000	2,847,864
Site 5	Brownfield HD Housing 150	1,500,000	1,800,000	3,628,744
Site 6	Brownfield LD Housing 80	1,500,000	1,800,000	2,731,931
Site 7	Brownfield HD Housing 80	1,500,000	1,800,000	3,762,610
Site 8	Brownfield LD Housing 40	1,500,000	1,800,000	3,172,730
Site 9	Brownfield HD Housing 40	1,500,000	1,800,000	4,007,021
Site 10	Brownfield LD Housing 20	1,500,000	1,800,000	3,286,747
Site 11	Brownfield HD Housing 20	1,500,000	1,800,000	4,591,112
Site 12	Brownfield Housing 12	1,500,000	1,800,000	4,993,194
Site 13	Brownfield Housing 9	1,500,000	1,800,000	11,131,127
Site 14	Brownfield Housing 6	1,500,000	1,800,000	10,075,013
Site 15	Brownfield Housing 3	1,500,000	1,800,000	11,048,750
Site 16	Flats 250 Tall Building	1,500,000	1,800,000	-2,769,957
Site 17	Flats 80 Tall Building	1,500,000	1,800,000	-7,574,260
Site 18	Flats 150	1,500,000	1,800,000	-1,805,457
Site 19	Flats 80	1,500,000	1,800,000	-1,757,097
Site 20	Flats 40	1,500,000	1,800,000	-1,588,377
Site 21	Flats 20	1,500,000	1,800,000	-1,356,544
Site 22	Flats 12	1,500,000	1,800,000	-1,310,083
Site 23	Flats 9	1,500,000	1,800,000	1,983,581
Site 24	Flats 6	1,500,000	1,800,000	1,967,897
Site 25	Large Greenfield 500	25,000	375,000	2,240,390
Site 26	Large Greenfield 200	25,000	375,000	2,913,225
Site 27	Green field 100	25,000	375,000	2,504,136
Site 28	Greenfield 40	25,000	375,000	2,821,534
Site 29	Greenfield 12	100,000	450,000	3,112,341
Site 30	Greenfield 9	100,000	450,000	3,483,000
Site 33	Well End SUE	25,000	250,000	1,555,773
Site 34	Parkview / Borehamwood Golf Course	25,000	250,000	2,283,749

Source: HDH (June 2026)

Table 12.5b Residual Value v BLV – Bushey & Potters Bar and Adjacent

		EUV	BLV	Residual Value
Site 1	Large Brownfield LD Housing 500	1,500,000	1,800,000	2,241,350
Site 2	Large Brownfield HD Housing 500	1,500,000	1,800,000	3,459,165
Site 3	Large Brownfield LD Housing 250	1,500,000	1,800,000	3,385,032
Site 4	Brownfield LD Housing 150	1,500,000	1,800,000	2,940,928
Site 5	Brownfield HD Housing 150	1,500,000	1,800,000	3,742,423
Site 6	Brownfield LD Housing 80	1,500,000	1,800,000	2,814,833
Site 7	Brownfield HD Housing 80	1,500,000	1,800,000	3,872,729
Site 8	Brownfield LD Housing 40	1,500,000	1,800,000	3,279,170
Site 9	Brownfield HD Housing 40	1,500,000	1,800,000	4,135,448
Site 10	Brownfield LD Housing 20	1,500,000	1,800,000	3,403,605
Site 11	Brownfield HD Housing 20	1,500,000	1,800,000	4,748,270
Site 12	Brownfield Housing 12	1,500,000	1,800,000	5,128,300
Site 13	Brownfield Housing 9	1,500,000	1,800,000	11,333,786
Site 14	Brownfield Housing 6	1,500,000	1,800,000	10,252,254
Site 15	Brownfield Housing 3	1,500,000	1,800,000	11,263,305
Site 16	Flats 250 Tall Building	1,500,000	1,800,000	556,719
Site 17	Flats 80 Tall Building	1,500,000	1,800,000	-4,156,525
Site 18	Flats 150	1,500,000	1,800,000	690,652
Site 19	Flats 80	1,500,000	1,800,000	716,231
Site 20	Flats 40	1,500,000	1,800,000	630,637
Site 21	Flats 20	1,500,000	1,800,000	511,398
Site 22	Flats 12	1,500,000	1,800,000	557,606
Site 23	Flats 9	1,500,000	1,800,000	4,032,090
Site 24	Flats 6	1,500,000	1,800,000	4,001,677
Site 25	Large Greenfield 500	25,000	375,000	2,292,995
Site 26	Large Greenfield 200	25,000	375,000	2,972,627
Site 27	Green field 100	25,000	375,000	2,573,656
Site 28	Greenfield 40	25,000	375,000	2,898,238
Site 29	Greenfield 12	100,000	450,000	3,195,705
Site 30	Greenfield 9	100,000	450,000	3,582,942
Site 35	Tesco / Canada Life	1,500,000	1,800,000	115,217
Site 36	Mutton Lane (Nth)	25,000	375,000	1,792,160
Site 37	Rear of Farm Way (Nth)	25,000	250,000	2,247,730
Site 38	Land at Elstree Road (Sth)	25,000	250,000	4,026,423

Source: HDH (June 2026)

Table 12.5c Residual Value v BLV – All other Areas

		EUV	BLV	Residual Value
Site 1	Large Brownfield LD Housing 500	1,500,000	1,800,000	2,257,742
Site 2	Large Brownfield HD Housing 500	1,500,000	1,800,000	3,483,599
Site 3	Large Brownfield LD Housing 250	1,500,000	1,800,000	3,411,258
Site 4	Brownfield LD Housing 150	1,500,000	1,800,000	2,968,706
Site 5	Brownfield HD Housing 150	1,500,000	1,800,000	3,776,390
Site 6	Brownfield LD Housing 80	1,500,000	1,800,000	2,841,188
Site 7	Brownfield HD Housing 80	1,500,000	1,800,000	3,907,410
Site 8	Brownfield LD Housing 40	1,500,000	1,800,000	3,310,358
Site 9	Brownfield HD Housing 40	1,500,000	1,800,000	4,172,454
Site 10	Brownfield LD Housing 20	1,500,000	1,800,000	3,436,396
Site 11	Brownfield HD Housing 20	1,500,000	1,800,000	4,791,659
Site 12	Brownfield Housing 12	1,500,000	1,800,000	5,128,300
Site 13	Brownfield Housing 9	1,500,000	1,800,000	11,333,786
Site 14	Brownfield Housing 6	1,500,000	1,800,000	10,252,254
Site 15	Brownfield Housing 3	1,500,000	1,800,000	11,263,305
Site 16	Flats 250 Tall Building	1,500,000	1,800,000	5,115,717
Site 17	Flats 80 Tall Building	1,500,000	1,800,000	676,155
Site 18	Flats 150	1,500,000	1,800,000	4,111,950
Site 19	Flats 80	1,500,000	1,800,000	4,108,411
Site 20	Flats 40	1,500,000	1,800,000	3,653,252
Site 21	Flats 20	1,500,000	1,800,000	3,050,298
Site 22	Flats 12	1,500,000	1,800,000	3,131,136
Site 23	Flats 9	1,500,000	1,800,000	7,047,761
Site 24	Flats 6	1,500,000	1,800,000	6,972,835
Site 25	Large Greenfield 500	25,000	375,000	2,292,995
Site 26	Large Greenfield 200	25,000	375,000	2,972,627
Site 27	Green field 100	25,000	375,000	2,573,656
Site 28	Greenfield 40	25,000	375,000	2,898,238
Site 29	Greenfield 12	100,000	450,000	3,195,705
Site 30	Greenfield 9	100,000	450,000	3,582,942
Site 32	Bowmans Cross	25,000	250,000	784,407
Site 39	Watford Road (Nth) / Sth of Shenley Hill	25,000	250,000	2,440,400
Site 40	Home Farm	25,000	250,000	2,378,386

Source: HDH (July 2026)

12.46 Across the typologies and strategic sites, the Residual Value is well in excess of the BLV suggesting that most development can bear the full policy requirements. The exception is flatted development in the towns, where the Residual Value is not only less than the BLV, but also less than the EUV, suggesting flatted development is unlikely to be viable.

12.47 To a large extent these results accord with the Council's experience through the development management process, where most schemes are policy compliant, with the exception of some flatted development.

12.48 It is important to note that the above appraisals include high-level estimates of developer contributions, however the Council's IDP is under review so these may be different to the assumptions used. The testing is on the basis that developer contributions are in addition to CIL. Whilst this is an appropriate starting point, it is necessary to note that CIL can be (and is likely to be) applied to deliver a proportion of the Borough's future infrastructure needs.

12.49 The costs of meeting the climate change policies and the Building Safety Levy are incorporated. Further, the affordable housing is now modelled in line with the need of 75% Social Rent, 0% Affordable Rent, 25% Shared Ownership.

12.50 In relation to the potential strategic sites. there is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that that the Council and the landowners / site promoters continue to engage, in line with the PPG.

> *... 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 10-006-20190509*

12.51 To assist the Council, a range of other appraisals have been run.

Affordable Housing

12.52 A core purpose of this LPVA is to 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.

12.53 The adopted Local Plan seeks 40% affordable housing in postcode areas EN5 4, WD25 8, WD7 8, WD7 7, and at least 35% in all other locations. The policy seeks '*75% of the Affordable Housing units will be delivered as social rented and/or affordable rent housing and the remainder as intermediate housing*'. The *South West Herts Local Housing Needs Assessment Update* (Iceni Projects Limited, March 2024) suggests that about 75% of the affordable housing should be affordable housing for rent and the balance as Affordable Home Ownership (AHO). The Council's preference is that affordable housing for rent should be as Social Rent.

12.54 The NPPF includes various sections 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 HBC area does include areas of Green Belt so these rules will apply here; a 50% requirement is tested.

12.55 The initial modelling is based on 40% affordable housing as 75% Social Rent and 25% as AHO. Sensitivity testing up to 50% affordable housing (as per the Golden Rules) and varied tenure mixes has been carried out.

12.56 A set of appraisals have been run from 0% to 50% affordable housing and with a varied tenure mix. In the base analysis, the tenure mix is 75% Social Rent, 25% Shared Ownership, the overall level of affordable housing being altered.

12.57 This analysis suggests that a reduction of 10% affordable housing leads to an increase in the Residual Value of about £500,000 per ha on greenfield sites and about £600,000 per ha on the brownfield sites. The impact per ha is greater on the brownfield sites as they are higher density. The impact is significantly greater on the flatted development, again due to the higher density.

12.58 The analysis in the base appraisals (above) assumes that the affordable housing is provided as 75% Social Rent, 0% Affordable Rent, 25% Affordable Home Ownership (as Shared Ownership). This is based on the Council's preferred housing mix, 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. 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.

12.59 This analysis suggests that, at 40% affordable housing, relative to the base mix, providing all the affordable housing for rent as Affordable Rent, with no Social Rent, has the impact of increasing the Residual Value by about £450,000 per ha on greenfield sites and £700,000 per ha on brownfield sites. These costs are broadly similar to providing 10% affordable housing.

12.60 It is suggested that, where development viability is found to be challenging at the development management stage, in the first instance, consideration is given to alternative tenure mixes.

Varied Policy Standards

12.61 The Council has aspirations to implement a Zero Carbon / climate change policy and it is exploring the feasibility of introducing a policy that goes above national standards. The base analysis assumes Zero Carbon development and the implementation of a circular economy policy.

12.62 Several further scenarios have been tested, being an option based on the Future Homes Standard, Zero Carbon and an enhanced Zero Carbon scenario. In addition, the cost of District Heating is tested. Further, it is important to note that where there are existing District Heating networks (e.g. Sheffield, Stoke-on-Trent or Enfield) developers tend to be keen to connect to networks for straightforward commercial reasons.

12.63 Across the greenfield typologies, not seeking Zero Carbon standards would result in the Residual Value being increased by about £150,000 per ha. This would be similar to the impact of not providing 5% affordable housing.

12.64 This analysis suggests that the additional costs of the additional reporting is broadly similar to moving from FHS to Zero Carbon Development. Similarly, the impact of seeking the Homes Quality Mark is significant.

12.65 In March 2019 the Government announced that new developments must deliver an overall increase in biodiversity. The impact of seeking additional BNG is tested. In this analysis it is assumed that the requirements for BNG can be met on-site on the greenfield sites, without impacting on site capacity. It is assumed that that the BNG on brownfield sites is off-site.

12.66 The base assumption in the above analysis is that the Council will seek 20% BNG. The impact of seeking 10% BNG has been tested. There is a very modest cost saving, of about £2,000 per ha, of seeking 10% BNG on greenfield sites, where it is assumed that the provision will be on-site. The saving on brownfield sites is substantially greater, at around £10,000 per ha.

12.67 The draft policy requires that new homes are designed to a 90 LPPPD standard. This is tighter than the higher Building Regulation standard of 110 Litres Per Person Per Day (LPPPD). The impact of seeking 90 LPPPD, 100 LPPPD and 110 LPPPD has been tested. The impact of not seeking a 90 LPPPD standard on greenfield sites is about £35,000 per ha and is about double that on the brownfield sites.

12.68 The Council has identified a need for Part M4(3)b Wheelchair Accessible standard housing. The base assumption in the above analysis is for 5% of the units to be M4(3)b Wheelchair Accessible standard. Options are tested with both M4(3)a Wheelchair Adaptable, and M4(3)b Wheelchair Accessible standard housing, where the balance is to the M4(2) Accessible and Adaptable standard.

12.69 The cost varies across the typologies, the impact being very much more on the higher density formats.

Cumulative Costs of Policy Requirements

12.70 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 three scenarios.

Table 12.6 Policy Scenarios for Policy Testing

	Lower Requirements (as per the Draft National Development Management Policies)	**Mid Policy Requirements**	**Higher Requirements** (as per the draft Local Plan)
Biodiversity Net Gain	10%	20%	20%
Carbon and Energy	Future Homes Standard	Zero Carbon	Zero Carbon with Circular Economy policy
Accessibility	40% M4(2) Accessible & Adaptable	95% M4(2) Accessible & Adaptable 5% M4(3)a Wheelchair Adaptable	95% M4(2) Accessible & Adaptable 5% M4(3)b Wheelchair Accessible
Water Standard	110 LPPPD	90 LPPPD	90 LPPPD
Affordable Housing	0% to 50% total requirement as: Social Rent 37.5% Aff Rent 37.5% AHO 25%	0% to 50% total requirement as: Social Rent 37.5% Aff Rent 37.5% AHO 25%	0% to 50% total requirement as: Social Rent 75% Aff Rent 0% AHO 25%
Developer Contributions	CIL as Adopted S106 contributions of £0 per unit to £75,000 per unit	CIL as Adopted S106 contributions of £0 per unit to £75,000 per unit	CIL as Adopted S106 contributions of £0 per unit to £75,000 per unit

Source: HDH (June 2026)

12.71 In the following tables the typologies that are able to bear at least £10,000 per unit in developer contributions, in addition to CIL, are shaded green, and those unable to bear £5,000 per unit are shaded red.

12.72 In the analysis above, the potential strategic sites are tested against their ability to bear £40,000 per unit of strategic infrastructure and mitigation costs – in addition to CIL. This is a working assumption, pending the completion of the IDP.

Table 12.7a Varied Affordable Housing and Developer Contributions. Borehamwood and Adjacent. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£70,000	£60,000	£45,000	£30,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000	£45,000	£35,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£55,000
Large Flats Tall	£20,000	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Tall	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£15,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Small	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£55,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£60,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£30,000	£10,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Tall	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£20,000	£0	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Flats Small	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£65,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£40,000	£25,000	£15,000	£5,000	£0	Unviable	Unviable	Unviable
Flats Tall	£0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£30,000	£20,000	£5,000	£0	Unviable	Unviable	Unviable	Unviable
Flats Small	£20,000	£10,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (June 2026)

Table 12.7b Varied Affordable Housing and Developer Contributions. Bushey & Potters Bar and Adjacent. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£70,000	£65,000	£50,000	£35,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000	£50,000	£35,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£60,000
Large Flats Tall	£60,000	£45,000	£25,000	£10,000	£0	Unviable	Unviable	Unviable
Flats Tall	£20,000	£5,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£50,000	£35,000	£15,000	£0	Unviable	Unviable	Unviable	Unviable
Flats Small	£45,000	£25,000	£10,000	Unviable	Unviable	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£60,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£65,000	£55,000	£40,000	£25,000	£15,000	£10,000	£5,000	Unviable
Flats Tall	£30,000	£20,000	£0	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	£60,000	£45,000	£30,000	£15,000	£10,000	£0	Unviable	Unviable
Flats Small	£50,000	£35,000	£20,000	£5,000	£0	Unviable	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£75,000	£65,000	£50,000	£35,000	£25,000	£20,000	£15,000	£5,000
Flats Tall	£40,000	£25,000	£10,000	£0	Unviable	Unviable	Unviable	Unviable
Flats	£70,000	£55,000	£40,000	£25,000	£20,000	£10,000	£5,000	Unviable
Flats Small	£60,000	£45,000	£30,000	£15,000	£10,000	£0	Unviable	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (June 2026)

Table 12.7c Varied Affordable Housing and Developer Contributions. All Other Areas. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£70,000	£65,000	£50,000	£35,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000	£50,000	£35,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£60,000
Large Flats Tall	£75,000	£75,000	£75,000	£55,000	£40,000	£30,000	£20,000	£10,000
Flats Tall	£75,000	£60,000	£35,000	£15,000	£5,000	Unviable	Unviable	Unviable
Flats	£75,000	£75,000	£65,000	£45,000	£30,000	£25,000	£10,000	£0
Flats Small	£75,000	£75,000	£55,000	£35,000	£20,000	£10,000	£0	Unviable
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000	£60,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£65,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£75,000	£75,000	£75,000	£70,000	£60,000	£50,000	£40,000	£30,000
Flats Tall	£75,000	£70,000	£45,000	£30,000	£20,000	£10,000	£0	Unviable
Flats	£75,000	£75,000	£75,000	£60,000	£50,000	£40,000	£30,000	£20,000
Flats Small	£75,000	£75,000	£70,000	£50,000	£40,000	£30,000	£20,000	£10,000
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Large Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000	£70,000
Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000
Small Brown Housing	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Large Flats Tall	£75,000	£75,000	£75,000	£75,000	£70,000	£60,000	£50,000	£40,000
Flats Tall	£75,000	£75,000	£60,000	£40,000	£30,000	£25,000	£15,000	£50,000
Flats	£75,000	£75,000	£75,000	£70,000	£60,000	£50,000	£40,000	£30,000
Flats Small	£75,000	£75,000	£75,000	£60,000	£50,000	£40,000	£30,000	£20,000
Large Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Green	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (June 2026)

Table 12.7d Varied Affordable Housing and Developer Contributions. Strategic Sites. £ per unit

Full Policy	0%	10%	20%	30%	35%	40%	45%	50%
Bowmans Cross	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Well End SUE	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Parkview / Borehamwood Golf Course	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Tesco / Canada Life	£65,000	£50,000	£30,000	£10,000	£0	Unviable	Unviable	Unviable
Mutton Lane (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Rear of Farm Way (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Land at Elstree Road (Sth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£70,000
Watford Road (Nth) / Sth of Shenley Hill	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Home Farm	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Mid Policy	0%	10%	20%	30%	35%	40%	45%	50%
Bowmans Cross	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Well End SUE	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Parkview / Borehamwood Golf Course	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Tesco / Canada Life	£75,000	£50,000	£40,000	£25,000	£20,000	£10,000	£0	Unviable
Mutton Lane (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Rear of Farm Way (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Land at Elstree Road (Sth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Watford Road (Nth) / Sth of Shenley Hill	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Home Farm	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

National DM Policies	0%	10%	20%	30%	35%	40%	45%	50%
Bowmans Cross	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Well End SUE	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Parkview / Borehamwood Golf Course	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Tesco / Canada Life	£75,000	£75,000	£55,000	£35,000	£30,000	£20,000	£15,000	£5,000
Mutton Lane (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Rear of Farm Way (Nth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Land at Elstree Road (Sth)	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Watford Road (Nth) / Sth of Shenley Hill	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000
Home Farm	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000	£75,000

Source: HDH (July 2026)

12.73 It is necessary to bring the analysis together.

Suggested Policy Requirements

12.74 It is clear from the above analysis that, with the exception of flatted development, most development is likely to be viable with 40% affordable housing. There is however uncertainty in the housing market, with some forecasters suggesting house prices may fall in the short term so it is necessary to take a cautious approach.

12.75 There is a need for infrastructure funding, however the emerging IDP is still a work in progress, so it may be necessary to revisit the findings of this report when more detail is available. CIL is the Council's key mechanism for collecting developer contributions, however the larger Strategic Sites also need to be able to contribute towards the costs of strategic infrastructure and mitigation if they are to be taken forward.

12.76 Whilst flatted development performs less well than housing development, a relatively small proportion of planned development will be flatted, so it is not considered proportionate to set a flatted development specific affordable housing policy requirement.

12.77 Further sets of appraisals have been run based on the following policy requirements. It is important to note that the purpose of this iteration of this LPVA is to further inform the development of policy. In due course the impact on viability may need to be revisited:

a.	Affordable Housing	40% as 75% Social Rent, 25% AHO		
b.	Design	20% BNG, 5% of affordable M4(3) and balance as M(4)2, Zero Carbon and Circular Economy policies, 90 LPPPD		
c.	Developer Contributions	CIL as adopted.		
		Typologies	Houses	£10,000 per unit
			Flats	£5,000 per unit
		Strategic Sites	£40,000 per unit.	
		Training Levy		

12.78 The appraisals are subject to sensitivity testing in terms of changes in costs and values.

12.79 If the Council were to follow this suggested policy mix, 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.

12.80 The modelling includes the potential strategic sites. On the basis of the high level modelling in this LPVA, the delivery of the Tesco / Canada Life site is likely to be challenging – like the other flatted typologies. At this stage it would be premature to make firm recommendations about the deliverability of the individual sites. When the Council has selected the preferred

Strategic Sites it may be necessary to consider the phasing and trajectories of the Strategic Sites so that they can come forward with the timely provision of infrastructure. 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.

12.81 In this LPVA the Strategic Sites are modelled as for the typologies. 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, and that the CIL is paid, as per the Charging Schedule in the first few years of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased and delivered in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

Specialist Housing

12.82 Several types of 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. It is the Council's view that it is not necessary or proportionate to set a separate affordable housing target for each and every type of development. In particular, it is anticipated that viability will be considered at the development stage for older people's housing and Built to Rent.

12.83 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. CIL is applied as a cost.

12.84 Both Sheltered and Extracare housing are likely to be viable on greenfield sites, but not brownfield sites. The PPG anticipates that viability on such sites will be considered at the development stage.

12.85 It has been the Council's practice to accept commuted sums / payments in lieu of affordable housing provision in specialist older people's schemes. The challenges around mixed tenure schemes are well understood, as are the practicalities around service charges and the like. Such commuted sums are best calculated, being the value of a scheme with affordable housing and without affordable housing.

12.86 It is the Council's position that to calculate the commuted sums / payments in lieu, it will be necessary to carry out a site-specific development appraisal, so it is not appropriate to set a use-specific affordable housing requirement.

12.87 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 60-002-20260508 to 06-005-20180913 of the PPG, in this analysis the affordable element is assumed to be 20% Affordable Private Rent, with a value of 80% of market value. The appraisals align with the suggested policy option set out above.

12.88 With the exception of greenfield housing sites, built to rent, when tested as per the PPG, is unlikely to be viable in the Borough.

Non-Residential Appraisals

12.89 As with the residential appraisals, the Residual Valuation approach has been used to assess viability. 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').

12.90 In the appraisals the costs are based on the BCIS costs, adjusted for Zero Carbon. The employment uses are not subject to CIL, however an allowance of £25 per sqm is made in relation so contributions towards strategic infrastructure and mitigation.

12.91 The results are similar to those when CIL was set (hence the zero rates), and are reflective of the current market in south Hertfordshire and more widely. With the exception of large scale distribution uses, the employment uses are shown as being unviable, however this is not just an issue within HBC. Having said this, some employment space is being delivered in the Borough.

12.92 Employment development is only being brought forward to a very limited extent on a speculative basis by the development industry – there are few, newly built and completed buildings being marketed in Hertsmere. The development that is happening tends to be from existing businesses and is for operational reasons, for example, existing businesses moving to more appropriate and better located town edge properties.

12.93 It is important to note that the analysis in this report is carried out in line with the PPG and 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 aim of making a profit from the development. 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.

12.94 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.

Conclusions and Recommendations

12.95 The property market across Hertsmere is generally strong. Most types of residential and non-residential development are coming forward, however flatted development and smaller scale employment uses are more challenging.

12.96 A broad range of policy options have been tested in his LPVA. Having considered these in the context of paragraph 10-011-20180724 of the PPG which says 'aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission' the following set of policies is suggested:

a.	Affordable Housing	40% as 75% Social Rent, 25% AHO		
b.	Design	20% BNG, 5% of affordable M4(3) and balance as M(4)2, Zero Carbon and Circular Economy policies, 90 LPPPD		
c.	Developer Contributions	CIL as adopted.		
		Typologies	Houses	£10,000 per unit
			Flats	£5,000 per unit
		Strategic Sites	£40,000 per unit.	
		Training Levy		

12.97 These suggestions are just based on viability, and it will be necessary for the Council to consider this with the wider planning evidence base and local priorities.

12.98 If the Council were to follow this suggested policy mix, 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.

12.99 The modelling includes the potential strategic sites. On the basis of the high level modelling in this LPVA, the delivery of the Tesco / Canada Life site is likely to be challenging – like the other flatted typologies. 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.

12.100 In this LPVA the Strategic Sites are modelled as for the typologies. 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, and that the CIL is paid, as per the Charging Schedule in the first few years of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased and delivered in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

12.101 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.

12.102 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.

Appendix 1 – Project Requirements

Key Document: K4. Whole Plan Viability Assessment and CIL Review	
Progress to Date	Hertsmere adopted CIL on 17 September 2014, with CIL coming into effect for planning applications approved from 1 December 2014. Information on the Council's CIL charging regime including CIL Charging Schedule, CIL Charging Map and CIL Instalment Plan are available online. Unpublished viability assessment drafts of the following: • methodology • viability assessment of different small site typologies • viability assessment of different large site typologies • viability assessment of strategic sites in 2021 Regulation 18 Local Plan • Senior living report
Key Commission Tasks	Key tasks include: • To produce a viability assessment of the emerging Local Plan including its draft site allocations and key policies including but not exclusively infrastructure requirements, affordable housing, biodiversity net gain/local nature recovery, carbon reduction and building standards / accessibility. • In parallel review the local performance on developer contributions and prepare the evidence base to underpin any changes to the charging schedule and map in liaison with HBC and the county council, plus any other relevant parties, including LPAs. • Establishing a clear programme for a joint examination (charging schedules and local plan) with a pre-CIL examination set of key dates and tasks.
Working Methodology / Approach	The final overall proposed methodology should be consistent with the latest NPPG and NPPG requirements and best practice. The methodology is expected to be based around a typology approach for non-strategic sites and an agreed individual viability assessment approach for large scale or strategic sites. The requirements of key infrastructure providers should be incorporated into the assessment to ensure that site specific s106 requirements, over and above CIL contributions, are included where necessary. The methodology should incorporate emerging planning policy considerations or standards which may have a cost implication as part of the overall development assessment. The assessment of CIL rates and variables should be considered within the context of a potential joint examination.
Specific Outputs	• Review of existing draft methodology, including typologies and Affordable Housing scenarios, to ensure the appraisal model is NPPF and PPG compliant • A refresh of land values and development costs

	• An up to date set of viability assessments for different site typologies and key identified strategic sites. • Assessment of viability for different categories of senior living • A broad assessment of viability for commercial development • Preparation of evidence that is both applicable to the CIL and local plan examination.
Links to other commissions / work streams	• Local Housing Needs Assessment • Infrastructure Delivery Plan • Transport Assessment • BNG and Nature Recovery • Green Infrastructure Strategy • Sport and Recreation Studies • Open Space Assessment • Draft site allocations • Planning policies (particularly with new standards / set requirements)
Timeframes / Work Critical	An immediate start (Phase 1) is required given that the typologies do not require the Council to have agreed all of its site allocations at the outset and draft development management policy requirements have been agreed.
Indicative Pricing	Costs may be reflective of the extent of review work undertaken, balance of typology versus bespoke assessments, plus new material to integrate and provision of evidence for the joint examination.

HDH's role is limited to the viability elements above.

Appendix 2 – Consultation Presentation

The pages in this appendix are not numbered.

HERTSMERE

Local Plan Viability Assessment

Consultation Event

15th January 2026

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

1

1

Agenda

NPPF, PPG and Guidance
- December 2024 NPPF / Draft December 2025 NPPF

Methodology

Harman Guidance / RICS Guidance / PPG

Main Assumptions
- Prices
- Costs
- Commercial prices

Modelling

The Viability Test

Moving Forward

2

Pre-consultation draft

- A draft report has been prepared for circulation.
- It is an early working draft setting out
  - the proposed methodology
  - modelling
  - assumptions
- Does not include results
  - it is inevitable that some of inputs will change as a result of the consultation.
- It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption.

Please support responses with evidence, or alternatively point to sources of evidence, that HDH can draw on to justify the changes made in the next iteration of this viability assessment.

3

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))
  - Building Safety Levy
- Review of CIL (adopted in 2014)

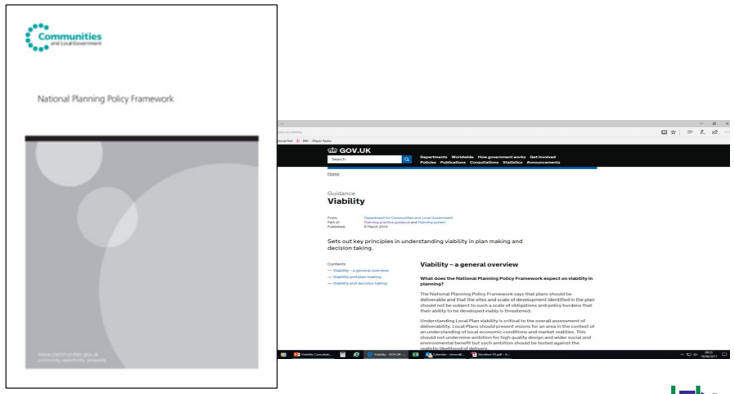
4

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*'
- Scope to review CIL

5

The Old



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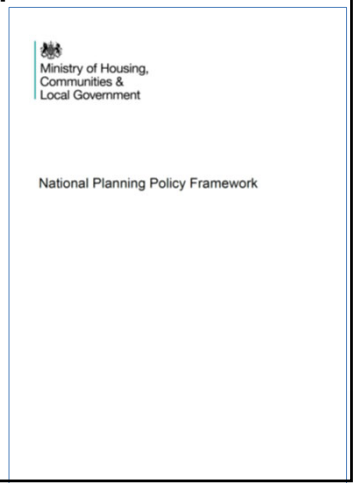
... much updated

- March 2012
- December 2016
- December 2018
- February 2019
- July 2021
- September 2023
- December 2023 (x2)
- December 2024
- (February 2025)



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A new Government….

Matthew Pennycook

8

… all change? – or not…

- December 2024 NPPF
  - Standard Method fundamentally changed
- Impacting viability
  - New emphasis on Social Rent
  - 10% Affordable Home Ownership cancelled
  - 25% of affordable as First Homes cancelled
  - Greenbelt reform – apply here
- Infrastructure Levy dropped
- Viability Guidance still under review
- Building Safety Levy confirmed

9

December 2025, Draft NPPF … more change to come…

- Standardised national Development Management policies
  - Minimum 40% Accessible and Adaptable
  - Mandate Future Homes Standard
  - More Social Rent
  - Restrictions to going beyond national requirements
  - New 'medium' development site threshold
- Changes to developers' return and BLV to come?

10

The big change in 2018...

2012 NPPF

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

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.

11

2012 NPPF – Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

2024 NPPF – glossary

***Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- *b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

12

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

13

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*

14

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

15

15

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'

16

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.*

17

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.

18

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 …*

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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?

20

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?
- Scope to review CIL

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Harman / RICS

22

Mandatory 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)

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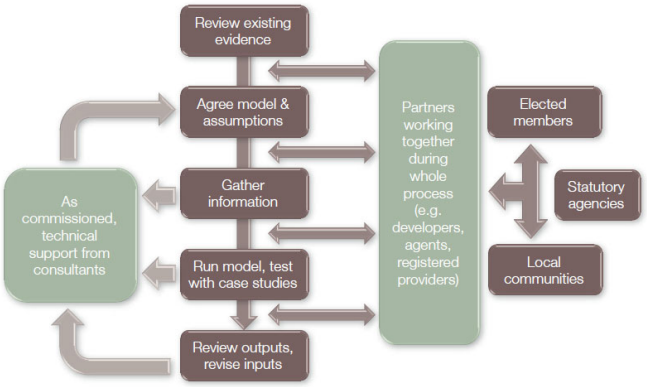
Engagement Phases



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Methodology

- Data Gathering
  - Values
  - Costs
  - Land
- Modelling
  - Typologies
  - Residential, employment, retail
- Appraisals
  - Residual Value v EUV Plus

25

25

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

26

26

Key Assumptions

27

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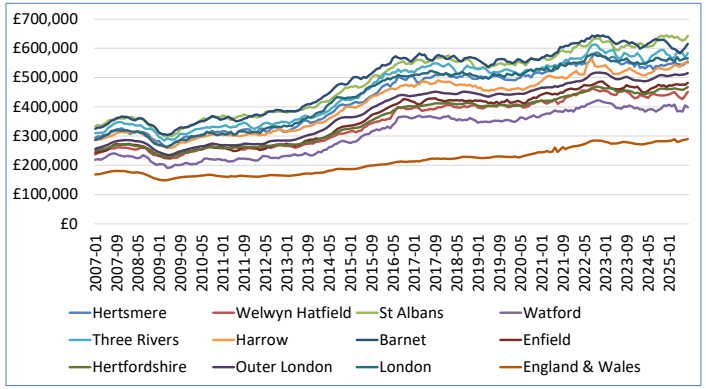
Average House Prices



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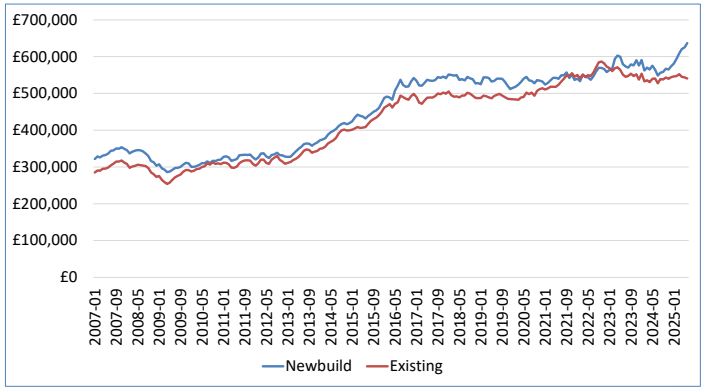
Newbuild v Existing



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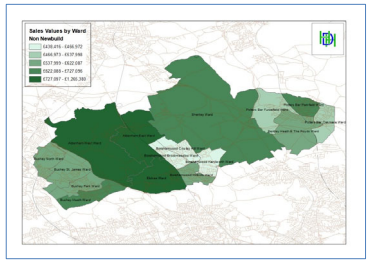
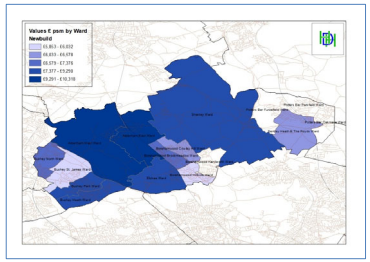
Average House Prices

Non Newbuild By Ward £



Newbuild by Ward £ / sqm



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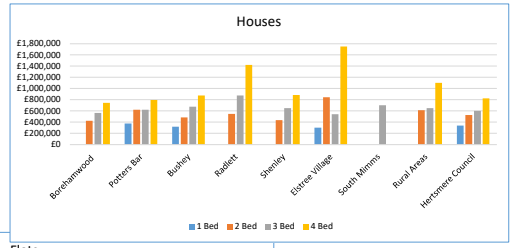
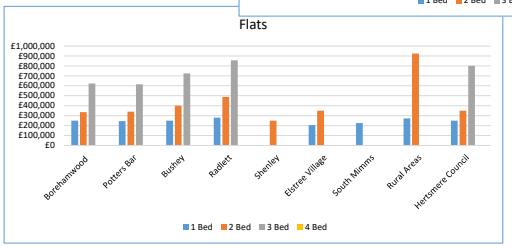
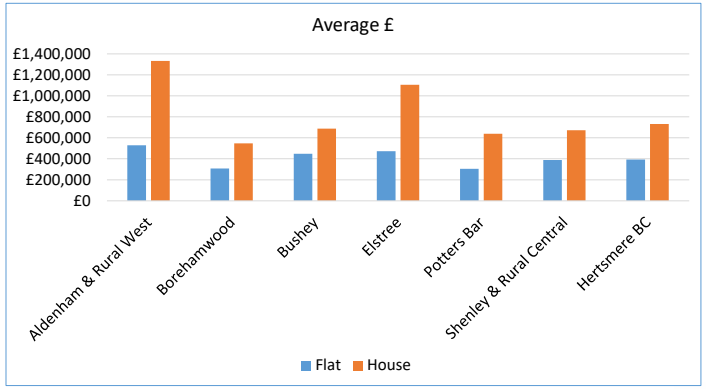
Median Asking Prices





31

Price Paid Data by Ward – £



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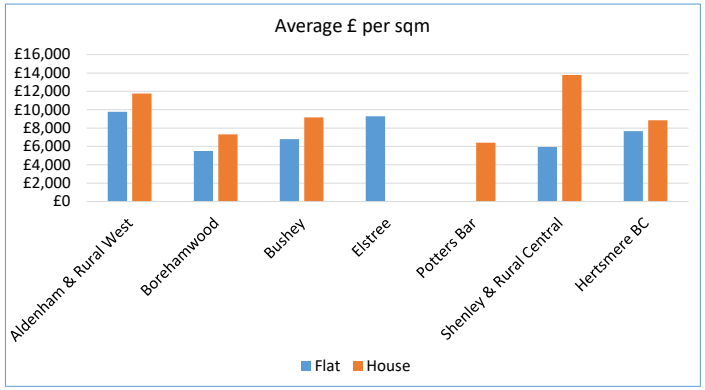
Price Paid Data by Ward Newbuild £ per sqm



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Newbuild Asking Prices

		Detached	Flats	Semi-detached	Terraced	All
Brookmans Park	Count	1	0	0	0	1
	Av £	£1,200,000				£1,200,000
	Av £/sqm	£6,780				£6,780
Bushey	Count	2	1	0	0	3
	Av £	£2,000,000	£670,000			£1,556,667
	Av £/sqm	£6,275	£5,403			£5,984
Colney Heath	Count	8	0	1	0	9
	Av £	£775,000		£585,000		£753,889
	Av £/sqm	£5,889		£6,500		£5,976
Cuffley	Count	7	0	0	0	7
	Av £	£1,203,571				£1,203,571
	Av £/sqm	£6,570				£6,570
Essendon	Count	1	0	0	0	1
	Av £	£1,500,000				£1,500,000
	Av £/sqm	£5,660				£5,660
Hadley Wood	Count	2	2	0	0	4
	Av £	£3,075,000	£960,000			£2,017,500
	Av £/sqm	£7,867	£10,812			£9,340
Northaw	Count	0	0	1	0	1
	Av £			£1,222,000		£1,222,000
	Av £/sqm			£7,064		£7,064
Potters Bar	Count	5	0	4	0	9
	Av £	£1,261,000		£947,500		£1,121,667
	Av £/sqm	£6,755		£6,586		£6,680
Radlett	Count	0	0	0	1	1
	Av £				£875,000	£875,000
	Av £/sqm				£8,333	£8,333
South Mimms	Count	0	1	0	0	1
	Av £		£310,000			£310,000
	Av £/sqm		£5,439			£5,439
St Albans	Count	3	0	0	0	3
	Av £	£850,000				£850,000
	Av £/sqm	£7,179				£7,179
Stanmore	Count	0	2	0	0	2
	Av £		£279,950			£279,950
	Av £/sqm		£6,162			£6,162
Watford	Count	1	5	1	0	7
	Av £	£1,795,000	£404,700	£550,000		£624,071
	Av £/sqm	£5,828	£7,453	£9,167		£7,465
ALL	Count	30	11	7	1	49
	Av £	£1,270,833	£498,491	£878,143	£875,000	£1,033,276
	Av £/sqm	£6,542	£7,459	£7,011	£8,333	£6,885

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Price Assumptions (£ per sqm)

	Borehamwood and Adjacent	Bushey & Potters Bar and Adjacent	All other Areas
Houses	£7,300	£9,170	£9,300
Flats	£5,600	£6,800	£9,300

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Build to Rent

Houses	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,350	£1,950	£2,200	£2,950
Gross Rent (£/annum)	£16,200	£23,400	£26,400	£35,400
Net Rent (£/annum)	£12,960	£18,720	£21,120	£28,320
Value	£216,000	£312,000	£352,000	£472,000
sqm	50	70	84	97
£ per sqm	£4,320	£4,457	£4,190	£4,866
Flats	**1 bed**	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/month)	£1,400	£1,600	£2,300	
Gross Rent (£/annum)	£16,800	£19,200	£27,600	
Net Rent (£/annum)	£13,440	£15,360	£22,080	
Value	£224,000	£256,000	£368,000	
sqm	50	70	84	
£ per sqm	£4,480	£3,657	£4,381	

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Affordable Housing

- Social Rent
  - £1,735/m^2
- Affordable Rent
  - East of A1(M) £3,800 per sqm
  - West of A1(M) £3,420 per sqm
- Shared Ownership
  - 70% OMV, 50% Share; Rent 2.75%

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Older Peoples Housing

Borehamwood	Area (sqm)	£	£ per sqm
3 bed semi-detached		**590,000**	
1 bed Sheltered	50	442,500	8,850
2 bed Sheltered	75	590,000	7,867
1 bed Extracare	65	553,125	8,510
2 bed Extracare	80	737,500	9,219
Potters Bar	Area (m^2)	£	£/m^2
3 bed semi-detached		**600,000**	
1 bed Sheltered	50	450,000	9,000
2 bed Sheltered	75	600,000	8,000
1 bed Extracare	65	562,500	8,654
2 bed Extracare	80	750,000	9,375
Bushey	Area (m^2)	£	£/m^2
3 bed semi-detached		**650,000**	
1 bed Sheltered	50	487,500	9,750
2 bed Sheltered	75	650,000	8,667
1 bed Extracare	65	609,375	9,375
2 bed Extracare	80	812,500	10,156
Radlett	Area (m^2)	£	£/m^2
3 bed semi-detached		**760,000**	
1 bed Sheltered	50	570,000	11,400
2 bed Sheltered	75	760,000	10,133
1 bed Extracare	65	712,500	10,962
2 bed Extracare	80	950,000	11,875

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Non-Residential Values

	Rent £ per sqm	**Yield**	**Rent free period**	**Value**	**Assumption**
Offices	£400	8.00%	0.5	£4,811	£4,800
Offices - Park	£400	8.00%	0.5	£4,811	£4,800
Office Small	£375	9.00%	0.5	£3,991	£3,990
Industrial - Large	£235	5.50%	1.0	£4,050	£4,050
Industrial - Small	£235	6.50%	1.0	£3,395	£3,400
Logistics	£235	5.25%	0.0	£4,476	£4,475

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Land Registry PPD

- Research underway

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Existing Use Value £/ha

- Agricultural Land £25,000/ha
- Paddock Land £50,000/ha
- PDL £1,500,000/ha

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Development Costs 1

- Construction BCIS
  - Generally Median
  - > 200 units Lower Q
- Site Costs 5% to 15%
- Brownfield +5%
- Fees 8%
- Contingencies 2.5% / 5%

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Development Costs 2

- Interest 7.5%
- Developer's Return 17.5% Market Housing
  6% Affordable
- Sales 2.5% + 1%

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Starting Policies

Affordable Housing	40% as 75% Social Rent, 0% Affordable Rent, 25% AHO
Design	10% BNG, 5% of affordable M4(3) and balance as M(4)2, Zero Carbon, 90 LPPPD
Developer Contributions	CIL as adopted.

Typologies	Houses	£10,000 per unit
	Flats	£5,000 per unit
Strategic Sites		£40,000 per unit.

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Modelling

			Current Use	Units	Area Ha				Density Units/ha		Density
					Total	Gross	Net	%	Gross	Net	m2/ha
1	Large Brownfield LD Housing 500	Brown	PDL	500	25.641	25.641	16.667	65.0%	19.50	30.00	2,814
2	Large Brownfield HD Housing 500	Brown	PDL	500	19.231	19.231	12.500	65.0%	26.00	40.00	3,605
3	Large Brownfield LD Housing 250	Brown	PDL	250	9.524	9.524	7.143	75.0%	26.25	35.00	3,311
4	Brownfield LD Housing 150	Brown	PDL	150	5.714	5.714	4.286	75.0%	26.25	35.00	3,321
5	Brownfield HD Housing 150	Brown	PDL	150	4.444	4.444	3.333	75.0%	33.75	45.00	4,080
6	Brownfield LD Housing 80	Brown	PDL	80	3.048	3.048	2.286	75.0%	26.25	35.00	3,333
7	Brownfield HD Housing 80	Brown	PDL	80	2.092	2.092	1.778	85.0%	38.25	45.00	3,944
8	Brownfield LD Housing 40	Brown	PDL	40	1.345	1.345	1.143	85.0%	29.75	35.00	3,242
9	Brownfield HD Housing 40	Brown	PDL	40	1.046	1.046	0.889	85.0%	38.25	45.00	3,911
10	Brownfield LD Housing 20	Brown	PDL	20	0.444	0.444	0.444	100.0%	45.00	45.00	4,231
11	Brownfield HD Housing 20	Brown	PDL	20	0.635	0.635	0.444	70.0%	31.50	45.00	3,828
12	Brownfield Housing 12	Brown	PDL	12	0.267	0.267	0.267	100.0%	45.00	45.00	3,908
13	Brownfield Housing 9	Brown	PDL	9	0.200	0.200	0.200	100.0%	45.00	45.00	3,601
14	Brownfield Housing 6	Brown	PDL	6	0.133	0.133	0.133	100.0%	45.00	45.00	3,960
15	Brownfield Housing 3	Brown	PDL	3	0.067	0.067	0.067	100.0%	45.00	45.00	4,410
16	Flats 150 Tall Building	Brown	PDL	150	1.176	1.176	1.000	85.0%	127.50	150.00	11,828
17	Flats 80 Tall Building	Brown	PDL	80	0.627	0.627	0.533	85.0%	127.50	150.00	11,789
18	Flats 150	Brown	PDL	150	8.333	8.333	5.000	60.0%	18.00	30.00	2,275
19	Flats 80	Brown	PDL	80	4.444	4.444	2.667	60.0%	18.00	30.00	2,267
20	Flats 40	Brown	PDL	40	2.051	2.051	1.333	65.0%	19.50	30.00	2,271
21	Flats 20	Brown	PDL	20	0.952	0.952	0.667	70.0%	21.00	30.00	2,261
22	Flats 12	Brown	PDL	12	0.571	0.571	0.400	70.0%	21.00	30.00	2,256
23	Flats 9	Brown	PDL	9	0.429	0.429	0.300	70.0%	21.00	30.00	2,254
24	Flats 6	Brown	PDL	6	0.250	0.250	0.200	80.0%	24.00	30.00	2,250
25	Large Greenfield 500	Green	Agricultural	500	25.641	25.641	16.667	65.0%	19.50	30.00	2,624
26	Large Greenfield 200	Green	Agricultural	200	8.889	8.889	6.667	75.0%	22.50	30.00	2,811
27	Green field 100	Green	Agricultural	100	4.444	4.444	3.333	75.0%	22.50	30.00	2,825
28	Greenfield 40	Green	Agricultural	40	1.569	1.569	1.333	85.0%	25.50	30.00	2,812
29	Greenfield 12	Green	Paddock	12	0.471	0.471	0.400	85.0%	25.50	30.00	2,726
30	Greenfield 9	Green	Paddock	9	0.300	0.300	0.300	100.0%	30.00	30.00	2,801
31	#1#	Green	Agricultural	2,400	160.000	160.000	80.000	50.0%	15.00	30.00	2,811
32	#2#	Green	Agricultural	1,200	83.300	83.300	40.000	48.0%	14.41	30.00	2,811
33	#3#	Green	Agricultural	980	65.333	65.333	32.667	50.0%	15.00	30.00	2,811
34	#4#	Green	Agricultural	900	47.900	47.900	30.000	62.6%	18.79	30.00	2,813
35	#5#	Green	Golf Course	850	48.200	48.200	28.333	58.8%	17.63	30.00	2,703
36	#6#	Green	Agricultural	800	51.700	51.700	26.667	51.6%	15.47	30.00	2,811
37	#7#	Brown	PDL	800	20.000	20.000	17.778	88.9%	40.00	45.00	4,769
38	#8#	Green	Agricultural	750	31.800	31.800	21.429	67.4%	23.58	35.00	3,2[illegible]
39	#9#	Brown	PDL	685	7.500	10.000	7.500	75.0%	68.50	91.33	6,9[illegible]
40	#10#	Green	Agricultural	525	34.500	34.500	17.500	50.7%	15.22	30.00	2,8[illegible]

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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?

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Benchmark Land Value?

- **Brownfield Site**

  EUV + 20%

- **Greenfield Sites**

  Generally EUV + £350,000/ha
  Strategic Sites? EUV x10

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Very Early Results

- Subject change to reflect the consultation
- For illustrative purposes only

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RV v BLV

			EUV	BLV	Residual Value	
					Gross Ha	Net ha
Site 1	Large Brownfiel	Borehamwood	1,500,000	1,800,000	2,786,228	4,286,504
Site 2	Large Brownfiel	Borehamwood	1,500,000	1,800,000	3,616,202	5,563,388
Site 3	Large Brownfiel	Borehamwood	1,500,000	1,800,000	2,936,299	3,915,066
Site 4	Brownfield LD H	Borehamwood	1,500,000	1,800,000	3,107,542	4,143,389
Site 5	Brownfield HD H	Borehamwood	1,500,000	1,800,000	3,923,705	5,231,607
Site 6	Brownfield LD H	Borehamwood	1,500,000	1,800,000	2,917,792	3,890,389
Site 7	Brownfield HD H	Borehamwood	1,500,000	1,800,000	4,030,619	4,741,905
Site 8	Brownfield LD H	Borehamwood	1,500,000	1,800,000	3,461,413	4,072,250
Site 9	Brownfield HD H	Borehamwood	1,500,000	1,800,000	4,317,218	5,079,080
Site 10	Brownfield LD H	Borehamwood	1,500,000	1,800,000	5,466,267	5,466,267
Site 11	Brownfield HD H	Borehamwood	1,500,000	1,800,000	3,482,461	4,974,944
Site 12	Brownfield Hou	Borehamwood	1,500,000	1,800,000	5,283,227	5,283,227
Site 13	Brownfield Hou	Borehamwood	1,500,000	1,800,000	4,958,236	4,958,236
Site 14	Brownfield Hou	Borehamwood	1,500,000	1,800,000	5,547,369	5,547,369
Site 15	Brownfield Hou	Borehamwood	1,500,000	1,800,000	6,071,070	6,071,070
Site 16	Flats 150 Tall B	Borehamwood	1,500,000	1,800,000	-5,689,557	-6,693,597
Site 17	Flats 80 Tall Bu	Borehamwood	1,500,000	1,800,000	-5,603,120	-6,591,906
Site 18	Flats 150	Borehamwood	1,500,000	1,800,000	-156,896	-261,493
Site 19	Flats 80	Borehamwood	1,500,000	1,800,000	-152,250	-253,750
Site 20	Flats 40	Borehamwood	1,500,000	1,800,000	-170,534	-262,360
Site 21	Flats 20	Borehamwood	1,500,000	1,800,000	-186,089	-265,841
Site 22	Flats 12	Borehamwood	1,500,000	1,800,000	-176,543	-252,204
Site 23	Flats 9	Borehamwood	1,500,000	1,800,000	-179,569	-256,527
Site 24	Flats 6	Borehamwood	1,500,000	1,800,000	-197,097	-246,372
Site 25	Large Greenfield	Borehamwood	25,000	375,000	2,768,049	4,258,537
Site 26	Large Greenfield	Borehamwood	25,000	375,000	3,109,115	4,145,487
Site 27	Green field 100	Borehamwood	25,000	375,000	2,711,991	3,615,988
Site 28	Greenfield 40	Borehamwood	25,000	375,000	3,050,209	3,588,481
Site 29	Greenfield 12	Borehamwood	100,000	450,000	3,318,366	3,903,960
Site 30	Greenfield 9	Borehamwood	100,000	450,000	4,147,410	4,147,410
Site 31	#1#	Rural North	25,000	250,000	1,399,112	2,798,223
Site 32	#2#	Rabley Green (S	25,000	250,000	2,584,891	5,383,036
Site 33	#3#	Potters Bar	25,000	250,000	2,825,107	5,650,215
Site 34	#4#	Potters Bar	25,000	250,000	3,373,768	5,386,782
Site 35	#5#	Borehamwood	25,000	250,000	2,112,624	3,593,946
Site 36	#6#	Borehamwood	25,000	250,000	1,775,831	3,442,893
Site 37	#7#	Bushey	1,500,000	1,800,000	6,444,652	7,250,234
Site 38	#8#	Bushey	25,000	250,000	4,460,002	6,618,643
Site 39	#9#	Borehamwood	1,500,000	1,800,000	2,024,238	2,698,984
Site 40	#10#	Borehamwood	25,000	250,000	1,913,971	3,773,258

Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report

- Comments by:

Midday Thursday 12th February 2026

to

Local.Plan@hertsmere.gov.uk

Appendix 3 – Summary of Landstack Data

2021, 2022, 2023, 2024, 2025

	Flat		House	
Row Labels	**Average of Price paid (£)**	**Average of £ per sqm**	**Average of Price paid (£)**	**Average of £ per sqm**
New build	**£789,408**	**£7,671**	**£914,322**	**£8,852**
Aldenham East	£1,030,536	£10,318		
Aldenham West	£1,246,011	£9,373	£1,000,000	£11,759
Bentley Heath & The Royds			£1,530,000	£6,403
Borehamwood Brookmeadow	£327,500	£4,429	£807,000	£7,966
Borehamwood Cowley Hill	£365,030	£5,423	£601,205	£7,073
Borehamwood Hillside	£369,972	£5,853		
Bushey Heath	£1,019,846	£8,148	£1,529,750	£9,183
Bushey North	£535,778	£5,595	£992,885	£9,782
Bushey Park	£313,333	£7,417	£828,571	£8,895
Bushey St James			£1,095,000	£6,032
Elstree	£1,085,909	£9,290		
Shenley	£454,264	£5,940	£1,157,500	£13,778
Non-new build	**£393,255**	**£5,598**	**£731,570**	**£6,250**
Aldenham East	£438,690	£5,772	£1,542,003	£7,612
Aldenham West	£679,749	£6,392	£1,109,028	£7,021
Bentley Heath & The Royds	£356,862	£6,060	£643,234	£6,445
Borehamwood Brookmeadow	£306,355	£5,300	£523,156	£5,531
Borehamwood Cowley Hill	£302,653	£5,274	£521,314	£5,791
Borehamwood Hillside	£323,921	£5,173	£632,567	£6,036
Borehamwood Kenilworth	£301,562	£5,188	£505,388	£6,029
Bushey Heath	£516,378	£5,746	£837,830	£6,418
Bushey North	£356,556	£5,822	£654,631	£5,916
Bushey Park	£323,585	£5,232	£688,906	£6,190
Bushey St James	£556,967	£6,469	£623,703	£6,047
Elstree	£471,931	£5,558	£1,105,855	£6,381
Potters Bar Furzefield	£270,105	£5,036	£557,600	£6,437
Potters Bar Oakmere	£299,609	£5,351	£584,620	£5,719
Potters Bar Parkfield	£308,869	£5,243	£772,113	£6,308
Shenley	£388,250	£5,482	£672,070	£6,503
Grand Total	**£426,118**	**£5,770**	**£734,998**	**£6,299**

2021

	Flat		House	
Row Labels	**Average of Price paid (£)**	**Average of £ per sqm**	**Average of Price paid (£)**	**Average of £ per sqm**
New build	**£671,126**	**£7,246**	**£775,594**	**£8,425**
Aldenham West	£1,388,333	£9,907	£1,000,000	£11,759
Borehamwood Brookmeadow	£320,000	£5,006	£810,000	£7,606
Borehamwood Cowley Hill	£365,030	£5,423	£601,205	£7,073
Borehamwood Hillside	£369,972	£5,853		
Bushey Heath	£815,000	£7,695		
Bushey North	£572,636	£5,415	£992,885	£9,782
Bushey Park	£330,000	£7,919	£828,571	£8,895
Elstree	£851,667	£10,527		
Shenley	£538,604	£6,380	£1,050,000	£13,069
Non-new build	**£386,199**	**£5,538**	**£704,278**	**£5,985**
Aldenham East	£464,125	£6,050	£1,426,899	£7,368
Aldenham West	£809,750	£6,782	£994,278	£6,669
Bentley Heath & The Royds	£339,098	£6,177	£611,744	£6,299
Borehamwood Brookmeadow	£298,056	£5,489	£525,198	£5,244
Borehamwood Cowley Hill	£279,789	£4,974	£485,266	£5,432
Borehamwood Hillside	£290,175	£4,821	£619,814	£5,828
Borehamwood Kenilworth	£301,650	£5,092	£481,011	£5,776
Bushey Heath	£448,031	£5,937	£801,208	£6,210
Bushey North	£387,714	£5,955	£664,494	£5,844
Bushey Park	£309,250	£5,059	£626,946	£5,734
Bushey St James	£581,628	£6,269	£610,256	£5,863
Elstree	£364,367	£5,110	£1,142,174	£6,113
Potters Bar Furzefield	£275,444	£5,151	£536,426	£6,248
Potters Bar Oakmere	£282,091	£5,216	£580,642	£5,452
Potters Bar Parkfield	£322,609	£5,247	£776,187	£6,111
Shenley	£430,792	£5,519	£621,181	£5,900
Grand Total	**£428,875**	**£5,794**	**£707,467**	**£6,094**

2022

	Flat		House	
Row Labels	**Average of Price paid (£)**	**Average of £ per sqm**	**Average of Price paid (£)**	**Average of £ per sqm**
New build	**£757,897**	**£8,460**	**£1,237,308**	**£11,988**
Aldenham East	£1,067,750	£11,491		
Aldenham West	£893,333	£8,847		
Borehamwood Brookmeadow	£335,000	£3,852	£800,000	£8,804
Bushey Heath	£891,944	£8,619	£1,631,250	£11,336
Bushey North	£477,857	£5,878		
Bushey Park	£280,000	£6,415		
Elstree	£793,750	£9,686		
Shenley	£252,667	£4,783	£1,193,333	£14,015
Non-new build	**£404,573**	**£5,777**	**£771,248**	**£6,457**
Aldenham East	£471,021	£5,783	£1,532,873	£7,777
Aldenham West	£633,331	£6,403	£1,347,308	£7,723
Bentley Heath & The Royds	£304,500	£5,672	£627,348	£6,496
Borehamwood Brookmeadow	£305,310	£5,453	£539,227	£5,714
Borehamwood Cowley Hill	£309,071	£5,295	£539,828	£5,897
Borehamwood Hillside	£311,729	£5,335	£644,118	£6,241
Borehamwood Kenilworth	£277,348	£5,156	£539,195	£6,096
Bushey Heath	£557,238	£6,053	£974,271	£6,922
Bushey North	£368,071	£5,631	£665,031	£5,734
Bushey Park	£334,902	£5,255	£724,576	£6,480
Bushey St James	£541,951	£7,139	£677,404	£6,308
Elstree	£684,000	£6,098	£1,089,702	£6,938
Potters Bar Furzefield	£269,208	£4,955	£578,745	£6,448
Potters Bar Oakmere	£305,206	£5,176	£616,232	£5,961
Potters Bar Parkfield	£312,207	£5,685	£782,522	£6,561
Shenley	£313,800	£5,353	£739,805	£6,591
Grand Total	**£438,347**	**£6,033**	**£777,368**	**£6,529**

2023

	Flat		House	
Row Labels	**Average of Price paid (£)**	**Average of £ per sqm**	**Average of Price paid (£)**	**Average of £ per sqm**
New build	**£1,331,464**	**£7,349**	**£1,435,000**	**£8,247**
Aldenham East	£875,000	£5,875		
Bushey Heath	£1,471,833	£6,886	£1,435,000	£8,247
Elstree	£1,450,000	£7,877		
Shenley	£300,000	£5,455		
Non-new build	**£382,782**	**£5,539**	**£753,490**	**£6,414**
Aldenham East	£362,083	£5,715	£1,487,824	£7,545
Aldenham West	£561,857	£5,547	£1,028,332	£6,806
Bentley Heath & The Royds	£461,250	£6,202	£676,848	£6,624
Borehamwood Brookmeadow	£324,500	£5,243	£515,717	£5,698
Borehamwood Cowley Hill	£331,179	£5,754	£547,011	£6,115
Borehamwood Hillside	£359,471	£5,214	£709,227	£6,094
Borehamwood Kenilworth	£322,289	£5,231	£508,255	£6,072
Bushey Heath	£461,675	£5,175	£938,652	£6,319
Bushey North	£323,091	£5,965	£696,943	£6,330
Bushey Park	£275,061	£5,105	£762,616	£6,366
Bushey St James	£510,203	£6,016	£637,496	£6,239
Elstree	£567,205	£6,133	£1,034,402	£6,244
Potters Bar Furzefield	£263,207	£4,607	£580,292	£6,649
Potters Bar Oakmere	£313,750	£5,964	£587,536	£5,867
Potters Bar Parkfield	£309,500	£5,026	£739,570	£6,363
Shenley			£711,542	£7,003
Grand Total	**£432,155**	**£5,633**	**£757,125**	**£6,424**

2024

	Flat		House	
Row Labels	**Average of Price paid (£)**	**Average of £ per sqm**	**Average of Price paid (£)**	**Average of £ per sqm**
New build	**£1,022,367**	**£7,986**	**£1,255,000**	**£6,259**
Aldenham East	£900,000	£7,635		
Aldenham West	£1,083,550	£8,162		
Bentley Heath & The Royds			£1,530,000	£6,403
Bushey Heath			£1,300,000	£6,566
Bushey St James			£1,095,000	£6,032
Non-new build	**£411,605**	**£5,564**	**£733,183**	**£6,268**
Aldenham East	£397,330	£5,458	£1,722,287	£7,757
Aldenham West	£711,792	£6,560	£1,067,036	£6,897
Bentley Heath & The Royds	£360,583	£6,276	£663,982	£6,550
Borehamwood Brookmeadow	£319,636	£5,013	£509,720	£5,622
Borehamwood Cowley Hill	£293,741	£5,019	£506,873	£5,771
Borehamwood Hillside	£345,100	£5,312	£593,244	£5,985
Borehamwood Kenilworth	£297,986	£5,241	£505,598	£6,064
Bushey Heath	£631,286	£5,784	£750,594	£6,346
Bushey North	£346,738	£5,694	£592,392	£5,645
Bushey Park	£351,756	£5,552	£685,141	£6,457
Bushey St James	£599,338	£6,190	£587,913	£5,979
Elstree	£405,167	£5,311	£1,167,864	£6,184
Potters Bar Furzefield	£266,750	£4,736	£549,555	£6,681
Potters Bar Oakmere	£292,960	£6,361	£558,082	£5,527
Potters Bar Parkfield	£280,167	£4,933	£766,579	£6,161
Shenley	£383,250	£5,979	£643,673	£6,552
Grand Total	**£425,177**	**£5,618**	**£735,757**	**£6,268**

2025

	Flat		House	
Row Labels	**Average of Price paid (£)**	**Average of £ per sqm**	**Average of Price paid (£)**	**Average of £ per sqm**
New build	**£1,075,000**	**£8,403**	**£1,732,500**	**£6,930**
Aldenham East	£1,075,000	£8,403		
Bushey Heath			£1,732,500	£6,930
Non-new build	**£367,532**	**£5,463**	**£690,596**	**£6,266**
Aldenham East	£519,938	£5,763	£1,740,000	£7,977
Aldenham West	£675,000	£6,351	£1,046,071	£6,830
Bentley Heath & The Royds	£330,000	£5,694	£674,945	£6,273
Borehamwood Brookmeadow	£291,033	£4,924	£517,394	£5,566
Borehamwood Cowley Hill	£310,500	£5,641	£549,538	£5,918
Borehamwood Hillside	£317,500	£5,355	£592,794	£6,061
Borehamwood Kenilworth	£308,767	£5,283	£500,417	£6,482
Bushey Heath	£472,591	£5,147	£784,078	£6,508
Bushey North	£346,308	£6,204	£646,310	£6,191
Bushey Park	£389,583	£5,290	£673,318	£6,113
Bushey St James	£510,042	£6,462	£598,329	£5,806
Elstree	£313,125	£4,893	£985,962	£6,344
Potters Bar Furzefield	£279,563	£6,366	£568,109	£6,209
Potters Bar Oakmere	£301,083	£4,896	£559,131	£5,942
Potters Bar Parkfield	£298,414	£4,934	£794,184	£6,561
Shenley	£270,000	£3,702	£616,833	£6,890
Grand Total	**£372,514**	**£5,484**	**£692,639**	**£6,268**

Appendix 4 – Residential Newbuild Asking Prices

Agent/ Developer	Scheme	Address	Address	Postcode	No Beds	D F S T	sqm	£	£ per sqm
Auckland Estates	Arlingham House	St Albans Road	South Mimms	EN6	2	F	57	£310,000	£5,439
Susmans Estates	Hooper Close	Cobden Hill	Radlett	WD7 7JR	3	T	105	£875,000	£8,333
Hamptons	plot 3	Merry Hill Road	Bushey	WD23 1DY	5	D	237	£1,250,000	£5,274
Hamptons	High Cross	Aldenham	Watford	WD25	5	D	308	£1,795,000	£5,828
Hamptons	Caldecote Farm	Caspian Drive	Bushey	WD23	5	D	378	£2,750,000	£7,275
Statons	Cullinan Collection		Cuffley	EN6	5	D	393	£2,800,000	£7,125
Taylor Wimpey	Little Furze Place	Gosforth lane	Watford						
Taylor Wimpey	Rose Meadows	Chiswell Green Lane	St Albans						
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	3	S	90	£585,000	£6,500
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	4	D	127	£775,000	
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	5	D	147	£800,000	£5,442
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	4	D	127	£800,000	£6,299
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	5	D	147	£825,000	£5,612
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	4	D	127	£825,000	£6,496
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	5	D	147	£850,000	£5,782
Taylor Wimpey	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	5	D	171	£975,000	£5,702
Connells	Colney Manor	Bullens Green Lane	Colney Heath	AL4 0QR	4	D		£350,000	
Bellway	King George's Vale		Cuffley	EN6 4RD	4	D	115	£825,000	£7,174
Bellway	King George's Vale		Cuffley	EN6 4RD	4	D	139	£925,000	£6,655
Bellway	King George's Vale		Cuffley	EN6 4RD	4	D	145	£950,000	£6,552
Bellway	King George's Vale		Cuffley	EN6 4RD	4	D	151	£950,000	£6,291
Bellway	King George's Vale		Cuffley	EN6 4RD	5	D	156	£950,000	£6,090
Bellway	King George's Vale		Cuffley	EN6 4RD	5	D	168	£1,025,000	£6,101
Fairfield Estates	The Courtway	Carpenders Park	Watford	WD19	2	S	60	£550,000	£9,167
Robert Adam	The Beeches	Northaw House estate	Northaw	EN6 4FG	4	S	173	£1,222,000	£7,064
Statons		Waggon Road	Hadley Wood	EN4 0HL	5	D	428	£3,400,000	£7,944
Statons		Beech Hill Avenue	Hadley Wood		6	D	353	£2,750,000	£7,790
Lanes	Heathcote House	Camlet Way	Hadley Wood	EN4	2	F	92	£925,000	£10,054
Lanes	Heathcote House	Camlet Way	Hadley Wood	EN5	2	F	86	£995,000	£11,570
Cassidy & Tate		Warrengate Road	Brookmans Park		4	D	177	£1,200,000	£6,780
Hamptons	Barley Mews	Barley Mow Lane	St Albans	AL4	2	D	103	£765,000	£7,427
Hamptons	Barley Mews	Barley Mow Lane	St Albans	AL4	3	D	125	£885,000	£7,080
Hamptons	Buckingham House	The Broadway	Stanmore	HA7	1	F	39	£259,950	£6,665
Hamptons	Buckingham House	The Broadway	Stanmore	HA7	1	F	53	£299,950	£5,659
Frosts	Acer Close	Frogmore	St Albans	AL2	4	D	128	£900,000	£7,031
Aldermartin	King Edward Place	Royal Connaught Park	Bushey		2	F	124	£670,000	£5,403

Regent	The Eight Gardens	Penn Road	Watford	WD24	0	F	42	£275,000	£6,548
Savills	Union Court at The Exchange	Penn Road	Watford	WD24	0	F	38	£281,000	£7,395
Savills	Union Court at The Exchange	Penn Road	Watford	WD24	2	F	70	£500,000	£7,143
Savills	Dart House at The Exchange	St Albans Road	Watford	WD24 4AD	1	F	50	£342,500	£6,850
Savills	Dart House at The Exchange	St Albans Road	Watford	WD24 4AD	3	F	67	£625,000	£9,328
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	5	D	206	£1,400,000	£6,796
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	4	D	174	£1,180,000	£6,782
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	5	D	213	£1,425,000	£6,690
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	5	D	182	£1,255,000	£6,896
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	4	S	144	£955,000	£6,632
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	4	S	144	£955,000	£6,632
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	4	D	158	£1,045,000	£6,614
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	4	S	154	£980,000	£6,364
Cala Homes	Sambrooke Park	Hawkeshead Road	Potters Bar	EN61LX	3	S	134	£900,000	£6,716
Statons	Skylark Meadows	Kentish Lane	Essendon	AL9	4	D	265	£1,500,000	£5,660

Appendix 5 - CoStar Non-Residential Data

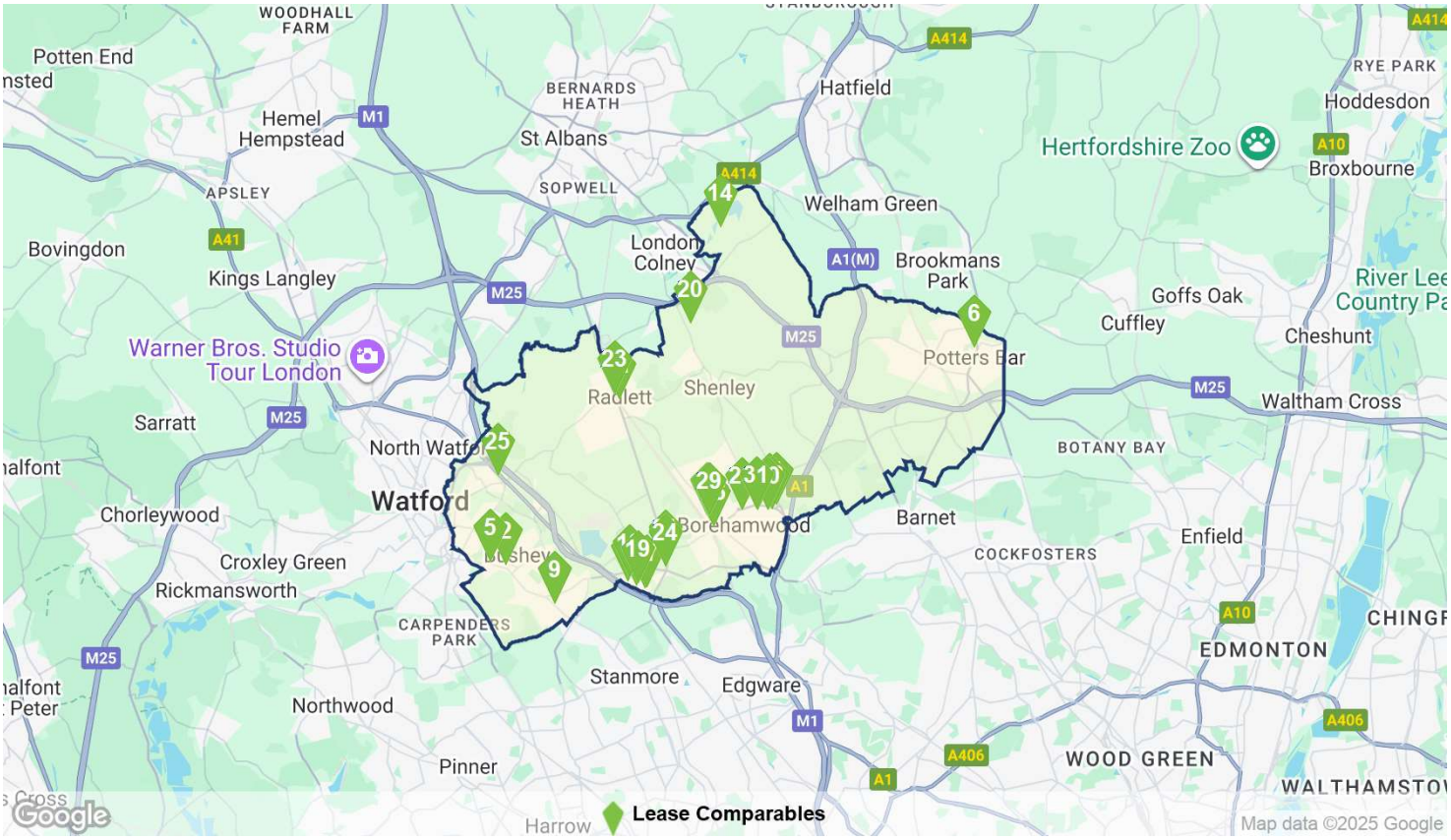
The pages in this appendix are not numbered.

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
42	£23.39	£22.98	19

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	33	£16.35	£23.39	£25.00	£49.75
Achieved Rent Per Sq ft	13	£17.94	£22.98	£22.00	£49.58
Effective Rent Per Sq ft	4	£17.42	£21.48	£18.07	£23.78
Asking Rent Discount	10	-10.0%	-4.3%	0.0%	2.6%
TI Allowance	1	£0.00	£0.00	£0.00	£0.00
Rent Free Months	6	1	6	3	15

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	34	3	19	12	200
Deal Size	42	150	2,135	1,215	10,403
Deal in Months	14	24.0	81.0	60.0	240.0
Floor Number	42	GRND	RDJ	GRND	4

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1	**Theobald St**	★★★☆☆	416	GRND	20/08/2025	New Lease	£43.27/fri	Asking
2	**140-142 High St**	★★☆☆☆	1,921	GRND	04/07/2025	New Lease	£19.78/fri	Achieved
3	**Elstree Way**	★★★☆☆	3,594	GRND	25/05/2025	Renewal	-	-
4	**Limelight** Elstree Way	★★★☆☆	2,342	2nd	01/04/2025	New Lease	£32.50/fri	Asking
4	**Limelight** Elstree Way	★★★☆☆	6,894	4th	01/04/2025	New Lease	£32.50/fri	Asking
5	**5 High St**	★★☆☆☆	1,295	GRND,1-2	29/03/2025	New Lease	£17.37	Asking
6	**Hollies House** 230 High St	★★★☆☆	150	1st	15/01/2025	New Lease	£46.33	Asking
7	**Centennial Av**	★★★☆☆	7,845	2nd	10/12/2024	New Lease	£25.00/iri	Achieved
6	**Hollies House** 230 High St	★★★☆☆	185	1st	31/10/2024	New Lease	£45.68	Asking
8	**Swaker Yard** 2 Theobald St	★★★☆☆	500	GRND	09/09/2024	New Lease	-	-
9	**43-45 High Rd**	★★★☆☆	425	2nd	05/08/2024	New Lease	£32.94/fri	Achieved
10	**Centennial Ave**	★★★☆☆	3,095	GRND	14/06/2024	New Lease	£21.80	Achieved
11	**Shenley Hl**	★★★☆☆	1,125	GRND	08/05/2024	New Lease	£24.00/fri	Asking
12	**Sigma House** Theobald St	★★☆☆☆	1,950	GRND	11/04/2024	New Lease	£17.94/fri	Achieved
13	**Oaks Court** Warwick	★★★☆☆	2,290	1st	08/04/2024	New Lease	£18.19/fri	Effective
14	**Tyttenhanger House** Coursers Rd	★★★☆☆	450	2nd	07/03/2024	New Lease	£25.00	Asking
15	**Calleo House** 49 Theobald St	★★☆☆☆	4,169	GRND,1	04/03/2024	New Lease	£29.98	Asking
16	**Centennial Ave**	★★★☆☆	2,122	GRND	05/01/2024	New Lease	£17.42	Effective
17	**Centennial Ave**	★★★☆☆	10,403	GRND,1	02/01/2024	Renewal	£23.78/fri	Effective
18	**Centennial Av**	★★★☆☆	2,187	1st	04/12/2023	New Lease	£17.95/fri	Effective
7	**Centennial Av**	★★★☆☆	1,657	1st	02/12/2023	New Lease	-	-

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
19	**Centennial Ave**	★★★☆☆	1,525	GRND	02/10/2023	New Lease	£20.98/fri	Asking
14	**Tyttenhanger House** Coursers Rd	★★★☆☆	384	GRND	19/09/2023	New Lease	£25.00	Asking
14	**Tyttenhanger House** Coursers Rd	★★★☆☆	441	GRND	19/09/2023	New Lease	£25.00	Asking
14	**Tyttenhanger House** Coursers Rd	★★★☆☆	655	GRND	19/09/2023	New Lease	£25.00	Asking
14	**Tyttenhanger House** Coursers Rd	★★★☆☆	640	GRND	19/09/2023	New Lease	£25.00	Asking
20	**Chestnut House** Farm Close	★★★☆☆	899	GRND,1	06/09/2023	New Lease	£22.24	Achieved
21	**Roman House** 13 High St	★★☆☆☆	1,966	GRND,1	23/08/2023	New Lease	£25.00	Asking
22	**34 Watling St**	★★☆☆☆	600	GRND	05/06/2023	New Lease	£20.83	Asking
23	**201 Watling St**	★★★☆☆	575	GRND	05/06/2023	New Lease	£25.22	Asking
24	**27 High St**	★★★☆☆	201	GRND	01/06/2023	New Lease	£49.58/fri	Achieved
14	**Tyttenhanger House** Coursers Rd	★★★☆☆	502	2nd	22/05/2023	New Lease	£25.00/fri	Asking
9	**43-45 High Rd**	★★★☆☆	890	2nd	19/05/2023	New Lease	£19.10	Asking
25	**Otterspool Way**	★★★☆☆	1,500	GRND,…	09/05/2023	New Lease	-	-
26	**Vision House** Station Rd	★★★☆☆	481	GRND	14/04/2023	New Lease	£43.65	Asking
3	**Elstree Way**	★★★☆☆	5,198	GRND	20/03/2023	New Lease	£22.00	Achieved
3	**Elstree Way**	★★★☆☆	5,275	1st	20/03/2023	New Lease	£22.00	Achieved
27	**Manor Way**	★★★☆☆	1,135	1st	01/02/2023	New Lease	£22.00	Asking
28	**Imperial Place** Maxwell Rd	★★★☆☆	2,000	GRND	29/01/2023	New Lease	-	-
29	**Kinetic Business Centre** Theobald St	★★★☆☆	1,000	GRND	01/01/2023	New Lease	-	-
30	**Care House** Chester Rd	★★☆☆☆	7,715	GRND,1-3	06/12/2022	New Lease	£17.01/fri	Asking
31	**Delta Court** Manor Way	★★★☆☆	1,113	GRND	06/12/2022	New Lease	£19.99/fri	Asking

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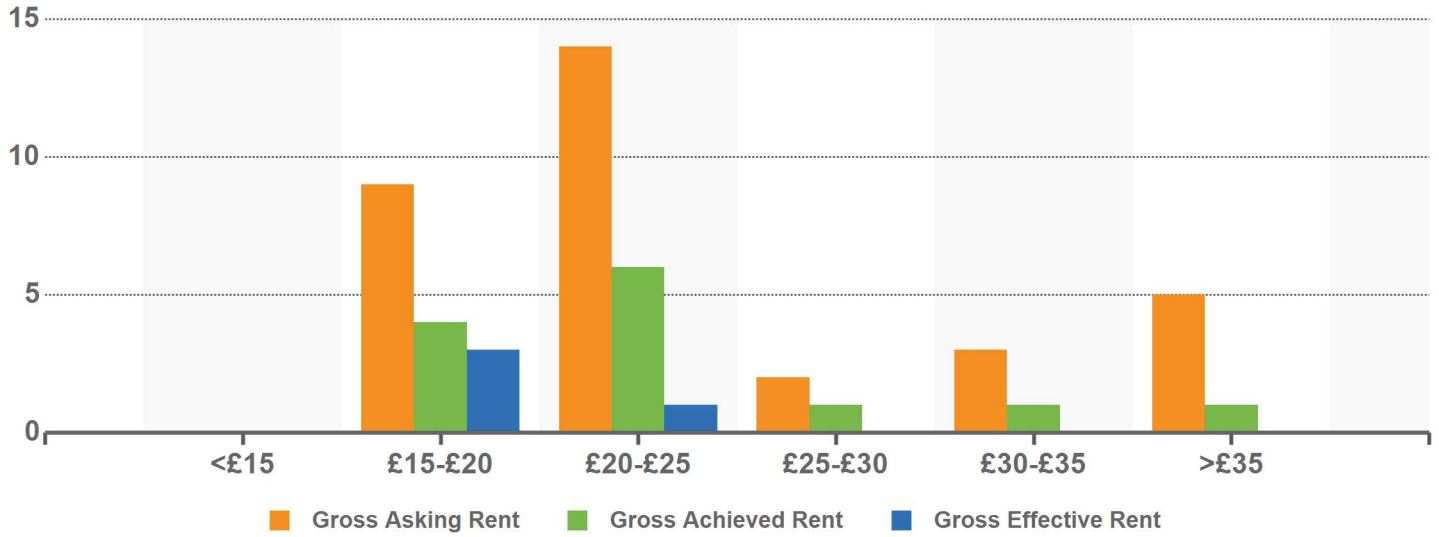
Rents

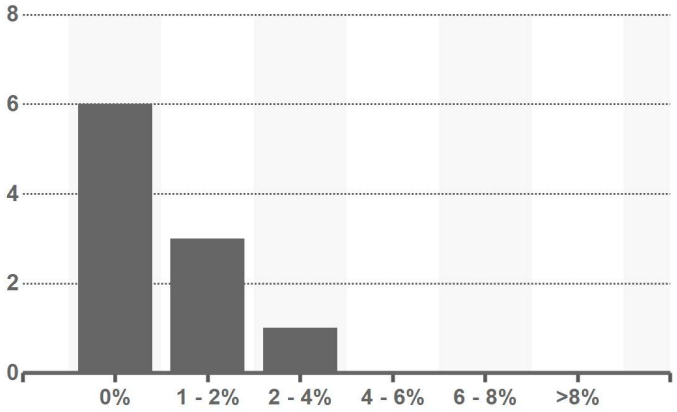
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£23.39	£22.98	£21.48	5.8

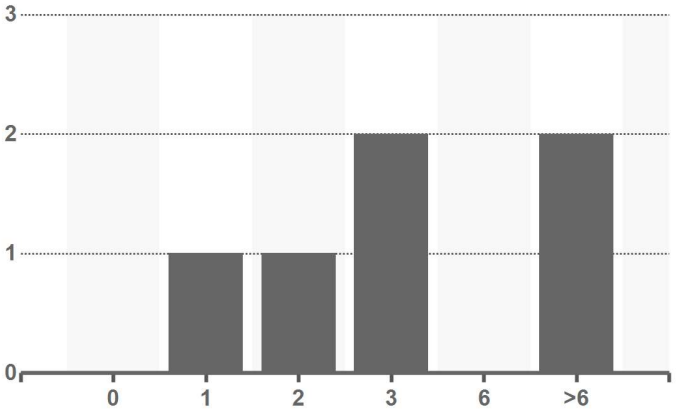
DEALS BY GROSS ASKING, GROSS ACHIEVED, AND GROSS EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



Sale Comps Map & List

Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£690,000	£2,004,425	£1,200,000	£7,153,674
Sale Price Per m²	£1,355	£2,797	£3,500	£5,458
Yield	-	-	-	-
Sale Price Per m²	£285	£1,136	£1,675	£4,665

Property Attributes	Low	Average	Median	High
Building m²	124 m²	829 m²	243 m²	3,068 m²
Year Built	1933	1979	1988	2010
Floors	1	2	2	3
Typical Floor m²	88 m²	494 m²	373 m²	1,245 m²
% Leased At Sale	0.0%	53.8%	84.4%	100%
Star Rating	★☆☆☆☆ 1	★★☆☆☆ 2.8	★★★☆☆ 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	Centennial Business Park Centennial Ave Borehamwood WD6 3SX	Office ★★★☆☆ Part of a Portfolio	1998	966 m²	30/10/2025	Not Disclosed	9.00% Actual
2	Centennial Park Centennial Av Elstree WD6 3ST	Office ★★★☆☆ Part of a Portfolio	2006	3.068 m²	30/10/2025	Not Disclosed	9.00% Actual
3	Centennial Park Centennial Av Elstree WD6 3SL	Office ★★★☆☆ Part of a Portfolio	1993	1,134 m²	30/10/2025	Not Disclosed	9.00% Actual
4	17-21 Shenley Rd Borehamwood WD6 1AD	Office ★★★☆☆	1978	790 m² (0%)	07/03/2025	Not Disclosed	-
5	Centennial Park Centennial Av Elstree WD6 3TJ	Office ★★★☆☆	2008	1,152 m² (0%)	19/10/2024	£3,100,000 (£2,690.54/m²)	-
6	Cow Ln Bushey WD23 3EL	Office ★★★☆☆	2000	222 m² (0%)	05/06/2024	£985,000 (£4,436.17/m²)	-
7	Chestnut House: Suite 3a Farm Close Shenley WD7 9AD	Office Unit ★★★☆☆	1960	216.6 m²	18/12/2023	£690,000 (£3,184.86/m²)	-
8	Centennial Park Centennial Ave Elstree WD6 3TJ	Office ★★★☆☆ Part of a Portfolio	2006	2.044 m²	07/11/2023	£7,153,674 (£3,500.07/m²)	-
9	Multi-Property Sale 40 Watling St Radlett WD7 7NN	Office ★☆☆☆☆ Part of a Portfolio	1938	177 m²	06/11/2023	£825,000 (£4,661.54/m²)	-
10	Multi-Property Sale 38 Watling St Radlett WD7 7NN	Office ★★☆☆☆ Part of a Portfolio	1933	177 m²	06/11/2023	£825,000 (£4,661.54/m²)	-
11	Hilfield Ln Bushey WD23 4EL	Office ★★★☆☆	-	243 m² (100%)	25/10/2023	£1,200,000 (£4,944.38/m²)	-
12	5 Elstree Way Borehamwood WD6 1SF	Office ★★★☆☆	1934/2000	2,768 m² (100%)	27/09/2023	£3,750,000 (£1,354.88/m²)	-
13	Office Unit: Suite 6 5-6 Beaumont Gate Radlett WD7 7AR	Office Unit ★★☆☆☆	1988	229 m²	05/09/2023	£1,250,000 (£5,458.37/m²)	-
14	80 Shenley Rd Borehamwood WD6 1DZ	Office ★★★☆☆	1952	432 m² (0%)	31/08/2023	£1,500,000 (£3,468.50/m²)	-
15	Office Unit: Suite 2 Theobald St Borehamwood WD6 4RN	Office Unit ★★★☆☆	1988	124.4 m²	06/03/2023	Not Disclosed	-
16	Office Unit: Suite 2 Theobald St Borehamwood WD6 4RN	Office Unit ★★★☆☆	1988	124.4 m²	13/02/2023	Not Disclosed	-
17	Stirling Court Yard: Suite 2 Stirling Way Borehamwood WD6 2BT	Office Unit ★★★☆☆	2010	221.2 m²	01/12/2022	£770,000 (£3,480.98/m²)	-
18	Imperial Place 2 Properties	Office	Multiple	20.552 m²	Pending	£60,000,000 (£2,919.47/m²)	8.25% Actual
19	Metropolitan House Darkes Ln Potters Bar EN6 1AL	Office ★★★☆☆	1968	5,549 m² (100%)	In Exchange	£9,000,000 (£1,622.05/m²)	9.22% Actual
20	Portfolio Sale 4 Properties	Multiple	Multiple	12,030 m²	In Exchange	Not Disclosed	-

Sale Comps List (Continued)

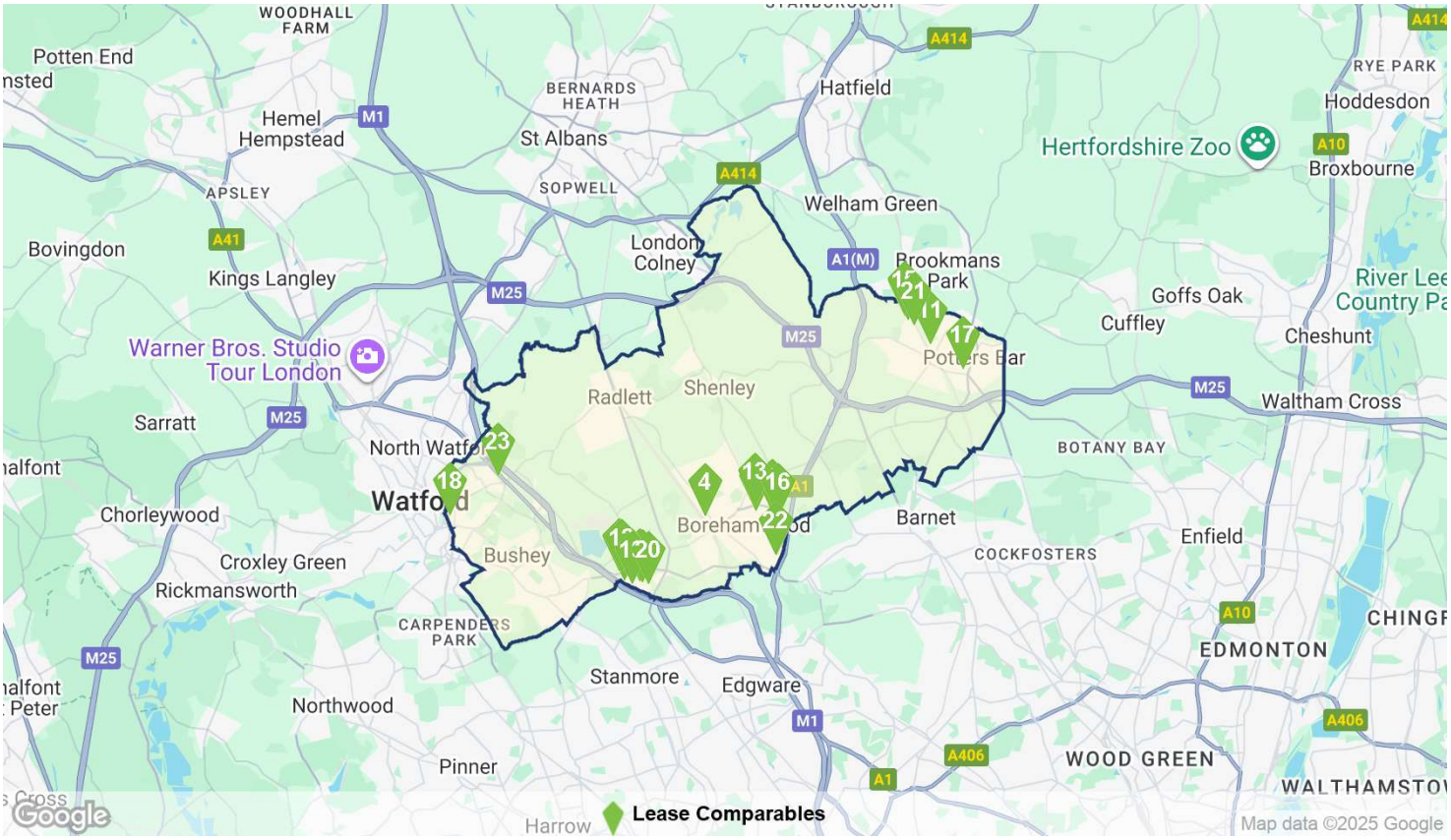
	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
21	Elstree Tower Elstree Way Borehamwood WD6 1DT	Office ★★★☆☆	1990	7,596 m²	Pending	Not Disclosed	-

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
26	£16.83	£15.01	18

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	17	£6.50	£16.83	£16.50	£24.00
Achieved Rent Per Sq ft	14	£6.50	£15.01	£16.01	£25.00
Effective Rent Per Sq ft	4	£11.97	£14.87	£14.20	£15.96
Asking Rent Discount	10	-7.5%	-0.5%	0.0%	17.5%
TI Allowance	-	-	-	-	-
Rent Free Months	5	0	4	0	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	22	1	18	12	107
Deal Size	26	1,778	9,642	5,441	34,622
Deal in Months	13	12.0	86.0	60.0	180.0
Floor Number	26	GRND	RDJ	RDJ	9

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1	Centennial Av	★★★☆☆	28,000	GRND,1	30/10/2025	New Lease	£24.00/fri	Asking
2	Manor Way	★★★☆☆	6,689	GRND,1	30/09/2025	New Lease	-	-
3	Hamilton Business Park Stirling Way	★★☆☆☆	2,124	GRND,1	12/09/2025	New Lease	£16.48/fri	Asking
4	49C Theobald St Theobald St	★★★☆☆	4,748	GRND	01/04/2025	New Lease	£14.32	Asking
5	9-10 Warwick Rd	★★☆☆☆	11,920	GRND,1	03/03/2025	New Lease	£15.50/fri	Achieved
6	Centennial Ave	★★★☆☆	2,316	GRND,1	01/02/2025	New Lease	£20.00	Achieved
7	Centennial Ave	★★★☆☆	5,117	GRND,1	20/01/2025	New Lease	£25.00/fri	Achieved
8	Centennial Ave	★★★☆☆	10,233	GRND,1	20/12/2024	New Lease	£21.50/fri	Achieved
9	Warehouse & Yard 8-9 Lismirrane Industrial P…	★★★☆☆	5,766	GRND	05/11/2024	New Lease	£13.00/fri	Achieved
10	Cranbourne Rd	★★★☆☆	2,464	GRND	01/11/2024	New Lease	£20.29	Achieved
11	32-34 Station Close	★★☆☆☆	4,000	GRND	01/11/2024	New Lease	£11.25	Achieved
12	Elstree	★★☆☆☆	2,992	GRND,1	01/05/2024	New Lease	£20.05	Achieved
13	Meteor House Manor Way	★★★☆☆	33,195	GRND,1…	18/04/2024	Renewal	-	-
14	Cranborne House Cranborne Rd	★★☆☆☆	19,741	GRND	04/03/2024	New Lease	£6.50	Achieved
5	9-10 Warwick Rd	★★☆☆☆	9,309	GRND,1	30/01/2024	New Lease	£15.00	Asking
3	Hamilton Business Park Stirling Way	★★☆☆☆	1,778	GRND,1	10/01/2024	New Lease	£15.75	Asking
7	385 Centennial Ave	★★★☆☆	4,844	GRND	04/12/2023	New Lease	£14.63/fri	Effective
15	Cranborne Rd	★★☆☆☆	2,610	GRND,1	30/11/2023	New Lease	£15.15	Asking
16	Elstree Way	★★★☆☆	21,610	GRND,1	01/09/2023	New Lease	-	-
17	Maple House High St	★★★☆☆	3,949	9th	15/06/2023	New Lease	-	-
18	Greatham Rd	★★★☆☆	11,276	GRND,1	17/05/2023	Renewal	£11.97/fri	Effective

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Lease Comps Summary

Lease Comps Report

			Lease				Rents	
	Property Name - Address	Rating	Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
19	Centennial Ave	★★★☆☆	7,310	GRND	10/01/2023	New Lease	£10.94/fri	Achieved
20	Centennial Ave	★★★☆☆	34,622	GRND,1	06/01/2023	New Lease	£15.96/fri	Effective
21	Summit Centre Summit Rd	★★★☆☆	3,630	GRND,…	06/01/2023	New Lease	£13.77/fri	Effective
22	Hamilton Business Park Stirling Way	★★☆☆☆	1,778	GRND	01/12/2022	New Lease	£19.68/fri	Asking
23	Otterspool Way	★★★☆☆	8,676	GRND	18/11/2022	New Lease	-	-

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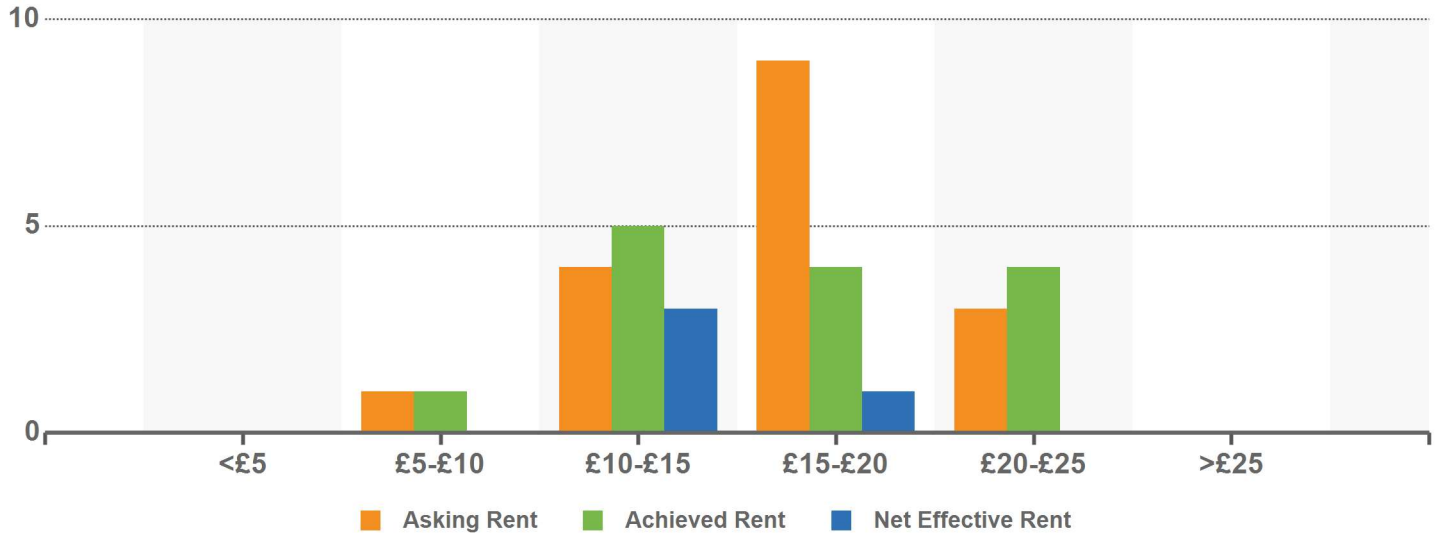
Rents

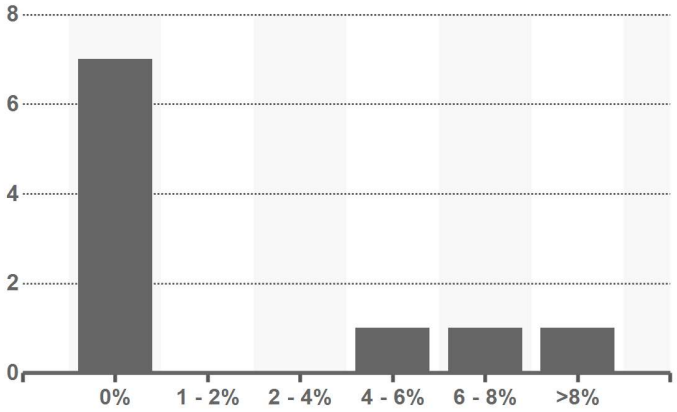
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£16.83	£15.01	£14.87	3.6

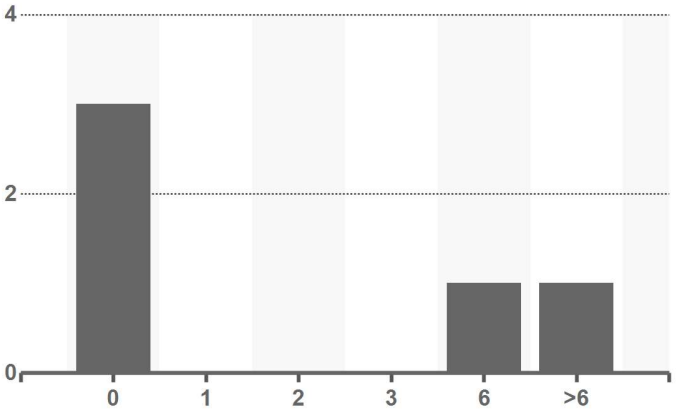
DEALS BY ASKING, ACHIEVED AND EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



Sale Comps Map & List

Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	£950,000	£4,847,952	£2,775,000	£18,900,000
Sale Price Per m²	£1,862	£3,787	£3,799	£14,352
Yield	4.8%	4.8%	4.8%	4.8%
Sale Price Per m²	£423	£1,511	£1,540	£4,652

Property Attributes	Low	Average	Median	High
Building m²	139 m²	1,464 m²	1,024 m²	6,129 m²
Year Built	1960	1994	2005	2008
% Leased At Sale	0.0%	69.1%	100%	100%
Star Rating	★☆☆☆☆ 1	★★☆☆☆ 2.5	★★★☆☆ 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	The Heights Cranborne Rd Potters Bar EN6 3JN	Warehouse ★★☆☆☆	1994	6,129 m² (100%)	01/12/2024	£18,900,000 (£3,083.79/m²)	4.77% Actual

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Yield
2	Mimms Ln Shenley WD7 9EG	Industrial ★★☆☆☆	-	782 m²	29/10/2024	£2,000,000 (£2,557.36/m²)	-
3	Light industrial Unit: Suite 4 4 Chester Rd Borehamwood WD6 1NA	Multiple ★★★☆☆	2006	266.1 m²	01/05/2024	£950,000 (£3,570.43/m²)	-
4	14 High Rd Bushey WD23 1GG	Service ★☆☆☆☆	-	186 m² (100%)	13/02/2024	£1,525,000 (£8,207.48/m²)	-
5	Centennial Park Centennial Av Elstree WD6 3TN	Service ★★★☆☆	2006	1,412 m² (100%)	30/12/2023	£3,500,000 (£2,478.53/m²)	-
6	Office Unit: Suite 508 Centennial Ave Borehamwood WD6 3SX	Industrial Unit ★★★☆☆	2008	281.5 m²	01/12/2023	£1,100,000 (£3,907.69/m²)	-
7	Centennial Park Centennial Av Elstree WD6 3TJ	Industrial ★★★☆☆ Part of a Portfolio	2005	2.601 m²	07/11/2023	£9,601,517 (£3,691.07/m²)	-
8	Centennial Park Centennial Ave Elstree WD6 3TJ	Industrial ★★★☆☆ Part of a Portfolio	2005	1.579 m²	07/11/2023	£9,105,142 (£5,765.11/m²)	-
9	Centennial Park Centennial Ave Elstree WD6 3TJ	Industrial ★★★☆☆ Part of a Portfolio	2005	1.267 m²	07/11/2023	£6,377,833 (£5,035.61/m²)	-
10	Centennial Park Centennial Ave Elstree WD6 3TJ	Industrial ★★★☆☆ Part of a Portfolio	2005	1.672 m²	07/11/2023	£5,261,835 (£3,146.55/m²)	-
11	Industrial unit at The Ridgeway Potters Bar EN6 5QS	Service ★★☆☆☆	1995	420 m² (0%)	14/09/2023	£4,300,000 (£10,242.27/m²)	-
12	Summit Centre: Suite 9 Summit Rd Potters Bar EN6 3QW	Industrial Unit ★★★☆☆	1990	644.4 m²	14/07/2023	£1,200,000 (£1,862.27/m²)	-
13	26-30 Theobald St Borehamwood WD6 4SE	Industrial ★★☆☆☆ Part of a Portfolio	1970	157 m²	06/07/2023	£2,050,000 (£13,087.79/m²)	4.93% Actual
14	Moda Centre Stirling Way Borehamwood WD6 2BT	Industrial ★★★☆☆	1979	3,117 m² (100%)	28/02/2023	Not Disclosed	-
15	Cranborne Rd Potters Bar EN6 3JN	Service ★★☆☆☆	1960	139 m² (0%)	22/11/2022	£2,000,000 (£14,351.88/m²)	-
16	26-30 Theobald St Borehamwood WD6 4SE	Industrial ★★☆☆☆	1970	157 m² (100%)	In Exchange	£3,700,000 (£23,621.87/m²)	-

Appendix 6 – Land Registry Development Land Data

		Address	Area (ha)	PDL	Units	Aff	% aff	Price per ha	Price per unit	Date Sold	LR Title	Price Paid	Notes
23/0937/OUT	Outline for up to 220 dwellings, including 50% affordable housing, self-build/custom-build plots, green infrastructure etc.	Land off Barnet Lane and Furzehill Road, Borehamwood	12.000	N	220	110	50%	£9,167	£500	20.12.2022	HD7127	£110,000	BDW Trading restriction
22/2149/OUT	Up to 110 dwellings, a medical centre (Use Class E(e)), associated infrastructure.	Organ Hall Farm, Theobald Street, Borehamwood	8.500	Y	121	48	40%	£47,059	£3,306	20.02.2014	HD532430	£400,000	High Moon Developments Ltd
20/0057/OUT	Demolition of former police station and construction of 1 seven storey and 1 eight storey building containing 96 flats	Former Police Station, Elstree Way, Borehamwood	0.330	Y	96	34	35%	£7,515,152	£25,833	22.11.2024	HD429833	£2,480,000	Manston Properties
23/0053/OUT	Up to 74 dwellings, with associated landscaping, amenity space, Self-Build plots, etc.	Land Lying to the East of Hartfield Avenue and Fronting onto Barnet Lane, Elstree	3.460	N	74	33	45%	£2,601,156	£121,622	29.10.2024	HD122445 HD636304 HD198198	£9,000,000	CALA Management Ltd. Inc VAT
19/0321/FUL	Demolition of existing 39 no. dwellings. Redevelopment of site to provide 43 no. affordable residential units comprising 11 two-storey, three-bedroom houses, 26 two-bedroom flats and 6 one-bedroom flats within two and three-storey blocks	Land At Windsor Close 1-15 Windsor Close And 80-104 Gateshead Road And, 1-15 Stannington Path, Borehamwood	0.740	Y	4	43	100 %	No PPD		18.01.2018	HD329144	No Price Data	Clarion Housing Assoc
17/2389/FUL	Demolition of existing buildingsand erection of 29 residential units comprising 18 x 2 bed flats, 3 x 2 bed houses and 8 x 3 bed houses	Instalcom House, Manor Way, Borehamwood	0.300	Y	29	10	34%	£9,666,667	£100,000	13.04.2016	HD332202	£2,900,000	Manorway Development
18/2269/FUL	Demolition of existing buildings and erection of	Land Adjacent Haven Court,	0.168	Y	27	27	100 %	£7,738,095	£48,148	16.01.2015	HD107787	£1,300,000	The Industrial

	part 5 storey, part single storey building to provide 27 units comprising; 9 x 1-bedroom flats, 13 x 2-bedroom flats, 3 x 2-bedroom duplexes and 2 x 3-bedroom flats.	Glenhaven Avenue, Borehamwood											Dweliings Society. Inc other property
23/1135/OUT	27 dwellings, with associated car/cycle parking, landscaping etc	Land At Sutcliffe Close And Rear Of5 - 14 Ford Close, Bushey	0.980	N	27	10	37%	No PPD		27/01/2009	HD489551	No Price Data	Annington Property
18/0155/FUL	18 flats (to include the provision of 9 x 1 bed and 9 x 2 bed) with car parking and landscaping, together with alterations to the C20th additions to the Former Green Man Public House, with refurbishments, and Change of Use to B1(a) and C3 (to include the provision of 1 x 2 bedroom flat) etc.	The Green Man, 238, High Street, Potters Bar	0.228	Y	18	6	32%	£9,510,263	£120,463	12.04.2019	HD393300	£2,168,340	Settle Group. Inc VAT
22/0927/MPO	Application to modify a planning obligationto allow for affordable rent with no market housing present.	Land At Coleridge Way, Borehamwood	0.220	Y	18	18	100 %	£6,818,182	£83,333	15.12.2021	HD605962	£1,500,000	Watford Community Housing Trust
21/2446/FUL	Demolition of existing buildings and erection of 16 dwellings including 6 affordable dwellings, etc..	Wyevale Garden Centre, Dancers Hill Road, Bentley Heath	2.200	Y	16	6	38%	No PPD		28/09/2022	HD612356	No Price Data	Griggs
20/2141/FUL	Demolition of existing buildings and erection of 16 dwellings together with associated parking, amenity space etc.	Land at Cowley Hill Stables, Cowley Hill, Borehamwood	1.470	Y	16	6	38%	£1,768,707	£162,500	02/02/2022	HD606583	£2,600,000	Griggs
19/1531/FUL	Demolition of the derelict structure and erection of 15 x 2-bed (4 person) apartments in 2 x 2/3 storey blocks.	Former Day Care Centre, Grosvenor Road, Borehamwood	1.870	Y	15	5	33%	£2,640,909	£329,233	28.03.2024	HD609480	£4,938,500	Hertsmere Living

22/0970/MA	Amendment 19/0213/FUL.	Former Garage Site South Of 77, Eldon Avenue, Borehamwood	0.060	Y	11	4	36%	No PPD		23.08.2004	HD433614	No Price Data	Owned by Council
19/0044/FUL	Demolition of existing St John's Church and Hall and redevelopment of site to provide replacement church building with nursery facilities, 3 x 3 bed affordable houses, 3 x 2 bed affordable flats, etc.	Church Of St John And Hall, Gills Hill Lane, Radlett	0.245	Y	6	6	100 %	No PPD		09.03.2009	HD490492	No Price Data	St Albans Diocese Board of Finance

Appendix 7 – BCIS Data

Results	Rebased to Hertfordshire (108; sample 149) Edit
	£/m2 study
Description:	Rate per m2 gross internal floor area for the building Cost including prelims.
Last updated:	27th June 2026

Building function	£/m² gross internal floor area					
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
New build						
282. Factories						
Generally (20)	1,476	328	804	1,153	1,691	5,441
Up to 500m2 GFA (20)	2,005	1,163	1,318	1,554	2,300	4,382
500 to 2000m2 GFA (20)	1,489	328	807	1,353	1,624	5,441
Over 2000m2 GFA (20)	1,290	491	729	995	1,327	5,068
282.1 Advance factories						
Generally (15)	1,193	491	960	1,177	1,528	1,838
Up to 500m2 GFA (15)	1,435	1,163	1,191	1,429	1,554	1,838
500 to 2000m2 GFA (15)	1,347	900	1,136	1,519	1,565	1,614
Over 2000m2 GFA (15)	865	491	731	891	998	1,204
284. Warehouses/stores						
Generally (15)	1,132	498	781	979	1,214	3,673
Up to 500m2 GFA (15)	1,713	834	1,104	1,313	1,983	3,673
500 to 2000m2 GFA (15)	1,086	588	843	1,025	1,198	2,036
Over 2000m2 GFA (15)	1,017	498	744	871	1,170	2,895
284.2 Purpose built warehouses/stores						
Generally (15)	1,208	498	793	1,011	1,267	3,673
Up to 500m2 GFA (15)	2,118	834	-	1,983	-	3,673
500 to 2000m2 GFA (15)	1,078	588	796	1,013	1,204	2,036
Over 2000m2 GFA (15)	1,116	498	762	878	1,224	2,895
320. Offices						
Generally (15)	2,788	1,301	2,340	2,762	3,117	4,848
Air-conditioned						
Generally (15)	2,618	1,775	2,340	2,602	3,020	3,135
1-2 storey (15)	2,483	2,095	2,334	2,388	2,558	3,099
3-5 storey (15)	2,738	1,775	-	3,020	-	3,135
6 storey or above (20)	2,964	2,249	2,712	2,831	2,934	4,230
Not air-conditioned						
Generally (15)	2,765	1,301	2,264	2,819	3,319	4,136
1-2 storey (15)	2,893	1,788	2,390	2,821	3,467	4,136
3-5 storey (20)	2,526	1,301	1,836	2,427	2,896	4,369
6 storey or above (25)	3,099	2,408	-	3,202	-	3,583
341.1 Retail warehouses						
Generally (25)	1,264	647	961	1,127	1,342	3,643
Up to 1000m2 (25)	1,337	899	984	1,147	1,283	3,643
1000 to 7000m2 GFA (25)	1,288	647	1,016	1,136	1,457	2,590
7000 to 15000m2 (25)	937	910	-	-	-	963
Over 15000m2 GFA (30)	1,047	911	-	-	-	1,184
342. Shopping centres (30)	1,461	-	-	-	-	-
343. Department stores (55)	1,950	721	1,404	1,629	2,289	3,708
344. Hypermarkets, supermarkets						
Generally (35)	2,106	871	1,462	1,888	2,842	3,692
Up to 1000m2 (35)	2,707	1,899	-	-	-	3,515
1000 to 7000m2 GFA (35)	2,085	871	1,346	1,878	2,844	3,692
7000 to 15000m2 (35)	1,789	-	-	-	-	-
Over 15000m2 GFA (35)	2,334	-	-	-	-	-

345. Shops						
Generally (30)	2,144	1,006	1,180	1,709	2,572	5,521
1-2 storey (30)	2,173	1,006	1,161	1,653	2,679	5,521
3-5 storey (30)	1,764	-	-	-	-	-
442. Nursing homes (25)	2,531	1,509	1,893	2,420	2,915	4,261
442.1 Nursing homes short stay (5)	2,250	-	-	-	-	-
442.2 Nursing homes long stay (residential homes) (10)	2,742	2,569	-	-	-	2,915
447. Care homes for the elderly						
Generally (20)	2,469	1,492	1,980	2,356	2,740	4,778
Up to 500m2 GFA (30)	2,388	2,264	-	-	-	2,511
500 to 2000m2 GFA (20)	2,780	1,547	1,628	2,485	3,441	4,738
Over 2000m2 GFA (20)	2,414	1,492	2,009	2,347	2,693	4,778
766. Data centres						
Generally (40)	4,378	2,031	2,735	3,372	5,510	11,509
Air-conditioned (40)	5,648	2,598	3,115	5,346	5,674	11,509
Not air-conditioned (40)	3,621	2,632	-	-	-	4,611
810.1 Estate housing						
Generally (15)	1,750	860	1,479	1,672	1,918	5,982
Single storey (15)	2,002	1,158	1,672	1,921	2,180	5,982
2-storey (15)	1,690	860	1,452	1,636	1,861	3,594
3-storey (15)	1,785	1,078	1,513	1,713	1,985	3,557
4-storey or above (15)	3,622	1,772	2,900	3,237	4,819	5,382
810.11 Estate housing detached (15)	2,391	1,283	1,799	2,042	2,747	5,982
810.12 Estate housing semi detached						
Generally (15)	1,766	1,023	1,493	1,708	1,938	3,862
Single storey (15)	1,963	1,273	1,708	1,938	2,123	3,862
2-storey (15)	1,710	1,023	1,481	1,651	1,876	2,965
3-storey (15)	1,693	1,277	1,348	1,607	1,958	2,473
810.13 Estate housing terraced						
Generally (15)	1,749	1,028	1,446	1,650	1,893	5,382
Single storey (15)	1,944	1,225	1,652	1,884	2,333	2,756
2-storey (15)	1,683	1,028	1,441	1,605	1,819	3,594
3-storey (15)	1,771	1,078	1,516	1,695	1,962	3,557
4-storey or above (15)	5,100	4,819	-	-	-	5,382
816. Flats (apartments)						
Generally (15)	2,093	1,080	1,716	1,961	2,386	6,928
1-2 storey (15)	2,011	1,181	1,664	1,873	2,303	3,882
3-5 storey (15)	2,056	1,080	1,705	1,947	2,330	4,247
6 storey or above (15)	2,426	1,472	1,980	2,327	2,708	6,928
843. Supported housing						
Generally (15)	2,253	1,118	1,816	2,057	2,507	5,389
Single storey (15)	2,824	1,580	2,075	2,542	2,893	5,389
2-storey (15)	2,287	1,381	1,823	2,132	2,676	3,870
3-storey (15)	2,064	1,118	1,802	1,923	2,250	4,713
4-storey or above (15)	2,250	1,374	1,802	2,082	2,318	4,259
852. Hotels (15)	3,099	1,588	2,483	3,227	3,775	4,147
853. Motels (25)	2,081	1,763	-	2,219	-	2,261

Appendix 8 – Appraisals – Residential Development

The pages in this appendix are not numbered.

W Wood and Adj - Appendix Cover

Hertsmere Borough Council LPVA - June 2025

Borehamwood and Adjacent

25/09/2026
13:25

Large Brownfield LD Housing 500

1	UNITS	**500**	Social Rent	75.00%	% of Aff	150	150		
	Affordable	40%	200 Affordable Re	0.00%		0	0		
			Shared Owne	25.00%		50	50		
			First Homes	0.00%		0	0		
						200	200		

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	30.303		Sub Area	Borehamwood
Net:Gross	55%		Gross	30.303	ha	Green Brov	Brown
			Net	16.667	ha	Use	PDL

	Beds	m2	Circulation	Market 300		Rounded	m2	m2	Circulation	Social Rent 150		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 50		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	20%	30.00	30	2,100	20%	0.00	0	0	35%	17.50	18	1,260	35%	0.00	0	0
Terrace	3	95	0.0%	10%	30.00	30	2,850	84	0.0%	25%	37.50	38	3,192	25%	0.00	0	0	30%	15.00	15	1,260	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	15.00	15	1,455	10%	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%	10%	15.00	15	1,185	10%	0.00	0	0	10%	5.00	5	395	10%	0.00	0	0
Semi	3	105	0.0%	35%	105.00	105	11,025	93	0.0%	10%	15.00	15	1,395	10%	0.00	0	0	10%	5.00	5	465	10%	0.00	0	0
Semi	4	120	0.0%	10%	30.00	30	3,600	106	0.0%	5%	7.50	8	848	5%	0.00	0	0	10%	5.00	5	530	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%	45.00	45	6,075	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**31,069**			**100%**	**150.00**	**150**	**11,806**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**4,023**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	7,860	11,365,560
Terrace	3		1,446		1,446	7,302	10,558,692
Terrace	4		1,446		1,446	1,455	2,103,930
Semi	2		1,493		1,493	1,580	2,358,940
Semi	3		1,493		1,493	12,885	19,237,305
Semi	4		1,493		1,493	4,978	7,432,154
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	6,075	10,928,925
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						46,898	72,310,019
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	46	2.40	110
2 bed	128	2.40	307
3 bed	208	2.40	499
4 bed	103	2.40	247
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	64,200	m2
	6.420	ha
Gross - Net	13.636	ha
Shortfall / Surplus	7.216	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		300	31,069	103.56	30,975	103.25
Social Rent		150	11,806	78.71	11,625	77.50
Affordable Rent		0	0	78.71	0	77.50
Shared Ownership		50	4,023	80.45	4,010	80.20
First Homes		0	0	80.45	0	80.20
Total		**500**	**46,898**		**46,610**	
per ha			2,814		2,797	

Large PDL site, modelled as lower density housing.

Large Brownfield HD Housing 500

								Rounded
2	UNITS	**500**		Social Rent	75.00%	% of Aff	150	150
	Affordable	40%	200	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		50	50
				First Homes	0.00%		0	0
							200	200

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	19.231		Sub Area	Borehamwood
Net:Gross	65%		Gross	19.231	ha	Green Brov	Brown
			Net	12.500	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	300		Rounded	m2	m2	Circulation	150		Rounded	m2	0		Rounded	m2	50		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	30%	45.00	45	3,150	30%	0.00	0	0	40%	20.00	20	1,400	40%	0.00	0	0
Terrace	3	95	0.0%	35%	105.00	105	9,975	84	0.0%	35%	52.50	53	4,452	35%	0.00	0	0	40%	20.00	20	1,680	40%	0.00	0	0
Terrace	4	110	0.0%	10%	30.00	30	3,300	97	0.0%	15%	22.50	23	2,231	15%	0.00	0	0	15%	7.50	8	776	15%	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%	30.00	30	3,150	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%	10%	30.00	30	3,600	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%	5%	15.00	15	2,025	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**29,569**			**100%**	**150.00**	**150**	**11,464**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**3,969**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2		1,446		1,446	9,050	13,086,300
Terrace	3		1,446		1,446	16,107	23,290,722
Terrace	4		1,446		1,446	6,307	9,119,922
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	3,150	4,702,950
Semi	4		1,493		1,493	3,600	5,374,800
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	2,025	3,642,975
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						45,002	67,542,182
							1,501 £/m2

Occupants		Population	
	Count	per unit	
1 bed	46	2.40	110
2 bed	125	2.40	300
3 bed	208	2.40	499
4 bed	106	2.40	254
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		64,200	m2
		6.420	ha
Gross - Net		6.731	ha
Shortfall / Surplus		0.311	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		300	29,569	98.56	29,475	98.25
Social Rent		150	11,464	76.43	11,283	75.22
Affordable Rent		0	0	76.43	0	75.22
Shared Ownership		50	3,969	79.37	3,956	79.12
First Homes		0	0	79.37	0	79.12
Total		**500**	**45,002**		**44,714**	
per ha			3,600		3,577	

Flatted scheme. Mix as per SHMA. POS (0.040ha) offsite

Large Brownfield LD Housing 250

3	UNITS	**250**		Social Rent	75.00%	% of Aff	75	75	Rounded
	Affordable	40%	100	Affordable Re	0.00%		0	0	
				Shared Owne	25.00%		25	25	
				First Homes	0.00%		0	0	
							100	100	

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	9.524		Sub Area	Borehamwood
Net:Gross	75%		Gross	9.524	ha	Green Brov	Brown
			Net	7.143	ha	Use	PDL

	Beds	m2	Circulation	Market 150		Rounded	m2	m2	Circulation	Social Rent 75		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 25		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	30.00	30	2,250	70	0.0%	20%	15.00	15	1,050	20%	0.00	0	0	35%	8.75	7	490	35%	0.00	0	0
Terrace	3	95	0.0%	10%	15.00	15	1,425	84	0.0%	25%	18.75	19	1,596	25%	0.00	0	0	30%	7.50	8	672	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	7.50	8	776	10%	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%	10%	7.50	8	632	10%	0.00	0	0	10%	2.50	3	237	10%	0.00	0	0
Semi	3	105	0.0%	35%	52.50	53	5,565	93	0.0%	10%	7.50	8	744	10%	0.00	0	0	10%	2.50	3	279	10%	0.00	0	0
Semi	4	120	0.0%	10%	15.00	15	1,800	106	0.0%	5%	3.75	4	424	5%	0.00	0	0	10%	2.50	3	318	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%	22.50	23	3,105	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%	5%	7.50	8	1,160	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%	5%	7.50	6	338	50	12.5%	20%	15.00	13	731	20%	0.00	0	0	5%	1.25	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**150.00**	**150**	**15,643**			**100%**	**75.00**	**75**	**5,953**	**100%**	**0.00**	**0**	**0**	**100%**	**25.00**	**25**	**2,052**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	3,790	5,480,340
Terrace	3		1,446		1,446	3,693	5,340,078
Terrace	4		1,446		1,446	776	1,122,096
Semi	2		1,493		1,493	869	1,297,417
Semi	3		1,493		1,493	6,588	9,835,884
Semi	4		1,493		1,493	2,542	3,795,206
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	3,105	5,585,895
Det	5		1,799		1,799	1,160	2,086,840
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	1,125	1,918,125
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						23,648	36,461,881
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	20	2.40	48
2 bed	63	2.40	151
3 bed	106	2.40	254
4 bed	53	2.40	127
5 bed	8	2.40	19
		Residents	**600**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		32,100	m2
		3.210	ha
Gross - Net		2.381	ha
Shortfall / Surplus		-0.829	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		150	15,643	104.28	15,605	104.03
Social Rent		75	5,953	79.38	5,872	78.29
Affordable Rent		0	0	79.38	0	78.29
Shared Ownership		25	2,052	82.09	2,046	81.84
First Homes		0	0	82.09	0	81.84
Total		**250**	**23,648**		**23,523**	
per ha			3,311		3,293	

Large PDL site, modelled as lower density housing.

Brownfield LD Housing 150

4	UNITS	**150**	Social Rent	75.00%	% of Aff	45	45	Rounded
	Affordable	40%	60 Affordable Re	0.00%		0	0	
			Shared Owne	25.00%		15	15	
			First Homes	0.00%		0	0	
						60	60	

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	5.714		Sub Area	Borehamwood
Net:Gross	75%		Gross	5.714	ha	Green Brov	Brown
			Net	4.286	ha	Use	PDL

	Beds	m2	Circulation	Market 90		Rounded	m2	m2	Circulation	Social Rent 45		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	18.00	18	1,350	70	0.0%	20%	9.00	9	630	20%	0.00	0	0	35%	5.25	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	9.00	9	855	84	0.0%	25%	11.25	11	924	25%	0.00	0	0	30%	4.50	5	420	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.50	5	485	10%	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%	10%	4.50	5	395	10%	0.00	0	0	10%	1.50	2	158	10%	0.00	0	0
Semi	3	105	0.0%	35%	31.50	32	3,360	93	0.0%	10%	4.50	5	465	10%	0.00	0	0	10%	1.50	2	186	10%	0.00	0	0
Semi	4	120	0.0%	10%	9.00	9	1,080	106	0.0%	5%	2.25	2	212	5%	0.00	0	0	10%	1.50	2	212	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%	13.50	14	1,890	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%	5%	4.50	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%	5%	4.50	3	169	50	12.5%	20%	9.00	8	450	20%	0.00	0	0	5%	0.75	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**9,429**			**100%**	**45.00**	**45**	**3,561**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,242**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	2,190	3,613,500
Terrace	3			1,650	1,650	2,199	3,628,350
Terrace	4			1,650	1,650	485	800,250
Semi	2			1,708	1,708	553	944,524
Semi	3			1,708	1,708	4,011	6,850,788
Semi	4			1,708	1,708	1,504	2,568,832
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	1,890	3,859,380
Det	5			2,042	2,042	725	1,480,450
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	675	1,314,225
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						14,232	25,060,299
							1,761 £/m2

Occupants	Count	Population per unit	
1 bed	12	2.40	29
2 bed	37	2.40	89
3 bed	64	2.40	154
4 bed	32	2.40	77
5 bed	5	2.40	12
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	19,260	m2
	1.926	ha
Gross - Net	1.429	ha
Shortfall / Surplus	-0.497	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		90	9,429	104.76	9,410	104.56
Social Rent		45	3,561	79.13	3,511	78.02
Affordable Rent		0	0	79.13	0	78.02
Shared Ownership		15	1,242	82.82	1,236	82.40
First Homes		0	0	82.82	0	82.40
Total		**150**	**14,232**		**14,157**	
per ha			3,321		3,303	

PDL site, modelled as lower density housing.

Brownfield HD Housing 150

5	UNITS	**150**		Social Rent	75.00%	% of Aff	45	Rounded 45
	Affordable	40%	60	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		15	15
				First Homes	0.00%		0	0
							60	60

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	4.444		Sub Area	Borehamwood
Net:Gross	75%		Gross	4.444	ha	Green Brov	Brown
			Net	3.333	ha	Use	PDL

	Beds	m2	Circulation	Market 90		Rounded	m2	m2	Circulation	Social Rent 45		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	18.00	18	1,350	70	0.0%	30%	13.50	14	980	30%	0.00	0	0	40%	6.00	6	420	40%	0.00	0	0
Terrace	3	95	0.0%	35%	31.50	32	3,040	84	0.0%	35%	15.75	16	1,344	35%	0.00	0	0	40%	6.00	6	504	40%	0.00	0	0
Terrace	4	110	0.0%	10%	9.00	9	990	97	0.0%	15%	6.75	7	679	15%	0.00	0	0	15%	2.25	2	194	15%	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%	9.00	9	945	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%	10%	9.00	9	1,080	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%	5%	4.50	5	675	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%	5%	4.50	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%	5%	4.50	3	169	50	12.5%	20%	9.00	8	450	20%	0.00	0	0	5%	0.75	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**8,974**			**100%**	**45.00**	**45**	**3,453**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,174**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	2,750	4,537,500
Terrace	3			1,650	1,650	4,888	8,065,200
Terrace	4			1,650	1,650	1,863	3,073,950
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	945	1,614,060
Semi	4			1,708	1,708	1,080	1,844,640
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	675	1,378,350
Det	5			2,042	2,042	725	1,480,450
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	675	1,314,225
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						13,601	23,308,375
							1,714 £/m2

Occupants	Count	Population per unit	
1 bed	12	2.40	29
2 bed	38	2.40	91
3 bed	63	2.40	151
4 bed	32	2.40	77
5 bed	5	2.40	12
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	19,260	m2
	1.926	ha
Gross - Net	1.111	ha
Shortfall / Surplus	-0.815	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	90	8,974	99.71	8,955	99.50
Social Rent	45	3,453	76.73	3,403	75.62
Affordable Rent	0	0	76.73	0	75.62
Shared Ownership	15	1,174	78.28	1,168	77.87
First Homes	0	0	78.28	0	77.87
Total	**150**	**13,601**		**13,526**	
per ha		4,080		4,058	

PDL site, modelled as higher density housing.

Brownfield LD Housing 80

6	UNITS	**80**		Social Rent	75.00%	% of Aff	24	Rounded 24
	Affordable	40%	32	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		8	8
				First Homes	0.00%		0	0
							32	32

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	3.048		Sub Area	Borehamwood
Net:Gross	75%		Gross	3.048	ha	Green Brov	Brown
			Net	2.286	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	9.60	10	750	70	0.0%	20%	4.80	6	420	20%	0.00	0	0	35%	2.80	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	4.80	5	475	84	0.0%	25%	6.00	6	504	25%	0.00	0	0	30%	2.40	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	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%	10%	2.40	2	158	10%	0.00	0	0	10%	0.80	1	79	10%	0.00	0	0
Semi	3	105	0.0%	35%	16.80	17	1,785	93	0.0%	10%	2.40	2	186	10%	0.00	0	0	10%	0.80	1	93	10%	0.00	0	0
Semi	4	120	0.0%	10%	4.80	5	600	106	0.0%	5%	1.20	1	106	5%	0.00	0	0	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%	7.20	7	945	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%	5%	2.40	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%	5%	2.40	2	113	50	12.5%	20%	4.80	5	281	20%	0.00	0	0	5%	0.40	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	48	**4,958**			**100%**	**24.00**	24	**1,849**	**100%**	**0.00**	0	**0**	**100%**	**8.00**	8	**656**	**100%**	**0.00**	0	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,380	2,277,000
Terrace	3			1,650	1,650	1,147	1,892,550
Terrace	4			1,650	1,650	194	320,100
Semi	2			1,708	1,708	237	404,796
Semi	3			1,708	1,708	2,064	3,525,312
Semi	4			1,708	1,708	812	1,386,896
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	945	1,929,690
Det	5			2,042	2,042	290	592,180
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	394	766,631
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						7,463	13,095,155
							1,755 £/m2

Occupants	Count	Population per unit	
1 bed	7	2.40	17
2 bed	22	2.40	53
3 bed	33	2.40	79
4 bed	16	2.40	38
5 bed	2	2.40	5
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		10,272	m2
		1.027	ha
Gross - Net		0.762	ha
Shortfall / Surplus		-0.265	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		48	4,958	103.28	4,945	103.02
Social Rent		24	1,849	77.05	1,818	75.75
Affordable Rent		0	0	77.05	0	75.75
Shared Ownership		8	656	82.00	656	82.00
First Homes		0	0	82.00	0	82.00
Total		**80**	**7,463**		**7,419**	
per ha			3,265		3,246	

PDL site, modelled as Lower density housing.

Brownfield HD Housing 80

7	UNITS	**80**		Social Rent	75.00%	% of Aff	
	Affordable	40%	32	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
	24	24
	0	0
	8	8
	0	0
	32	32

Modelling			Area ha		
Density	45	units/ha	Total	2.092	
Net:Gross	85%		Gross	2.092	ha
			Net	1.778	ha

Characteristics	
Sub Area	Borehamwood
Green Brov	Brown
Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	14.40	14	1,050	70	0.0%	30%	7.20	7	490	30%	0.00	0	0	40%	3.20	4	280	40%	0.00	0	0
Terrace	3	95	0.0%	20%	9.60	10	950	84	0.0%	35%	8.40	8	672	35%	0.00	0	0	40%	3.20	3	252	40%	0.00	0	0
Terrace	4	110	0.0%	10%	4.80	5	550	97	0.0%	15%	3.60	4	388	15%	0.00	0	0	15%	1.20	1	97	15%	0.00	0	0
Semi	2	85	0.0%	10%	4.80	5	425	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%	4.80	5	525	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%	15%	7.20	7	840	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%	5%	2.40	2	113	50	12.5%	20%	4.80	5	281	20%	0.00	0	0	5%	0.40	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**4,453**			**100%**	**24.00**	**24**	**1,831**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**629**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,820	3,003,000
Terrace	3			1,650	1,650	1,874	3,092,100
Terrace	4			1,650	1,650	1,035	1,707,750
Semi	2			1,708	1,708	425	725,900
Semi	3			1,708	1,708	525	896,700
Semi	4			1,708	1,708	840	1,434,720
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	394	766,631
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						6,913	11,626,801
							1,682 £/m2

Occupants	Count	Population per unit	
1 bed	7	2.40	17
2 bed	30	2.40	72
3 bed	26	2.40	62
4 bed	17	2.40	41
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	10,272	m2
	1.027	ha
Gross - Net	0.314	ha
Shortfall / Surplus	-0.713	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	48	4,453	92.76	4,440	92.50
Social Rent	24	1,831	76.30	1,800	75.00
Affordable Rent	0	0	76.30	0	75.00
Shared Ownership	8	629	78.63	629	78.63
First Homes	0	0	78.63	0	78.63
Total	**80**	**6,913**		**6,869**	
per ha		3,888		3,864	

PDL site, modelled as higher density housing.

Brownfield LD Housing 40

8	UNITS	**40**	Social Rent	75.00%	% of Aff	12	12	Rounded
	Affordable	40%	16 Affordable Re	0.00%		0	0	
			Shared Owne	25.00%		4	4	
			First Homes	0.00%		0	0	
						16	16	

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	1.345		Sub Area	Borehamwood
Net:Gross	85%		Gross	1.345	ha	Green Brov	Brown
			Net	1.143	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	4.80	6	450	70	0.0%	20%	2.40	3	210	20%	0.00	0	0	35%	1.40	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	2.40	2	190	84	0.0%	25%	3.00	3	252	25%	0.00	0	0	30%	1.20	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	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%	10%	1.20	1	79	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	8.40	8	840	93	0.0%	10%	1.20	1	93	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	2.40	2	240	106	0.0%	5%	0.60	1	106	5%	0.00	0	0	10%	0.40	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%	3.60	4	540	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%	5%	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,461**			**100%**	**12.00**	**12**	**950**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**294**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	870	1,435,500
Terrace	3			1,650	1,650	526	867,900
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	933	1,593,564
Semi	4			1,708	1,708	346	590,968
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	540	1,102,680
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,705	6,510,240
							1,757 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	13	2.40	31
3 bed	15	2.40	36
4 bed	8	2.40	19
5 bed	1	2.40	2
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		5,136	m2
		0.514	ha
Gross - Net		0.202	ha
Shortfall / Surplus		-0.312	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		24	2,461	102.55	2,455	102.29
Social Rent		12	950	79.13	937	78.08
Affordable Rent		0	0	79.13	0	78.08
Shared Ownership		4	294	73.50	294	73.50
First Homes		0	0	73.50	0	73.50
Total		**40**	**3,705**		**3,686**	
per ha			3,242		3,225	

PDL site, modelled as lower density housing.

Brownfield HD Housing 40

9	UNITS	**40**		Social Rent	75.00%	% of Aff	12	Rounded 12
	Affordable	40%	16	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		4	4
				First Homes	0.00%		0	0
							16	16

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	1.046		Sub Area	Borehamwood
Net:Gross	85%		Gross	1.046	ha	Green Brov	Brown
			Net	0.889	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	7.20	7	525	70	0.0%	30%	3.60	4	280	30%	0.00	0	0	40%	1.60	2	140	40%	0.00	0	0
Terrace	3	95	0.0%	20%	4.80	5	475	84	0.0%	35%	4.20	4	336	35%	0.00	0	0	40%	1.60	2	168	40%	0.00	0	0
Terrace	4	110	0.0%	10%	2.40	3	330	97	0.0%	15%	1.80	2	194	15%	0.00	0	0	15%	0.60	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	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%	10%	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%	15%	3.60	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,246**			**100%**	**12.00**	**12**	**923**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**308**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	945	1,559,250
Terrace	3			1,650	1,650	979	1,615,350
Terrace	4			1,650	1,650	524	864,600
Semi	2			1,708	1,708	170	290,360
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	480	819,840
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,477	5,836,636
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	15	2.40	36
3 bed	13	2.40	31
4 bed	9	2.40	22
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	5,136	m2
	0.514	ha
Gross - Net	0.157	ha
Shortfall / Surplus	-0.357	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	24	2,246	93.59	2,240	93.33
Social Rent	12	923	76.88	910	75.83
Affordable Rent	0	0	76.88	0	75.83
Shared Ownership	4	308	77.00	308	77.00
First Homes	0	0	77.00	0	77.00
Total	**40**	**3,477**		**3,458**	
per ha		3,911		3,890	

PDL site, modelled as higher density housing.

Brownfield LD Housing 20

10	UNITS	**20**		Social Rent	75.00%	% of Aff	6	Rounded 6
	Affordable	40%	8	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		2	2
				First Homes	0.00%		0	0
							8	8

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.672		Sub Area	Borehamwood
Net:Gross	85%		Gross	0.672	ha	Green Brov	Brown
			Net	0.571	ha	Use	PDL

	Beds	m2	Circulation	Market 12		Rounded	m2	m2	Circulation	Social Rent 6		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	2.40	2	150	70	0.0%	20%	1.20	1	70	20%	0.00	0	0	35%	0.70	1	70	35%	0.00	0	0
Terrace	3	95	0.0%	10%	1.20	1	95	84	0.0%	25%	1.50	2	168	25%	0.00	0	0	30%	0.60	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.60	1	97	10%	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%	10%	0.60	1	79	10%	0.00	0	0	10%	0.20	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	4.20	4	420	93	0.0%	10%	0.60	0	0	10%	0.00	0	0	10%	0.20	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	1.20	1	120	106	0.0%	5%	0.30	0	0	5%	0.00	0	0	10%	0.20	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%	1.80	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%	5%	0.60	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%	5%	0.60	1	56	50	12.5%	20%	1.20	1	56	20%	0.00	0	0	5%	0.10	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**1,256**			**100%**	**6.00**	**6**	**470**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	290	478,500
Terrace	3			1,650	1,650	347	572,550
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	420	717,360
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	270	551,340
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	113	219,038
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,881	3,334,820
							1,773 £/m2

Occupants	Count	Population per unit	
1 bed	2	2.40	5
2 bed	5	2.40	12
3 bed	8	2.40	19
4 bed	4	2.40	10
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	2,568	m2
	0.257	ha
Gross - Net	0.101	ha
Shortfall / Surplus	-0.156	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	12	1,256	104.69	1,250	104.17
Social Rent	6	470	78.38	464	77.33
Affordable Rent	0	0	78.38	0	77.33
Shared Ownership	2	154	77.00	154	77.00
First Homes	0	0	77.00	0	77.00
Total	**20**	**1,881**		**1,868**	
per ha		3,291		3,269	

PDL site, modelled as lower density housing.

Brownfield HD Housing 20

11	UNITS	**20**	Social Rent	75.00%	% of Aff	6	6		
	Affordable	40%	8 Affordable Re	0.00%		0	0		
			Shared Owne	25.00%		2	2		
			First Homes	0.00%		0	0		
						8	8		

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.444		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.444	ha	Green Brov	Brown
			Net	0.444	ha	Use	PDL

	Beds	m2	Circulation	Market 12		Rounded	m2	m2	Circulation	Social Rent 6		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	3.60	4	300	70	0.0%	30%	1.80	2	140	30%	0.00	0	0	40%	0.80	1	70	40%	0.00	0	0
Terrace	3	95	0.0%	20%	2.40	2	190	84	0.0%	35%	2.10	2	168	35%	0.00	0	0	40%	0.80	1	84	40%	0.00	0	0
Terrace	4	110	0.0%	10%	1.20	1	110	97	0.0%	15%	0.90	1	97	15%	0.00	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	1.20	1	85	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%	1.20	1	105	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%	15%	1.80	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%		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%	5%	0.60	1	56	50	12.5%	20%	1.20	1	56	20%	0.00	0	0	5%	0.10	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**1,086**			**100%**	**6.00**	**6**	**461**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	510	841,500
Terrace	3			1,650	1,650	442	729,300
Terrace	4			1,650	1,650	207	341,550
Semi	2			1,708	1,708	85	145,180
Semi	3			1,708	1,708	105	179,340
Semi	4			1,708	1,708	240	409,920
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	113	219,038
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						1,702	2,865,828
							1,684 £/m2

Occupants	Count	Population per unit	
1 bed	2	2.40	5
2 bed	8	2.40	19
3 bed	6	2.40	14
4 bed	4	2.40	10
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		2,568	m2
		0.257	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.257	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		12	1,086	90.52	1,080	90.00
Social Rent		6	461	76.88	455	75.83
Affordable Rent		0	0	76.88	0	75.83
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
	Total	**20**	**1,702**		**1,689**	
	per ha		3,828		3,800	

PDL site, modelled as higher density housing.

Brownfield Housing 12

12	UNITS	**12**		Social Rent	75.00%	% of Aff	3.6	4	Modelling		Area ha		Characteristics	
	Affordable	40%	4.8	Affordable Re	0.00%		0	0	Density	45 units/ha	Total	0.267	Sub Area	Borehamwood
				Shared Owne	25.00%		1.2	1	Net:Gross	100%	Gross	0.267 ha	Green Brov	Brown
				First Homes	0.00%		0	0			Net	0.267 ha	Use	PDL
							4.8	5						

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Social Rent 4		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	2.16	2	150	70	0.0%	30%	1.20	1	70	30%	0.00	0	0	40%	0.40	1	70	40%	0.00	0	0
Terrace	3	95	0.0%	20%	1.44	1	95	84	0.0%	35%	1.40	1	84	35%	0.00	0	0	40%	0.40	0	0	40%	0.00	0	0
Terrace	4	110	0.0%	10%	0.72	1	110	97	0.0%	15%	0.60	1	97	15%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	0.72	1	85	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%	0.72	1	105	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%	15%	1.08	1	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%	5%	0.36	0	0	50	12.5%	20%	0.80	1	56	20%	0.00	0	0	5%	0.05	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**665**			**100%**	**4.00**	**4**	**307**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	290	478,500
Terrace	3			1,650	1,650	179	295,350
Terrace	4			1,650	1,650	207	341,550
Semi	2			1,708	1,708	85	145,180
Semi	3			1,708	1,708	105	179,340
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						1,042	1,754,399
							1,683 £/m2

Occupants	Count	Population per unit	
1 bed	1	2.40	2
2 bed	5	2.40	12
3 bed	3	2.40	7
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	1,541	m2
	0.154	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.154	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	7	665	95.00	665	95.00
Social Rent	4	307	76.81	301	75.25
Affordable Rent	0	0	76.81	0	75.25
Shared Ownership	1	70	70.00	70	70.00
First Homes	0	0	70.00	0	70.00
Total	**12**	**1,042**		**1,036**	
per ha		3,908		3,885	

PDL site, modelled as higher density housing.

Brownfield Housing 9

13	UNITS	9	Social Rent	75.00%	% of Aff		Rounded
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0
						0	0

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.200		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.200	ha	Green Brov	Brown
			Net	0.200	ha	Use	PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%	60%	5.40	5	475	84	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%	40%	3.60	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**9.00**	**9**	**955**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	475	783,750
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	480	819,840
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						955	1,603,590
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	5	2.40	12
4 bed	4	2.40	10
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,156	m2
		0.116	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.116	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	955	106.11	955	106.11
Social Rent		0	0	106.11	0	106.11
Affordable Rent		0	0	106.11	0	106.11
Shared Ownership		0	0	106.11	0	106.11
First Homes		0	0	106.11	0	106.11
Total		**9**	**955**		**955**	
per ha			4,775		4,775	

PDL site, modelled as higher density housing.

Brownfield Housing 6

14	UNITS	6	Social Rent	75.00%	% of Aff	0	0
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Rounded

Modelling		Area ha	
Density	45 units/ha	Total	0.133
Net:Gross	100%	Gross	0.133 ha
		Net	0.133 ha

Characteristics	
Sub Area	Borehamwood
Green Brov	Brown
Use	PDL

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%	100%	6.00	6	570	84	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**6.00**	**6**	**570**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	570	940,500
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						570	940,500
							1,650 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	6	2.40	14
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	770	m2
	0.077	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.077	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	6	570	95.00	570	95.00
Social Rent	0	0	95.00	0	95.00
Affordable Rent	0	0	95.00	0	95.00
Shared Ownership	0	0	95.00	0	95.00
First Homes	0	0	95.00	0	95.00
Total	**6**	**570**		**570**	
per ha		4,275		4,275	

PDL site, modelled as higher density housing.

Brownfield Housing 3

15	UNITS	3		Social Rent	75.00%	% of Aff	0	Rounded 0
	Affordable	0%	0	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		0	0
				First Homes	0.00%		0	0
							0	0

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.067		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.067	ha	Green Brov	Brown
			Net	0.067	ha	Use	PDL

	Beds	m2	Circulation	Market 3		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%	67%	2.01	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%	33%	0.99	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%		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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**3.00**	**3**	**345**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						345	634,350
							1,839 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**7**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	385	m2
	0.039	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.039	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	3	345	115.00	345	115.00
Social Rent	0	0	115.00	0	115.00
Affordable Rent	0	0	115.00	0	115.00
Shared Ownership	0	0	115.00	0	115.00
First Homes	0	0	115.00	0	115.00
Total	**3**	**345**		**345**	
per ha		5,175		5,175	

PDL site, modelled as higher density housing.

Flats 250 Tall Building

16	UNITS	**250**		Social Rent	75.00%	% of Aff	
	Affordable	40%	100	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
75	75	
0	0	
25	25	
0	0	
100	100	

Modelling			Area ha			Characteristics	
Density	160	units/ha	Total	1.838		Sub Area	Borehamwood
Net:Gross	85%		Gross	1.838	ha	Green Brov	Brown
			Net	1.563	ha	Use	PDL

	Beds	m2	Circulation	Market 150		Rounded	m2	m2	Circulation	Social Rent 75		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 25		Rounded	m2	First Homes 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%	0.00	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%	0.00	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%	0.00	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%		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	17.0%	5%	7.50	4	234	50	17.0%	25%	18.75	19	1,112	25%	0.00	0	0	20%	5.00	5	293	20%	0.00	0	0
Flat 6+	2	65	17.0%	35%	52.50	56	4,259	61	17.0%	40%	30.00	30	2,141	40%	0.00	0	0	45%	11.25	11	785	45%	0.00	0	0
Flat 6+	3	75	17.0%	60%	90.00	90	7,898	74	17.0%	35%	26.25	26	2,251	35%	0.00	0	0	35%	8.75	9	779	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 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%	**150.00**	**150**	**12,390**			**100%**	**75.00**	**75**	**5,504**	**100%**	**0.00**	**0**	**0**	**100%**	**25.00**	**25**	**1,857**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	0	0
Terrace	3		1,446		1,446	0	0
Terrace	4		1,446		1,446	0	0
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	0	0
Semi	4		1,493		1,493	0	0
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	0	0
Det	5		1,799		1,799	0	0
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	0	0
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	1,638	3,243,240
Flat 6+	2		1,980		1,980	7,185	14,226,241
Flat 6+	3		1,980		1,980	10,928	21,637,044
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						19,751	39,106,525
							1,980 £/m2

Occupants	Count	Population per unit	
1 bed	28	2.40	67
2 bed	97	2.40	233
3 bed	125	2.40	300
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**600**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		32,100	m2
		3.210	ha
Gross - Net		0.276	ha
Shortfall / Surplus		-2.934	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	150	12,390	82.60	10,590	70.60
Social Rent	75	5,504	73.38	4,704	62.72
Affordable Rent	0	0	73.38	0	62.72
Shared Ownership	25	1,857	74.27	1,587	63.48
First Homes	0	0	74.27	0	63.48
Total	**250**	**19,751**		**16,881**	
per ha		12,640		10,804	

Flatted scheme, 6+ stories

Flats 80 Tall Building

17	UNITS	**80**	Social Rent	75.00%	% of Aff	24	24
	Affordable	40%	32 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		8	8
			First Homes	0.00%		0	0
						32	32

Rounded

Modelling			Area ha			Characteristics	
Density	160	units/ha	Total	0.588		Sub Area	Borehamwood
Net:Gross	85%		Gross	0.588	ha	Green Brov	Brown
			Net	0.500	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 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%		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	17.0%	5%	2.40	2	117	50	17.0%	25%	6.00	6	351	25%	0.00	0	0	20%	1.60	2	117	20%	0.00	0	0
Flat 6+	2	65	17.0%	35%	16.80	17	1,293	61	17.0%	40%	9.60	10	714	40%	0.00	0	0	45%	3.60	4	285	45%	0.00	0	0
Flat 6+	3	75	17.0%	60%	28.80	29	2,545	74	17.0%	35%	8.40	8	693	35%	0.00	0	0	35%	2.80	2	173	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%	**48.00**	**48**	**3,955**			**100%**	**24.00**	**24**	**1,757**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**576**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	585	1,361,295
Flat 6+	2			2,327	2,327	2,292	5,333,554
Flat 6+	3			2,327	2,327	3,411	7,936,350
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						6,288	14,631,199
							2,327 £/m2

Occupants	Count	Population per unit	
1 bed	10	2.40	24
2 bed	31	2.40	74
3 bed	39	2.40	94
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		10,272	m2
		1.027	ha
Gross - Net		0.088	ha
Shortfall / Surplus		-0.939	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		48	3,955	82.39	3,380	70.42
Social Rent		24	1,757	73.22	1,502	62.58
Affordable Rent		0	0	73.22	0	62.58
Shared Ownership		8	576	71.96	492	61.50
First Homes		0	0	71.96	0	61.50
Total		**80**	**6,288**		**5,374**	
per ha			12,575		10,748	

Flatted scheme, 6+ stories

Flats 150

18	UNITS	**150**	Social Rent	75.00%	% of Aff	45	45
	Affordable	40%	60 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		15	15
			First Homes	0.00%		0	0
						60	60

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	1.471		Sub Area	Borehamwood
Net:Gross	85%		Gross	1.471	ha	Green Brov	Brown
			Net	1.250	ha	Use	PDL

	Beds	m2	Circulation	Market 90		Rounded	m2	m2	Circulation	Social Rent 45		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 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%	5%	4.50	4	225	50	12.5%	25%	11.25	11	619	25%	0.00	0	0	20%	3.00	3	169	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	31.50	32	2,340	61	12.5%	40%	18.00	18	1,235	40%	0.00	0	0	45%	6.75	7	480	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	54.00	54	4,556	74	12.5%	35%	15.75	16	1,332	35%	0.00	0	0	35%	5.25	5	416	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**7,121**			**100%**	**45.00**	**45**	**3,186**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,065**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	1,013	1,971,338
Flat to5	2			1,947	1,947	4,056	7,896,302
Flat to5	3			1,947	1,947	6,305	12,274,862
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						11,373	22,142,501
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	18	2.40	43
2 bed	57	2.40	137
3 bed	75	2.40	180
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	19,260	m2
	1.926	ha
Gross - Net	0.221	ha
Shortfall / Surplus	-1.705	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	90	7,121	79.13	6,330	70.33
Social Rent	45	3,186	70.80	2,832	62.93
Affordable Rent	0	0	70.80	0	62.93
Shared Ownership	15	1,065	71.03	947	63.13
First Homes	0	0	71.03	0	63.13
Total	**150**	**11,373**		**10,109**	
per ha		9,098		8,087	

Flatted scheme

Flats 80

19	UNITS	**80**		Social Rent	75.00%	% of Aff	
	Affordable	40%	32	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
	24	24
	0	0
	8	8
	0	0
	32	32

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	0.784		Sub Area	Borehamwood
Net:Gross	85%		Gross	0.784	ha	Green Brov	Brown
			Net	0.667	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 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%	5%	2.40	2	113	50	12.5%	25%	6.00	6	338	25%	0.00	0	0	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	16.80	17	1,243	61	12.5%	40%	9.60	10	686	40%	0.00	0	0	45%	3.60	4	275	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	28.80	29	2,447	74	12.5%	35%	8.40	8	666	35%	0.00	0	0	35%	2.80	2	167	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**3,803**			**100%**	**24.00**	**24**	**1,690**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**554**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	563	1,095,188
Flat to5	2			1,947	1,947	2,204	4,290,945
Flat to5	3			1,947	1,947	3,279	6,384,943
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						6,046	11,771,075
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	10	2.40	24
2 bed	31	2.40	74
3 bed	39	2.40	94
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	10,272	m2
	1.027	ha
Gross - Net	0.118	ha
Shortfall / Surplus	-0.910	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	48	3,803	79.22	3,380	70.42
Social Rent	24	1,690	70.41	1,502	62.58
Affordable Rent	0	0	70.41	0	62.58
Shared Ownership	8	554	69.19	492	61.50
First Homes	0	0	69.19	0	61.50
Total	**80**	**6,046**		**5,374**	
per ha		9,069		8,061	

Flatted scheme

Flats 40

20	UNITS	**40**	Social Rent	75.00%	% of Aff	12	12		
	Affordable	40%	16 Affordable Re	0.00%		0	0		
			Shared Owne	25.00%		4	4		
			First Homes	0.00%		0	0		
						16	16		

Modelling			Area ha			Characteristics	
Density	90	units/ha	Total	0.444		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.444	ha	Green Brov	Brown
			Net	0.444	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 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%	5%	1.20	1	56	50	12.5%	25%	3.00	3	169	25%	0.00	0	0	20%	0.80	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	8.40	8	585	61	12.5%	40%	4.80	5	343	40%	0.00	0	0	45%	1.80	2	137	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	14.40	15	1,266	74	12.5%	35%	4.20	4	333	35%	0.00	0	0	35%	1.40	1	83	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**1,907**			**100%**	**12.00**	**12**	**845**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**277**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	281	547,594
Flat to5	2			1,947	1,947	1,065	2,074,285
Flat to5	3			1,947	1,947	1,682	3,274,611
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,029	5,896,490
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	5	2.40	12
2 bed	15	2.40	36
3 bed	20	2.40	48
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		5,136	m2
		0.514	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.514	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	24	1,907	79.45	1,695	70.63
Social Rent	12	845	70.41	751	62.58
Affordable Rent	0	0	70.41	0	62.58
Shared Ownership	4	277	69.19	246	61.50
First Homes	0	0	69.19	0	61.50
Total	**40**	**3,029**		**2,692**	
per ha		6,814		6,057	

Flatted scheme

Flats 20

21

UNITS	**20**	Social Rent	75.00%	% of Aff	6	6
Affordable	40%	8 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		2	2
		First Homes	0.00%		0	0
					8	8

Modelling			Area ha		Characteristics	
Density	75	units/ha	Total	0.267	Sub Area	Borehamwood
Net:Gross	100%		Gross	0.267 ha	Green Brov	Brown
			Net	0.267 ha	Use	PDL

	Beds	m2	Circulation	Market 12		Rounded	m2	m2	Circulation	Social Rent 6		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 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%	5%	0.60	1	56	50	12.5%	25%	1.50	2	113	25%	0.00	0	0	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	4.20	4	293	61	12.5%	40%	2.40	2	137	40%	0.00	0	0	45%	0.90	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	7.20	7	591	74	12.5%	35%	2.10	2	167	35%	0.00	0	0	35%	0.70	1	83	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**939**			**100%**	**6.00**	**6**	**416**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	498	970,336
Flat to5	3			1,947	1,947	840	1,636,210
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,508	2,935,103
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	10	2.40	24
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
2,568	m2	
0.257	ha	
Gross - Net	0.000	ha
Shortfall / Surplus	-0.257	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	12	939	78.28	835	69.58
Social Rent	6	416	69.38	370	61.67
Affordable Rent	0	0	69.38	0	61.67
Shared Ownership	2	152	75.94	135	67.50
First Homes	0	0	75.94	0	67.50
Total	**20**	**1,508**		**1,340**	
per ha		5,653		5,025	

Flatted scheme

Flats 12

22	UNITS	12	Social Rent	75.00%	% of Aff	3.6	4		
	Affordable	40%	4.8 Affordable Re	0.00%		0	0		
			Shared Owne	25.00%		1.2	1		
			First Homes	0.00%		0	0		
						4.8	5		

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	0.160		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.160	ha	Green Brov	Brown
			Net	0.160	ha	Use	PDL

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Social Rent 4		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 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%	5%	0.36	0	0	50	12.5%	25%	1.00	1	56	25%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	2.52	3	219	61	12.5%	40%	1.60	2	137	40%	0.00	0	0	45%	0.45	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	4.32	4	338	74	12.5%	35%	1.40	1	83	35%	0.00	0	0	35%	0.35	0	0	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**557**			**100%**	**4.00**	**4**	**277**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	425	827,962
Flat to5	3			1,947	1,947	421	819,200
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						902	1,756,681
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	1	2.40	2
2 bed	6	2.40	14
3 bed	5	2.40	12
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,541	m2
		0.154	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.154	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		7	557	79.55	495	70.71
Social Rent		4	277	69.19	246	61.50
Affordable Rent		0	0	69.19	0	61.50
Shared Ownership		1	69	68.63	61	61.00
First Homes		0	0	68.63	0	61.00
	Total	**12**	**902**		**802**	
	per ha		5,639		5,013	

Flatted scheme

Flats 9

23	UNITS	9	Social Rent	75.00%	% of Aff		Rounded
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0
						0	0

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.150		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.150	ha	Green Brov	Brown
			Net	0.150	ha	Use	PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%		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%	60%	5.40	5	366	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	75	12.5%	40%	3.60	4	338	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**9.00**	**9**	**703**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	366	711,872
Flat to5	3			1,947	1,947	338	657,113
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						703	1,368,984
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	5	2.40	12
3 bed	4	2.40	10
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,156	m2
		0.116	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.116	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
	Total	**9**	**703**		**625**	
	per ha		4,688		4,167	

Flatted scheme

Flats 6

24	UNITS	6	Social Rent	75.00%	% of Aff		Rounded
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.100		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.100	ha	Green Brov	Brown
			Net	0.100	ha	Use	PDL

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%		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%	60%	3.60	4	293	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	75	12.5%	40%	2.40	2	169	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**6.00**	**6**	**461**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	293	569,498
Flat to5	3			1,947	1,947	169	328,556
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						461	898,054
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	4	2.40	10
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	770	m2
	0.077	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.077	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		6	461	76.88	410	68.33
Social Rent		0	0	76.88	0	68.33
Affordable Rent		0	0	76.88	0	68.33
Shared Ownership		0	0	76.88	0	68.33
First Homes		0	0	76.88	0	68.33
	Total	**6**	**461**		**410**	
	per ha		4,613		4,100	

Flatted scheme

Large Greenfield 500

25	UNITS	**500**		Social Rent	75.00%	% of Aff	150	Rounded 150
	Affordable	40%	200	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		50	50
				First Homes	0.00%		0	0
							200	200

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	30.303		Sub Area	Borehamwood
Net:Gross	55%		Gross	30.303	ha	Green Brov	Green
			Net	16.667	ha	Use	Agricultural

	Beds	m2	Circulation	Market 300		Rounded	m2	m2	Circulation	Social Rent 150		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 50		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	20%	30.00	30	2,100	20%	0.00	0	0	35%	17.50	18	1,260	35%	0.00	0	0
Terrace	3	95	0.0%	10%	30.00	30	2,850	84	0.0%	25%	37.50	38	3,192	25%	0.00	0	0	30%	15.00	15	1,260	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	15.00	15	1,455	10%	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%	10%	15.00	15	1,185	10%	0.00	0	0	10%	5.00	5	395	10%	0.00	0	0
Semi	3	105	0.0%	35%	105.00	105	11,025	93	0.0%	10%	15.00	15	1,395	10%	0.00	0	0	10%	5.00	5	465	10%	0.00	0	0
Semi	4	120	0.0%	10%	30.00	30	3,600	106	0.0%	5%	7.50	8	848	5%	0.00	0	0	10%	5.00	5	530	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%	45.00	45	6,075	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**31,069**			**100%**	**150.00**	**150**	**11,806**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**4,023**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	7,860	11,365,560
Terrace	3		1,446		1,446	7,302	10,558,692
Terrace	4		1,446		1,446	1,455	2,103,930
Semi	2		1,493		1,493	1,580	2,358,940
Semi	3		1,493		1,493	12,885	19,237,305
Semi	4		1,493		1,493	4,978	7,432,154
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	6,075	10,928,925
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						46,898	72,310,019
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	46	2.40	110
2 bed	128	2.40	307
3 bed	208	2.40	499
4 bed	103	2.40	247
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required		
	25,800	m2
	2.580	ha
Gross - Net	13.636	ha
Shortfall / Surplus	11.056	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	300	31,069	103.56	30,975	103.25
Social Rent	150	11,806	78.71	11,625	77.50
Affordable Rent	0	0	78.71	0	77.50
Shared Ownership	50	4,023	80.45	4,010	80.20
First Homes	0	0	80.45	0	80.20
Total	**500**	**46,898**		**46,610**	
per ha		2,814		2,797	

Greenfield site. POS 2.58ha on site.

Large Greenfield 200

26	UNITS	**200**		Social Rent	75.00%	% of Aff	60	Rounded 60	Modelling			Area ha		Characteristics	
	Affordable	40%	80	Affordable Re	0.00%		0	0	Density	30	units/ha	Total	8.889	Sub Area	Borehamwood
				Shared Owne	25.00%		20	20	Net:Gross	75%		Gross	8.889 ha	Green Brov	Green
				First Homes	0.00%		0	0				Net	6.667 ha	Use	Agricultural
							80	80							

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	60		Rounded	m2	0		Rounded	m2	20		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	24.00	24	1,800	70	0.0%	20%	12.00	12	840	20%	0.00	0	0	35%	7.00	7	490	35%	0.00	0	0
Terrace	3	95	0.0%	10%	12.00	12	1,140	84	0.0%	25%	15.00	15	1,260	25%	0.00	0	0	30%	6.00	6	504	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	6.00	6	582	10%	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%	10%	6.00	6	474	10%	0.00	0	0	10%	2.00	2	158	10%	0.00	0	0
Semi	3	105	0.0%	35%	42.00	42	4,410	93	0.0%	10%	6.00	6	558	10%	0.00	0	0	10%	2.00	2	186	10%	0.00	0	0
Semi	4	120	0.0%	10%	12.00	12	1,440	106	0.0%	5%	3.00	3	318	5%	0.00	0	0	10%	2.00	2	212	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%	18.00	18	2,430	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%	5%	6.00	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%	5%	6.00	6	338	50	12.5%	20%	12.00	12	675	20%	0.00	0	0	5%	1.00	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**120.00**	**120**	**12,428**			**100%**	**60.00**	**60**	**4,707**	**100%**	**0.00**	**0**	**0**	**100%**	**20.00**	**20**	**1,606**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2		1,446		1,446	3,130	4,525,980
Terrace	3		1,446		1,446	2,904	4,199,184
Terrace	4		1,446		1,446	582	841,572
Semi	2		1,493		1,493	632	943,576
Semi	3		1,493		1,493	5,154	7,694,922
Semi	4		1,493		1,493	1,970	2,941,210
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	2,430	4,371,570
Det	5		1,799		1,799	870	1,565,130
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	1,069	1,822,219
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						18,741	28,905,363
							1,542 £/m2

Occupants		Population	
	Count	per unit	
1 bed	19	2.40	46
2 bed	51	2.40	122
3 bed	83	2.40	199
4 bed	41	2.40	98
5 bed	6	2.40	14
		Residents	**480**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		10,320	m2
		1.032	ha
Gross - Net		2.222	ha
Shortfall / Surplus		1.190	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		120	12,428	103.56	12,390	103.25
Social Rent		60	4,707	78.45	4,632	77.20
Affordable Rent		0	0	78.45	0	77.20
Shared Ownership		20	1,606	80.31	1,600	80.00
First Homes		0	0	80.31	0	80.00
Total		**200**	**18,741**		**18,622**	
per ha			2,811		2,793	

Greenfield site. POS 1.032ha on site.

Green field 100

27	UNITS	**100**		Social Rent	75.00%	% of Aff	
	Affordable	40%	40	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
30	30	
0	0	
10	10	
0	0	
40	40	

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	4.444		Sub Area	Borehamwood
Net:Gross	75%		Gross	4.444	ha	Green Brov	Green
			Net	3.333	ha	Use	Agricultural

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Social Rent 30		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 10		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	12.00	12	900	70	0.0%	20%	6.00	6	420	20%	0.00	0	0	35%	3.50	4	280	35%	0.00	0	0
Terrace	3	95	0.0%	10%	6.00	6	570	84	0.0%	25%	7.50	8	672	25%	0.00	0	0	30%	3.00	3	252	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	3.00	3	291	10%	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%	10%	3.00	3	237	10%	0.00	0	0	10%	1.00	1	79	10%	0.00	0	0
Semi	3	105	0.0%	35%	21.00	21	2,205	93	0.0%	10%	3.00	3	279	10%	0.00	0	0	10%	1.00	1	93	10%	0.00	0	0
Semi	4	120	0.0%	10%	6.00	6	720	106	0.0%	5%	1.50	2	212	5%	0.00	0	0	10%	1.00	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%	9.00	9	1,215	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%	5%	3.00	3	435	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%	5%	3.00	3	169	50	12.5%	20%	6.00	5	281	20%	0.00	0	0	5%	0.50	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**60.00**	**60**	**6,214**			**100%**	**30.00**	**30**	**2,392**	**100%**	**0.00**	**0**	**0**	**100%**	**10.00**	**10**	**810**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,600	2,640,000
Terrace	3			1,650	1,650	1,494	2,465,100
Terrace	4			1,650	1,650	291	480,150
Semi	2			1,708	1,708	316	539,728
Semi	3			1,708	1,708	2,577	4,401,516
Semi	4			1,708	1,708	1,038	1,772,904
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	1,215	2,481,030
Det	5			2,042	2,042	435	888,270
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	450	876,150
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						9,416	16,544,848
							1,757 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	2.40	19
2 bed	26	2.40	62
3 bed	42	2.40	101
4 bed	21	2.40	50
5 bed	3	2.40	7
		Residents	**240**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		5,160	m2
		0.516	ha
Gross - Net		1.111	ha
Shortfall / Surplus		0.595	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		60	6,214	103.56	6,195	103.25
Social Rent		30	2,392	79.74	2,361	78.70
Affordable Rent		0	0	79.74	0	78.70
Shared Ownership		10	810	81.00	810	81.00
First Homes		0	0	81.00	0	81.00
	Total	**100**	**9,416**		**9,366**	
	per ha		2,825		2,810	

Greenfield site. POS 0.516ha on site.

Greenfield **40**

28

UNITS	**40**	Social Rent	75.00%	% of Aff	12	12
Affordable	40%	16 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		4	4
		First Homes	0.00%		0	0
					16	16

Rounded

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	1.569		Sub Area	Borehamwood
Net:Gross	85%		Gross	1.569	ha	Green Brov	Green
			Net	1.333	ha	Use	Agricultural

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	4.80	5	375	70	0.0%	20%	2.40	3	210	20%	0.00	0	0	35%	1.40	2	140	35%	0.00	0	0
Terrace	3	95	0.0%	10%	2.40	2	190	84	0.0%	25%	3.00	3	252	25%	0.00	0	0	30%	1.20	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	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%	10%	1.20	1	79	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	8.40	9	945	93	0.0%	10%	1.20	1	93	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	2.40	2	240	106	0.0%	5%	0.60	1	106	5%	0.00	0	0	10%	0.40	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%	3.60	4	540	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%	5%	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,491**			**100%**	**12.00**	**12**	**950**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**308**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	725	1,196,250
Terrace	3			1,650	1,650	610	1,006,500
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	1,038	1,772,904
Semi	4			1,708	1,708	346	590,968
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	540	1,102,680
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						3,749	6,588,930
							1,758 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	11	2.40	26
3 bed	17	2.40	41
4 bed	8	2.40	19
5 bed	1	2.40	2
		Residents	**96**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
0.5500	**m2**

Open Space Required			
		528	m2
		0.053	ha
Gross - Net		0.235	ha
Shortfall / Surplus		0.182	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		24	2,491	103.80	2,485	103.54
Social Rent		12	950	79.13	937	78.08
Affordable Rent		0	0	79.13	0	78.08
Shared Ownership		4	308	77.00	308	77.00
First Homes		0	0	77.00	0	77.00
	Total	**40**	**3,749**		**3,730**	
	per ha		2,812		2,798	

Greenfield site. POS 0.053ha on site.

Greenfield **12**

29

						Rounded
UNITS	**12**	Social Rent	75.00%	% of Aff	3.6	4
Affordable	40%	4.8 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		1.2	1
		First Homes	0.00%		0	0
					4.8	5

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	0.471		Sub Area	Borehamwood
Net:Gross	85%		Gross	0.471	ha	Green Brov	Green
			Net	0.400	ha	Use	Paddock

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Social Rent 4		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	1.44	1	75	70	0.0%	20%	0.80	2	140	20%	0.00	0	0	35%	0.35	1	70	35%	0.00	0	0
Terrace	3	95	0.0%	10%	0.72	1	95	84	0.0%	25%	1.00	1	84	25%	0.00	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.40	0	0	10%	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%	10%	0.40	0	0	10%	0.00	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	2.52	3	315	93	0.0%	10%	0.40	0	0	10%	0.00	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	0.72	1	120	106	0.0%	5%	0.20	0	0	5%	0.00	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%	15%	1.08	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%	5%	0.36	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%	5%	0.36	0	0	50	12.5%	20%	0.80	1	56	20%	0.00	0	0	5%	0.05	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**740**			**100%**	**4.00**	**4**	**280**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	285	470,250
Terrace	3			1,650	1,650	179	295,350
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	315	538,020
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,090	1,893,769
							1,737 £/m2

Occupants	Count	Population per unit	
1 bed	1	2.40	2
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	2	2.40	5
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
0.3000	**m2**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.071	ha
Shortfall / Surplus		0.062	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		7	740	105.71	740	105.71
Social Rent		4	280	70.06	274	68.50
Affordable Rent		0	0	70.06	0	68.50
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,090**		**1,084**	
	per ha		2,726		2,710	

Greenfield site. POS 0.009ha on site.

Greenfield 9							Rounded
30	UNITS	9	Social Rent	75.00%	% of Aff	2.7	3
	Affordable	40%	3.6 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0.9	1
			First Homes	0.00%		0	0
						3.6	4

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	0.300		Sub Area	Borehamwood
Net:Gross	100%		Gross	0.300	ha	Green Brov	Green
			Net	0.300	ha	Use	Paddock

	Beds	m2	Circulation	Market 5.4		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00		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	84	0.0%	100%	3.00	3	252	100%	0.00	0	0	100%	1.00	1	84	100%	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%	40%	2.16	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%	40%	2.16	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%	1.08	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%		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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**5.40**	**5**	**515**			**100%**	**3.00**	**3**	**252**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**84**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	336	554,400
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	170	290,360
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						851	1,479,110
							1,738 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	2	2.40	5
3 bed	6	2.40	14
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
	0
	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.000	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		5	515	103.00	515	103.00
Social Rent		3	252	84.00	252	84.00
Affordable Rent		0	0	84.00	0	84.00
Shared Ownership		1	84	84.00	84	84.00
First Homes		0	0	84.00	0	84.00
	Total	**9**	**851**		**851**	
	per ha		2,837		2,837	

Greenfield site. Modelled with affordable housing.

Well End SUE

33	UNITS	**3750**		Social Rent	75.00%	% of Aff	1125	Rounded 1,125	Modelling		Area ha		Characteristics	
	Affordable	40%	1500	Affordable Re	0.00%		0	0	Density	35 units/ha	Total	163.000	Sub Area	Borehamwood
				Shared Owne	25.00%		375	375	Net:Gross	66%	Gross	163.000 ha	Green Brov	Green
				First Homes	0.00%		0	0			Net	107.143 ha	Use	Agricultural
							1500	1500						

	Beds	m2	Circulation	Market 2250		Rounded	m2	m2	Circulation	Social Rent 1,125		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 375		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	450.00	450	33,750	70	0.0%	20%	225.00	225	15,750	20%	0.00	0	0	35%	131.25	131	9,170	35%	0.00	0	0
Terrace	3	95	0.0%	10%	225.00	225	21,375	84	0.0%	25%	281.25	281	23,604	25%	0.00	0	0	30%	112.50	113	9,492	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	112.50	113	10,961	10%	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%	10%	112.50	113	8,927	10%	0.00	0	0	10%	37.50	38	3,002	10%	0.00	0	0
Semi	3	105	0.0%	35%	787.50	788	82,740	93	0.0%	10%	112.50	113	10,509	10%	0.00	0	0	10%	37.50	38	3,534	10%	0.00	0	0
Semi	4	120	0.0%	10%	225.00	225	27,000	106	0.0%	5%	56.25	56	5,936	5%	0.00	0	0	10%	37.50	38	4,028	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%	337.50	338	45,630	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%	5%	112.50	113	16,385	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%	5%	112.50	113	6,356	50	12.5%	20%	225.00	225	12,656	20%	0.00	0	0	5%	18.75	19	1,069	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**2,250.00**	**2,252**	**233,236**			**100%**	**1,125.00**	**1,126**	**88,343**	**100%**	**0.00**	**0**	**0**	**100%**	**375.00**	**377**	**30,295**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	58,670	84,836,820
Terrace	3		1,446		1,446	54,471	78,765,066
Terrace	4		1,446		1,446	10,961	15,849,606
Semi	2		1,493		1,493	11,929	17,809,997
Semi	3		1,493		1,493	96,783	144,497,019
Semi	4		1,493		1,493	36,964	55,187,252
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	45,630	82,088,370
Det	5		1,799		1,799	16,385	29,476,615
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	20,081	34,238,531
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						351,874	542,749,276
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	357	2.40	857
2 bed	957	2.40	2,297
3 bed	1,558	2.40	3,739
4 bed	770	2.40	1,848
5 bed	113	2.40	271
		Residents	**9,012**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		482,142	m2
		48.214	ha
Gross - Net		55.857	ha
Shortfall / Surplus		7.643	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	2,252	233,236	103.57	232,530	103.25
Social Rent	1,126	88,343	78.46	86,937	77.21
Affordable Rent	0	0	78.46	0	77.21
Shared Ownership	377	30,295	80.36	30,176	80.04
First Homes	0	0	80.36	0	80.04
Total	**3,755**	**351,874**		**349,643**	
per ha		3,284		3,263	

HBA SA17a, HBA SA17c, HBA SA17d. Potential Strategic Site as Sustainable Neighbourhood. Greenfield, Green Belt site. Modelled b

Parkview / Borehamwood Golf Course

34	UNITS	**1073**		Social Rent	75.00%	% of Aff	321.9	322
	Affordable	40%	429.2	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		107.3	107
				First Homes	0.00%		0	0
							429.2	429

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	46.650	Sub Area	Borehamwood
Net:Gross	66%		Gross	46.650 ha	Green Brov	Green
			Net	30.657 ha	Use	Ag / Golf Course

	Beds	m2	Circulation	Market 643.8		Rounded	m2	m2	Circulation	Social Rent 322		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 107		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	128.76	129	9,675	70	0.0%	20%	64.40	64	4,480	20%	0.00	0	0	35%	37.45	37	2,590	35%	0.00	0	0
Terrace	3	95	0.0%	10%	64.38	64	6,080	84	0.0%	25%	80.50	81	6,804	25%	0.00	0	0	30%	32.10	32	2,688	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	32.20	32	3,104	10%	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%	10%	32.20	32	2,528	10%	0.00	0	0	10%	10.70	11	869	10%	0.00	0	0
Semi	3	105	0.0%	35%	225.33	225	23,625	93	0.0%	10%	32.20	32	2,976	10%	0.00	0	0	10%	10.70	11	1,023	10%	0.00	0	0
Semi	4	120	0.0%	10%	64.38	64	7,680	106	0.0%	5%	16.10	16	1,696	5%	0.00	0	0	10%	10.70	11	1,166	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%	96.57	97	13,095	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%	5%	32.19	32	4,640	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%	5%	32.19	32	1,800	50	12.5%	20%	64.40	64	3,600	20%	0.00	0	0	5%	5.35	5	281	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**643.80**	**643**	**66,595**			**100%**	**322.00**	**321**	**25,188**	**100%**	**0.00**	**0**	**0**	**100%**	**107.00**	**107**	**8,617**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	16,745	24,213,270
Terrace	3		1,446		1,446	15,572	22,517,112
Terrace	4		1,446		1,446	3,104	4,488,384
Semi	2		1,493		1,493	3,397	5,071,721
Semi	3		1,493		1,493	27,624	41,242,632
Semi	4		1,493		1,493	10,542	15,739,206
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	13,095	23,557,905
Det	5		1,799		1,799	4,640	8,347,360
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	5,681	9,686,531
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						100,400	154,864,121
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	101	2.40	242
2 bed	273	2.40	655
3 bed	445	2.40	1,068
4 bed	220	2.40	528
5 bed	32	2.40	77
		Residents	**2,570**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		137,516	m2
		13.752	ha
Gross - Net		15.993	ha
Shortfall / Surplus		2.241	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	643	66,595	103.57	66,395	103.26
Social Rent	321	25,188	78.47	24,788	77.22
Affordable Rent	0	0	78.47	0	77.22
Shared Ownership	107	8,617	80.54	8,586	80.24
First Homes	0	0	80.54	0	80.24
Total	**1,071**	**100,400**		**99,769**	
per ha		3,275		3,254	

HBA SA22. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Greenfield, Gr

FOR APPRAISALS

SITE			Site 1 Large Brownfield LD Housing 500	Site 2 Large Brownfield HD Housing 500	Site 3 Large Brownfield LD Housing 250	Site 4 Brownfield LD Housing 150	Site 5 Brownfield HD Housing 150	Site 6 Brownfield LD Housing 80	Site 7 Brownfield HD Housing 80	Site 8 Brownfield LD Housing 40	Site 9 Brownfield HD Housing 40	Site 10 Brownfield LD Housing 20	Site 11 Brownfield HD Housing 20	Site 12 Brownfield Housing 12	Site 13 Brownfield Housing 9	Site 14 Brownfield Housing 6	Site 15 Brownfield Housing 3	Site 16 Flats 250 Tall Building	Site 17 Flats 80 Tall Building	Site 18 Flats 150	Site 19 Flats 80	Site 20 Flats 40	Site 21 Flats 20	Site 22 Flats 12	Site 23 Flats 9	Site 24 Flats 6	Site 25 Large Greenfield 500	Site 26 Large Greenfield 200	Site 27 Green field 100	Site 28 Greenfield 40	Site 29 Greenfield 12	Site 30 Greenfield 9	Site 33 Well End SUE	Site 34 Parkview / Borehamwood Golf Course
	Sub Area		1 Borehamwood	2 Borehamwood	3 Borehamwood	4 Borehamwood	5 Borehamwood	6 Borehamwood	7 Borehamwood	8 Borehamwood	9 Borehamwood	10 Borehamwood	11 Borehamwood	12 Borehamwood	13 Borehamwood	14 Borehamwood	15 Borehamwood	16 Borehamwood	17 Borehamwood	18 Borehamwood	19 Borehamwood	20 Borehamwood	21 Borehamwood	22 Borehamwood	23 Borehamwood	24 Borehamwood	25 Borehamwood	26 Borehamwood	27 Borehamwood	28 Borehamwood	29 Borehamwood	30 Borehamwood	33 Borehamwood	34 Borehamwood
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Agricultural	Ag / Golf Cour
AREA																																		
	Total	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	163.000	46.650
	Gross	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	163.000	46.650
	Net	ha	16.667	12.500	7.143	4.286	3.333	2.286	1.778	1.143	0.889	0.571	0.444	0.267	0.200	0.133	0.067	1.563	0.500	1.250	0.667	0.444	0.267	0.160	0.150	0.100	16.667	6.667	3.333	1.333	0.400	0.300	107.143	30.657
UNITS																																		
	Units		500	500	250	150	150	80	80	40	40	20	20	12	9	6	3	250	80	150	80	40	20	12	9	6	500	200	100	40	12	9	3750	1073
UNIT SIZE																																		
Total	Market	sqm	103.56	98.56	104.28	104.76	99.71	103.28	92.76	102.55	93.59	104.69	90.52	95.00	106.11	95.00	115.00	82.60	82.39	79.13	79.22	79.45	78.28	79.55	78.13	76.88	103.56	103.56	103.56	103.80	105.71	103.00	104	103.57
	Social Rent	sqm	78.71	76.43	79.38	79.13	76.73	77.05	76.30	79.13	76.88	78.38	76.88	76.81	106.11	95.00	115.00	73.38	73.22	70.80	70.41	70.41	69.38	69.19	78.13	76.88	78.71	78.45	79.74	79.13	70.06	84.00	78	78.47
	Affordable Rent	sqm	78.71	76.43	79.38	79.13	76.73	77.05	76.30	79.13	76.88	78.38	76.88	76.81	106.11	95.00	115.00	73.38	73.22	70.80	70.41	70.41	69.38	69.19	78.13	76.88	78.71	78.45	79.74	79.13	70.06	84.00	78	78.47
	Shared Ownership	sqm	80.45	79.37	82.09	82.82	78.28	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	74.27	71.96	71.03	69.19	69.19	75.94	68.63	78.13	76.88	80.45	80.31	81.00	77.00	70.00	84.00	80	80.54
	First Homes	sqm	80.45	79.37	82.09	82.82	78.28	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	74.27	71.96	71.03	69.19	69.19	75.94	68.63	78.13	76.88	80.45	80.31	81.00	77.00	70.00	84.00	80	80.54
Saleable																																		
	Market	sqm	103.25	98.25	104.03	104.56	99.50	103.02	92.50	102.29	93.33	104.17	90.00	95.00	106.11	95.00	115.00	70.60	70.42	70.33	70.42	70.63	69.58	70.71	69.44	68.33	103.25	103.25	103.25	103.54	105.71	103.00	103	103.26
	Social Rent	sqm	77.50	75.22	78.29	78.02	75.62	75.75	75.00	78.08	75.83	77.33	75.83	75.25	106.11	95.00	115.00	62.72	62.58	62.93	62.58	62.58	61.67	61.50	69.44	68.33	77.50	77.20	78.70	78.08	68.50	84.00	77	77.22
	Affordable Rent	sqm	77.50	75.22	78.29	78.02	75.62	75.75	75.00	78.08	75.83	77.33	75.83	75.25	106.11	95.00	115.00	62.72	62.58	62.93	62.58	62.58	61.67	61.50	69.44	68.33	77.50	77.20	78.70	78.08	68.50	84.00	77	77.22
	Shared Ownership	sqm	80.20	79.12	81.84	82.40	77.87	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	63.48	61.50	63.13	61.50	61.50	67.50	61.00	69.44	68.33	80.20	80.00	81.00	77.00	70.00	84.00	80	80.24
	First Homes	sqm	80.20	79.12	81.84	82.40	77.87	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	63.48	61.50	63.13	61.50	61.50	67.50	61.00	69.44	68.33	80.20	80.00	81.00	77.00	70.00	84.00	80	80.24
BASE CONSTRUCTION																																		
	BCIS +	£/sqm	1,542	1,501	1,542	1,761	1,714	1,755	1,682	1,757	1,679	1,773	1,684	1,683	1,679	1,650	1,839	1,980	2,327	1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,542	1,542	1,757	1,758	1,737	1,738	1,542	1,542
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	5%	5%	10%	10%	10%	10%	10%	10%	10%	15%	15%	15%	15%	15%	15%	15%	15%
	Extras		450,000	225,000	232,500	142,500	75,000	67,500	0	37,500	0	22,500	0	0	0	0	7,500	0	0	0	0	0	0	0	0	0	450,000	180,000	90,000	37,500	7,500	7,500	3,382,500	967,500
	Abnormals	%	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%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
		£	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	0	0
	Contingency	%	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%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%
	Small Sites	%																																
FEES																																		
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
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	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	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		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	25,000	25,000	25,000	25,000	100,000	100,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%	0%	0%	0%	0%
	Premium	£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000	225,000	225,000
	Easements etc	£																																
VALUES																																		
	Market	£/m2	7,260	7,260	7,260	7,260	7,260	7,260	7,260	7,260	7,260	7,260	7,260	7,300	7,300	7,300	7,300	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	7,300	7,300	7,300	7,300	7,300	7,300	7,255	7,255
	Social Rent	£/m2	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735
	Affordable Rent	£/m2	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420
	Shared Ownership	£/m2	5,082	5,082	5,082	5,082	5,082	5,082	5,082	5,082	5,082	5,082	5,082	5,110	5,110	5,110	5,110	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	5,110	5,110	5,110	5,110	5,110	5,110	5,079	5,079
	First Homes	£/m2	3,117	3,160	3,055	3,034	3,211	3,049	3,180	3,401	3,247	3,247	3,247	3,571	3,571	3,571	3,571	3,652	3,708	3,666	3,708	3,708	3,591	3,850	3,850	3,850	3,117	3,125	3,086	3,247	3,571	2,976	3,123	3,116
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	%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%
		£/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	%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
		£/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	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00
	Water	£/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	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
	Circular	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/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	10,255	10,255	10,315	10,315	10,315	10,278	10,278	10,340	10,340	10,215	10,215	10,298	10,715	10,715	10,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	10,255	10,240	10,315	10,340	10,298	10,715	40,715	40,715
	Post CIL s106	£/unit	10,255	10,255	10,315	10,315	10,315	10,278	10,278	10,340	10,340	10,215	10,215	10,298	10,715	10,715	10,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	10,255	10,240	10,315	10,340	10,298	10,715	40,715	40,715
	CIL	Houses	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84	200.84
		Flats	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	0.00
	BSL	Greenfield																									47.37	47.37	47.37	47.37	47.37	47.37	47.37	47.37
		Brownfield	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69								
	Affordable Housing																																	
	Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Social Rent	75.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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	25.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	First Homes	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 33	Site 34
			Large Brownfield LD Housing 500	Large Brownfield HD Housing 500	Large Brownfield LD Housing 250	Brownfield LD Housing 150	Brownfield HD Housing 150	Brownfield LD Housing 80	Brownfield HD Housing 80	Brownfield LD Housing 40	Brownfield HD Housing 40	Brownfield LD Housing 20	Brownfield HD Housing 20	Brownfield Housing 12	Brownfield Housing 9	Brownfield Housing 6	Brownfield Housing 3	Flats 250 Tall Building	Flats 80 Tall Building	Flats 150	Flats 80	Flats 40	Flats 20	Flats 12	Flats 9	Flats 6	Large Greenfield 500	Large Greenfield 200	Green field 100	Greenfield 40	Greenfield 12	Greenfield 9	Well End SUE	Parkview / Borehamwood Golf Course
			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	30	33	34
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Agricultural	Ag / Golf Course
			Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood	Borehamwood
Site Area	Gross	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	163.000	46.650
	Net	ha	16.667	12.500	7.143	4.286	3.333	2.286	1.778	1.143	0.889	0.571	0.444	0.267	0.200	0.133	0.067	1.563	0.500	1.250	0.667	0.444	0.267	0.160	0.150	0.100	16.667	6.667	3.333	1.333	0.400	0.300	107.143	30.657
Units			500	500	250	150	150	80	80	40	40	20	20	12	9	6	3	250	80	150	80	40	20	12	9	6	500	200	100	40	12	9	3,750	1,073
			0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	100.0%	100.0%	100.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	100.0%	100.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	25,000	25,000	25,000	25,000	100,000	100,000	25,000	25,000
		£ site	45,454,545	28,846,154	14,285,714	8,571,429	6,666,667	4,571,429	3,137,255	2,016,807	1,568,627	1,008,403	666,667	400,000	300,000	200,000	100,000	2,757,353	882,353	2,205,882	1,176,471	666,667	400,000	240,000	225,000	150,000	757,576	222,222	111,111	39,216	47,059	30,000	4,075,000	1,166,250
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000	350,000	350,000	225,000	225,000
		£ site	9,090,909	5,769,231	2,857,143	1,714,286	1,333,333	914,286	627,451	403,361	313,725	201,681	133,333	80,000	60,000	40,000	20,000	551,471	176,471	441,176	235,294	133,333	80,000	48,000	45,000	30,000	10,606,061	3,111,111	1,555,556	549,020	164,706	105,000	36,675,000	10,496,250
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	375,000	375,000	375,000	375,000	450,000	450,000	250,000	250,000
		£ site	54,545,455	34,615,385	17,142,857	10,285,714	8,000,000	5,485,714	3,764,706	2,420,168	1,882,353	1,210,084	800,000	480,000	360,000	240,000	120,000	3,308,824	1,058,824	2,647,059	1,411,765	800,000	480,000	288,000	270,000	180,000	11,363,636	3,333,333	1,666,667	588,235	211,765	135,000	40,750,000	11,662,500
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	2,190,315	3,382,544	3,304,639	2,847,864	3,628,744	2,731,931	3,762,610	3,172,730	4,007,021	3,286,747	4,591,112	4,993,194	11,131,127	10,075,013	11,048,750	-2,769,957	-7,574,260	-1,805,457	-1,757,097	-1,588,377	-1,356,544	-1,310,083	1,983,581	1,967,897	2,240,390	2,913,225	2,504,136	2,821,534	3,112,341	3,483,000	1,555,773	2,283,749
	Net	£/ha	3,982,391	5,203,914	4,406,186	3,797,152	4,838,326	3,642,575	4,426,600	3,732,623	4,714,143	3,866,761	4,591,112	4,993,194	11,131,127	10,075,013	11,048,750	-3,258,773	-8,910,894	-2,124,067	-2,067,173	-1,588,377	-1,356,544	-1,310,083	1,983,581	1,967,897	4,073,436	3,884,300	3,338,848	3,319,452	3,661,577	3,483,000	2,366,849	3,475,108
		£ site	66,373,191	65,048,925	31,472,754	16,273,507	16,127,753	8,325,886	7,869,510	4,265,855	4,190,349	2,209,578	2,040,494	1,331,518	2,226,225	1,343,335	736,583	-5,091,833	-4,455,447	-2,655,083	-1,378,115	-705,945	-361,745	-209,613	297,537	196,790	67,890,605	25,895,336	11,129,495	4,425,936	1,464,631	1,044,900	253,591,014	106,536,871

W Wood and Adj - Appendix
Site 1

Site 1	1	Large Brownfie	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	300	7,260	224,878,500	31,069
Affordable Overall			40%	200			
Social Rent	78.71	77.50	30.00%	150	1,735	20,169,375	11,806
Affordable Rent	78.71	77.50	0.00%	0	3,420	0	0
Shared Ownersl	80.45	80.20	10.00%	50	5,082	20,378,820	4,023
First Homes	80.45	80.20	0.00%	0	3,117	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	16.667	ha	30	/ha		265,426,695	46,898
SITE AREA - Gro	30.303	ha	17	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		66,373,191	3,982,391	2,190,315
Existing Use Value		45,454,545		1,500,000
Uplift	20%	9,090,909		300,000
Plus /ha	0	0		0
Benchmark Land Value		54,545,455		1,800,000
Additional Profit		35,507,193	1,143	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 65,467,037

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				66,373,191	
	Stamp Duty			3,308,160		
	Easements etc.			0		
	Legals /Acquisition		1.50%	995,598	4,303,757	
Fees						
	Planning			116,800		
	Professional		8.00%	7,959,543	8,076,343	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	79,541,020		
		Extras		450,000		
		Unit extras	4,757.00	2,378,500		
		Site	10.00%	7,954,102		
	BNG			677,427		
	Contingency	5.00%		4,516,181		
	Abnormals	5.00%		3,977,051		
				0	99,494,282	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,962,801		
	Legals	%	0.5%	1,327,133		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,289,934	**187,537,507**

Developers Profit				
	Market Housing	% Value	17.50%	**39,353,738**
	Affordable Hou:	% Value	17.50%	**7,095,934**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		66,373,191
	Total	3,308,160

Stamp duty calc - AP		
Land payment		54,545,455
	Total	2,716,773

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	736,019	
		Total	736,019

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	200.84	£/sqm	**6,239,848**

BNG	0.75%	**Total**	677,427

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.87	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.06	**4,757.00**

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	70	70	70	70	70	70	70	10				
Market Housing		31,482,990	31,482,990	31,482,990	31,482,990	31,482,990	31,482,990	31,482,990	4,497,570	0	0	0
Social Rent		2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	403,388	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,853,035	2,853,035	2,853,035	2,853,035	2,853,035	2,853,035	2,853,035	407,576	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**	**37,159,737**	**37,159,737**	**37,159,737**	**37,159,737**	**37,159,737**	**37,159,737**	**37,159,737**	**5,308,534**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,308,160											
Easements etc.	0											
Legals Acquisition	995,598											
Planning Fee	116,800											
Professional	7,959,543											
Build Cost - BCIS Base		12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	1,806,472	0	0	0
BSL/s106/CIL/Tariff		7,060,740	820,893	820,893	820,893	820,893	820,893	820,893	117,270	0	0	0
BNG		94,840	94,840	94,840	94,840	94,840	94,840	94,840	13,549	0	0	0
Contingency		632,265	632,265	632,265	632,265	632,265	632,265	632,265	90,324	0	0	0
Abnormals		556,787	556,787	556,787	556,787	556,787	556,787	556,787	79,541	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,114,792	1,114,792	1,114,792	1,114,792	1,114,792	1,114,792	1,114,792	159,256	0	0	0
Legals	0	185,799	185,799	185,799	185,799	185,799	185,799	185,799	26,543	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**12,380,100**	**22,290,531**	**16,050,683**	**16,050,683**	**16,050,683**	**16,050,683**	**16,050,683**	**16,050,683**	**2,292,955**	**0**	**0**	**0**
For Residual Va Land	**66,373,191**											
Interest		5,906,497	5,234,294	4,043,687	2,763,784	1,387,889	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-78,753,291	8,962,710	15,874,761	17,065,368	18,345,270	19,721,166	21,109,054	21,109,054	3,015,579	0	0	0
Opening Balance	0											
Closing Balance	-78,753,291	-69,790,581	-53,915,821	-36,850,453	-18,505,182	1,215,984	22,325,038	43,434,092	46,449,672	46,449,672	46,449,672	46,449,672

	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												
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
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												39,353,738
rdable for Rent												7,095,934
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-46,449,672
Closing Balance	46,449,672	46,449,672	46,449,672	46,449,672	46,449,672	46,449,672	46,449,672	46,449,672	46,449,672	46,449,672	46,449,672	0

W Wood and Adj - Appendix
Site 2

Site 2	2 Large Brownfie Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	98.56	98.25	60.00%	300	7,260	213,988,500	29,569
Affordable Overall			40%	200			
Social Rent	76.43	75.22	30.00%	150	1,735	19,576,005	11,464
Affordable Rent	76.43	75.22	0.00%	0	3,420	0	0
Shared Ownersl	79.37	79.12	10.00%	50	5,082	20,104,392	3,969
First Homes	79.37	79.12	0.00%	0	3,160	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	12.500	ha	40	/ha		**253,668,897**	**45,002**
SITE AREA - Gro	19.231	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**65,048,925**	**5,203,914**	**3,382,544**
Existing Use Value		28,846,154		1,500,000
Uplift	20%	5,769,231		300,000
Plus /ha	0	0		0
Benchmark Land Value		**34,615,385**		**1,800,000**
Additional Profit		**62,349,525**	**2,109**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 61,603,637

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				65,048,925	
	Stamp Duty			3,241,946		
	Easements etc.			0		
	Legals /Acquisition		1.50%	975,734	4,217,680	
Fees						
	Planning			116,800		
	Professional		8.00%	7,431,465	7,548,265	
CONSTRUCTION						
	Build Cost	BCIS +	1,651	74,296,400		
		Extras		225,000		
		Unit extras	4,757.00	2,378,500		
		Site	10.00%	7,429,640		
	BNG			632,472		
	Contingency	5.00%		4,216,477		
	Abnormals	5.00%		3,714,820		
				0	92,893,308	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,610,067		
	Legals	%	0.5%	1,268,344		
		£/unit	0	0		
	Misc.	%	0.0%	0	8,878,411	**178,586,589**

Developers Profit				
	Market Housing	% Value	17.50%	**37,447,988**
	Affordable Hou:	% Value	17.50%	**6,944,069**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		65,048,925
	Total	3,241,946

Stamp duty calc - AP		
Land payment		34,615,385
	Total	1,720,269

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	700,484	
		Total	700,484

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	200.84	£/sqm	**5,938,588**

BNG	0.75%	**Total**	632,472

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,500.89	Per Unit
CO2 Plus	8.00%		120.07	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.02	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	
			1,650.98	**4,757.00**

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	70	70	70	70	70	70	70	10				
Market Housing		29,958,390	29,958,390	29,958,390	29,958,390	29,958,390	29,958,390	29,958,390	4,279,770	0	0	0
Social Rent		2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	391,520	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,814,615	2,814,615	2,814,615	2,814,615	2,814,615	2,814,615	2,814,615	402,088	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**	**35,513,646**	**35,513,646**	**35,513,646**	**35,513,646**	**35,513,646**	**35,513,646**	**35,513,646**	**5,073,378**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,241,946											
Easements etc.	0											
Legals Acquisition	975,734											
Planning Fee	116,800											
Professional	7,431,465											
Build Cost - BCIS Base		11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	1,686,591	0	0	0
BSL/s106/CIL/Tariff		6,754,505	815,918	815,918	815,918	815,918	815,918	815,918	116,560	0	0	0
BNG		88,546	88,546	88,546	88,546	88,546	88,546	88,546	12,649	0	0	0
Contingency		590,307	590,307	590,307	590,307	590,307	590,307	590,307	84,330	0	0	0
Abnormals		520,075	520,075	520,075	520,075	520,075	520,075	520,075	74,296	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,065,409	1,065,409	1,065,409	1,065,409	1,065,409	1,065,409	1,065,409	152,201	0	0	0
Legals	0	177,568	177,568	177,568	177,568	177,568	177,568	177,568	25,367	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**11,765,945**	**21,002,546**	**15,063,958**	**15,063,958**	**15,063,958**	**15,063,958**	**15,063,958**	**15,063,958**	**2,151,994**	**0**	**0**	**0**
For Residual Va Land	**65,048,925**											
Interest		5,761,115	5,104,866	3,954,005	2,716,829	1,386,864	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-76,814,870	8,749,984	15,344,821	16,495,682	17,732,858	19,062,823	20,449,687	20,449,687	2,921,384	0	0	0
Opening Balance	0											
Closing Balance	-76,814,870	-68,064,885	-52,720,065	-36,224,382	-18,491,524	571,299	21,020,986	41,470,673	44,392,057	44,392,057	44,392,057	44,392,057

	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												37,447,988
rdable for Rent												6,944,069
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-44,392,057
Opening Balance												
Closing Balance	44,392,057	44,392,057	44,392,057	44,392,057	44,392,057	44,392,057	44,392,057	44,392,057	44,392,057	44,392,057	44,392,057	0

W Wood and Adj - Appendix
Site 3

Site 3	3 Large Brownfie Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.28	104.03	60.00%	150	7,260	113,292,300	15,643
Affordable Overall			40%	100			
Social Rent	79.38	78.29	30.00%	75	1,735	10,187,920	5,953
Affordable Rent	79.38	78.29	0.00%	0	3,420	0	0
Shared Ownersl	82.09	81.84	10.00%	25	5,082	10,397,772	2,052
First Homes	82.09	81.84	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	7.143	ha	35	/ha		**133,877,992**	**23,648**
SITE AREA - Gro	9.524	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**31,472,754**	**4,406,186**	**3,304,639**
Existing Use Value		14,285,714		1,500,000
Uplift	20%	2,857,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		**17,142,857**		**1,800,000**
Additional Profit		**-11,647,585**	**-745**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 21,128,763

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				31,472,754	
	Stamp Duty			1,563,138		
	Easements etc.			0		
	Legals /Acquisition		1.50%	472,091	2,035,229	
Fees						
	Planning			69,550		
	Professional		8.00%	4,013,169	4,082,719	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	40,108,069		
		Extras		232,500		
		Unit extras	4,757.00	1,189,250		
		Site	10.00%	4,010,807		
	BNG			341,555		
	Contingency	5.00%		2,277,031		
	Abnormals	5.00%		2,005,403		
				0	50,164,615	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	4,016,340		
	Legals	%	0.5%	669,390		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,685,730	**92,441,048**

Developers Profit				
	Market Housing	% Value	17.50%	**19,826,153**
	Affordable Hou	% Value	17.50%	**3,602,496**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		31,472,754
	Total	1,563,138

Stamp duty calc - AP		
Land payment		17,142,857
	Total	846,643

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	370,571	
		Total	370,571

Pre CIL s106	10,315	£/ Unit (all)	
		Total	2,578,750

Post CIL s106	10,315	£/ Unit (all)	
		Total	2,578,750

CIL	200.84	£/sqm	**3,141,640**

BNG	0.75%	**Total**	341,555

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.86	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.04	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	12				
Market Housing				0	0	0	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	6,344,369	5,438,030
Social Rent				0	0	0	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	489,020
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	582,275	499,093
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**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**7,497,168**	**6,426,144**
EXPENDITURE																								
Stamp Duty	1,563,138																							
Easements etc.	0																							
Legals Acquisition	472,091																							
Planning Fee	69,550																							
Professional	2,006,585		2,006,585																					
Build Cost - BCIS Base		0	850,092	1,700,183	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,428,833	1,578,742	728,650	0	0
BSL/BSL/s106/CIL/Tariff		0	833,547	881,683	929,820	929,820	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	158,285	110,149	62,012	20,752	17,787
BNG		0	6,376	12,751	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	18,216	11,841	5,465	0	0
Contingency		0	42,505	85,009	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	121,442	78,937	36,433	0	0
Abnormals		0	37,434	74,868	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	106,955	69,521	32,086	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	224,915	192,784
Legals	0	0	0	0	0	0	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	37,486	32,131
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**4,111,364**	**0**	**3,776,537**	**2,754,496**	**3,739,038**	**3,739,038**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,236,781**	**3,096,132**	**2,111,589**	**1,127,047**	**283,153**	**242,702**
For Residual Va Land	**31,472,754**																							
Interest		667,202	679,712	763,267	829,225	914,880	1,002,141	941,049	878,811	815,407	750,813	685,009	617,970	549,675	480,099	409,219	337,010	263,446	188,504	112,156	31,739	0	0	0
Developers Return																								
Market Housing																								19,826,153
rdable for Rent																								3,602,496
First Homes																								0
Cash Flow	-35,584,118	-667,202	-4,456,250	-3,517,763	-4,568,263	-4,653,918	3,258,245	3,319,337	3,381,575	3,444,980	3,509,573	3,575,377	3,642,416	3,710,711	3,780,287	3,851,167	3,923,377	3,996,940	4,071,883	4,288,879	5,353,839	6,370,121	7,214,015	-17,245,207
Opening Balance	0																							
Closing Balance	-35,584,118	-36,251,320	-40,707,570	-44,225,333	-48,793,596	-53,447,514	-50,189,269	-46,869,931	-43,488,356	-40,043,377	-36,533,804	-32,958,426	-29,316,011	-25,605,300	-21,825,013	-17,973,845	-14,050,469	-10,053,529	-5,981,646	-1,692,767	3,661,072	10,031,193	17,245,207	0

W Wood and Adj - Appendix
Site 4

Site 4	4 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.76	104.56	60.00%	90	7,260	68,316,600	9,429
Affordable Overall			40%	60			
Social Rent	79.13	78.02	30.00%	45	1,735	6,091,585	3,561
Affordable Rent	79.13	78.02	0.00%	0	3,420	0	0
Shared Ownersl	82.82	82.40	10.00%	15	5,082	6,281,352	1,242
First Homes	82.82	82.40	0.00%	0	3,034	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		**80,689,537**	**14,232**
SITE AREA - Gro	5.714	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**16,273,507**	**3,797,152**	**2,847,864**
Existing Use Value		8,571,429		1,500,000
Uplift	20%	1,714,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**10,285,714**		**1,800,000**
Additional Profit		**-1,195,315**	**-127**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 16,417,936

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				16,273,507	
	Stamp Duty			803,175		
	Easements etc.			0		
	Legals /Acquisition		1.50%	244,103	1,047,278	
Fees						
	Planning			50,650		
	Professional		8.00%	2,748,010	2,798,660	
CONSTRUCTION						
	Build Cost	BCIS +	1,937	27,566,329		
		Extras		142,500		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,756,633		
	BNG			233,843		
	Contingency	5.00%		1,558,951		
	Abnormals	5.00%		1,378,316		
				0	34,350,121	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,420,686		
	Legals	%	0.5%	403,448		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,824,134	**57,293,700**

Developers Profit				
	Market Housing	% Value	17.50%	**11,955,405**
	Affordable Hou:	% Value	17.50%	**2,165,264**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		16,273,507
	Total	803,175

Stamp duty calc - AP		
Land payment		10,285,714
	Total	503,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	223,367	
		Total	223,367

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

CIL	200.84	£/sqm	**1,893,670**

BNG	0.75%	**Total**	233,843

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,760.84	Per Unit
CO2 Plus	8.00%		140.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.22	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	
			1,936.93	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	10											
Market Housing				0	0	0	6,376,216	6,376,216	6,376,216	6,376,216	6,376,216	6,376,216	6,376,216	6,376,216	6,376,216	6,376,216	4,554,440	0	0	0	0	0	0	0
Social Rent				0	0	0	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	406,106	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	0	0	0	0	0
Shared Ownership				0	0	0	586,260	586,260	586,260	586,260	586,260	586,260	586,260	586,260	586,260	586,260	418,757	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**	**7,531,023**	**7,531,023**	**7,531,023**	**7,531,023**	**7,531,023**	**7,531,023**	**7,531,023**	**7,531,023**	**7,531,023**	**7,531,023**	**5,379,302**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	803,175																							
Easements etc.	0																							
Legals Acquisition	244,103																							
Planning Fee	50,650																							
Professional	1,374,005		1,374,005																					
Build Cost - BCIS Base		0	970,014	1,940,027	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,632,894	1,662,881	692,867	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	521,554	569,691	617,828	617,828	165,258	165,258	165,258	165,258	165,258	165,258	151,504	103,368	55,231	20,848	14,891	0	0	0	0	0	0	0
BNG		0	7,275	14,550	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	19,747	12,472	5,197	0	0	0	0	0	0	0	0	0
Contingency		0	48,501	97,001	145,502	145,502	145,502	145,502	145,502	145,502	145,502	145,502	131,645	83,144	34,643	0	0	0	0	0	0	0	0	0
Abnormals		0	42,881	85,762	128,643	128,643	128,643	128,643	128,643	128,643	128,643	128,643	116,391	73,510	30,629	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	225,931	225,931	225,931	225,931	225,931	225,931	225,931	225,931	225,931	225,931	161,379	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	37,655	37,655	37,655	37,655	37,655	37,655	37,655	37,655	37,655	37,655	26,897	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,471,933**	**0**	**2,964,230**	**2,707,032**	**3,823,839**	**3,823,839**	**3,634,855**	**3,634,855**	**3,634,855**	**3,634,855**	**3,634,855**	**3,634,855**	**3,315,767**	**2,198,960**	**1,082,153**	**284,433**	**203,167**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,273,507**																							
Interest		351,477	358,067	420,360	478,999	559,677	641,868	580,850	518,688	455,360	390,845	325,120	258,163	183,967	87,440	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,955,405
rdable for Rent																								2,165,264
First Homes																								0
Cash Flow	-18,745,440	-351,477	-3,322,297	-3,127,392	-4,302,838	-4,383,516	3,254,301	3,315,319	3,377,481	3,440,809	3,505,324	3,571,049	3,957,094	5,148,096	6,361,430	7,246,590	5,176,136	0	0	0	0	0	0	-14,120,669
Opening Balance	0																							
Closing Balance	-18,745,440	-19,096,917	-22,419,214	-25,546,606	-29,849,444	-34,232,960	-30,978,659	-27,663,340	-24,285,859	-20,845,050	-17,339,726	-13,768,677	-9,811,583	-4,663,487	1,697,943	8,944,533	14,120,669	14,120,669	14,120,669	14,120,669	14,120,669	14,120,669	14,120,669	0

W Wood and Adj - Appendix
Site 5

Site 5	5	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	99.71	99.50	60.00%	90	7,260	65,013,300	8,974
Affordable Overall			40%	60			
Social Rent	76.73	75.62	30.00%	45	1,735	5,904,205	3,453
Affordable Rent	76.73	75.62	0.00%	0	3,420	0	0
Shared Ownersl	78.28	77.87	10.00%	15	5,082	5,935,776	1,174
First Homes	78.28	77.87	0.00%	0	3,211	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		**76,853,281**	**13,601**
SITE AREA - Gro	4.444	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**16,127,753**	**4,838,326**	**3,628,744**
Existing Use Value		6,666,667		1,500,000
Uplift	20%	1,333,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		**8,000,000**		**1,800,000**
Additional Profit		**2,429,972**	**271**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 15,365,863

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				16,127,753	
	Stamp Duty			795,888		
	Easements etc.			0		
	Legals /Acquisition		1.50%	241,916	1,037,804	
Fees						
	Planning			50,650		
	Professional		8.00%	2,555,253	2,605,903	
CONSTRUCTION						
	Build Cost	BCIS +	1,885	25,639,213		
		Extras		75,000		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,563,921		
	BNG			217,438		
	Contingency	5.00%		1,449,584		
	Abnormals	5.00%		1,281,961		
				0	31,940,666	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,305,598		
	Legals	%	0.5%	384,266		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,689,865	**54,401,991**

Developers Profit				
	Market Housing	% Value	17.50%	**11,377,328**
	Affordable Hou:	% Value	17.50%	**2,071,997**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		16,127,753
	Total	795,888

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	212,588	
		Total	212,588

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

CIL	200.84	£/sqm	**1,802,288**

BNG	0.75%	**Total**	217,438

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,713.73	Per Unit
CO2 Plus	8.00%		137.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.27	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	
			1,885.10	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	10											
Market Housing				0	0	0	6,067,908	6,067,908	6,067,908	6,067,908	6,067,908	6,067,908	6,067,908	6,067,908	6,067,908	6,067,908	4,334,220	0	0	0	0	0	0	0
Social Rent				0	0	0	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	393,614	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	0	0	0	0	0
Shared Ownership				0	0	0	554,006	554,006	554,006	554,006	554,006	554,006	554,006	554,006	554,006	554,006	395,718	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**	**7,172,973**	**7,172,973**	**7,172,973**	**7,172,973**	**7,172,973**	**7,172,973**	**7,172,973**	**7,172,973**	**7,172,973**	**7,172,973**	**5,123,552**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	795,888																							
Easements etc.	0																							
Legals Acquisition	241,916																							
Planning Fee	50,650																							
Professional	1,277,627		1,277,627																					
Build Cost - BCIS Base		0	901,963	1,803,927	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,448,187	1,546,223	644,260	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	498,709	546,845	594,982	594,982	164,252	164,252	164,252	164,252	164,252	164,252	150,498	102,362	54,225	19,842	14,173	0	0	0	0	0	0	0
BNG		0	6,765	13,529	20,294	20,294	20,294	20,294	20,294	20,294	20,294	20,294	18,361	11,597	4,832	0	0	0	0	0	0	0	0	0
Contingency		0	45,098	90,196	135,295	135,295	135,295	135,295	135,295	135,295	135,295	135,295	122,409	77,311	32,213	0	0	0	0	0	0	0	0	0
Abnormals		0	39,883	79,766	119,650	119,650	119,650	119,650	119,650	119,650	119,650	119,650	108,254	68,371	28,488	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	215,189	215,189	215,189	215,189	215,189	215,189	215,189	215,189	215,189	215,189	153,707	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	35,865	35,865	35,865	35,865	35,865	35,865	35,865	35,865	35,865	35,865	25,618	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,366,081**	**0**	**2,770,045**	**2,534,265**	**3,576,111**	**3,576,111**	**3,396,434**	**3,396,434**	**3,396,434**	**3,396,434**	**3,396,434**	**3,396,434**	**3,098,764**	**2,056,918**	**1,015,072**	**270,896**	**193,497**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,127,753**																							
Interest		346,759	353,261	411,823	467,062	542,872	620,103	560,919	500,627	439,203	376,628	312,880	247,936	176,194	83,571	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,377,328
rdable for Rent																								2,071,997
First Homes																								0
Cash Flow	-18,493,834	-346,759	-3,123,306	-2,946,088	-4,043,173	-4,118,983	3,156,436	3,215,619	3,275,912	3,337,335	3,399,910	3,463,658	3,826,272	4,939,861	6,074,330	6,902,077	4,930,055	0	0	0	0	0	0	-13,449,324
Opening Balance	0																							
Closing Balance	-18,493,834	-18,840,593	-21,963,899	-24,909,987	-28,953,160	-33,072,142	-29,915,707	-26,700,088	-23,424,176	-20,086,841	-16,686,931	-13,223,272	-9,397,000	-4,457,138	1,617,192	8,519,269	13,449,324	13,449,324	13,449,324	13,449,324	13,449,324	13,449,324	13,449,324	0

W Wood and Adj - Appendix
Site 6

Site 6	6 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.28	103.02	60.00%	48	7,260	35,900,700	4,958
Affordable Overall			40%	32			
Social Rent	77.05	75.75	30.00%	24	1,735	3,154,230	1,849
Affordable Rent	77.05	75.75	0.00%	0	3,420	0	0
Shared Ownersl	82.00	82.00	10.00%	8	5,082	3,333,792	656
First Homes	82.00	82.00	0.00%	0	3,049	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	2.286	ha	35	/ha		42,388,722	7,463
SITE AREA - Gro	3.048	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		8,325,886	3,642,575	2,731,931
Existing Use Value		4,571,429		1,500,000
Uplift	20%	914,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		5,485,714		1,800,000
Additional Profit		-4,180,794	-843	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 7,606,684

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				8,325,886	
	Stamp Duty			405,794		
	Easements etc.			0		
	Legals /Acquisition		1.50%	124,888	530,683	
Fees						
	Planning			37,420		
	Professional		8.00%	1,436,023	1,473,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,930	14,404,671		
		Extras		67,500		
		Unit extras	4,757.00	380,560		
		Site	10.00%	1,440,467		
	BNG			122,199		
	Contingency	5.00%		814,660		
	Abnormals	5.00%		720,234		
				0	17,950,290	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,271,662		
	Legals	%	0.5%	211,944		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,483,605	**29,763,907**

Developers Profit				
	Market Housing	% Value	17.50%	**6,282,623**
	Affordable Hou:	% Value	17.50%	**1,135,404**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		8,325,886
	Total	405,794

Stamp duty calc - AP		
Land payment		5,485,714
	Total	263,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	117,443	
		Total	117,443

Pre CIL s106	10,278	£/ Unit (all)	
		Total	822,200

Post CIL s106	10,278	£/ Unit (all)	
		Total	822,200

CIL	200.84	£/sqm	**995,664**

BNG	0.75%	**Total**	122,199

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,754.74	Per Unit
CO2 Plus	8.00%		140.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.09	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	
			1,930.21	**4,757.00**

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			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5						
Market Housing				0	0	0	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	2,243,794	0	0
Social Rent				0	0	0	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	208,362	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**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**2,649,295**	**0**	**0**
EXPENDITURE																								
Stamp Duty	405,794																							
Easements etc.	0																							
Legals Acquisition	124,888																							
Planning Fee	37,420																							
Professional	718,012		718,012																					
Build Cost - BCIS Base		0	339,442	678,883	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	678,883	339,442	0	0	0	0
BSL/s106/CIL/Tariff		0	266,045	283,174	300,304	300,304	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	41,599	24,469	7,340	7,340	0	0
BNG		0	2,546	5,092	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	5,092	2,546	0	0	0	0
Contingency		0	16,972	33,944	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	33,944	16,972	0	0	0	0
Abnormals		0	15,005	30,010	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	30,010	15,005	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	79,479	0	0
Legals	0	0	0	0	0	0	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	13,246	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,286,115**	**0**	**1,358,021**	**1,031,103**	**1,422,197**	**1,422,197**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**1,273,346**	**882,253**	**491,159**	**100,066**	**100,066**	**0**	**0**
For Residual Va Land	**8,325,886**																							
Interest		180,225	183,604	212,510	235,827	266,915	298,586	278,386	257,806	236,841	215,483	193,724	171,557	148,975	125,969	102,532	78,656	54,331	29,551	0	0	0	0	0
Developers Return																								
Market Housing																								6,282,623
rdable for Rent																								1,135,404
First Homes																								0
Cash Flow	-9,612,000	-180,225	-1,541,625	-1,243,613	-1,658,024	-1,689,112	1,077,363	1,097,563	1,118,143	1,139,108	1,160,466	1,182,225	1,204,391	1,226,974	1,249,980	1,273,417	1,297,293	1,321,617	1,737,491	2,158,136	2,549,230	2,549,230	0	-7,418,026
Opening Balance	0																							
Closing Balance	-9,612,000	-9,792,225	-11,333,850	-12,577,463	-14,235,488	-15,924,600	-14,847,237	-13,749,674	-12,631,531	-11,492,423	-10,331,957	-9,149,733	-7,945,341	-6,718,367	-5,468,388	-4,194,971	-2,897,678	-1,576,060	161,431	2,319,567	4,868,797	7,418,026	7,418,026	0

W Wood and Adj - Appendix
Site 7

Site 7	7	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	92.76	92.50	60.00%	48	7,260	32,234,400	4,453
Affordable Overall			40%	32			
Social Rent	76.30	75.00	30.00%	24	1,735	3,123,000	1,831
Affordable Rent	76.30	75.00	0.00%	0	3,420	0	0
Shared Ownersl	78.63	78.63	10.00%	8	5,082	3,196,578	629
First Homes	78.63	78.63	0.00%	0	3,180	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	1.778	ha	45	/ha		**38,553,978**	**6,913**
SITE AREA - Gro	2.092	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**7,869,510**	**4,426,600**	**3,762,610**
Existing Use Value		3,137,255		1,500,000
Uplift	20%	627,451		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,764,706**		**1,800,000**
Additional Profit		**-1,219,484**	**-274**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,777,596

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				7,869,510	
	Stamp Duty			382,976		
	Easements etc.			0		
	Legals /Acquisition		1.50%	118,043	501,018	
Fees						
	Planning			37,420		
	Professional		8.00%	1,273,542	1,310,962	
CONSTRUCTION						
	Build Cost	BCIS +	1,850	12,789,481		
		Extras		0		
		Unit extras	4,757.00	380,560		
		Site	10.00%	1,278,948		
	BNG			108,367		
	Contingency	5.00%		722,449		
	Abnormals	5.00%		639,474		
				0	15,919,280	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,156,619		
	Legals	%	0.5%	192,770		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,349,389	**26,950,161**

Developers Profit				
	Market Housing	% Value	17.50%	**5,641,020**
	Affordable Hou:	% Value	17.50%	**1,105,926**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		7,869,510
	Total	382,976

Stamp duty calc - AP		
Land payment		3,764,706
	Total	177,735

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	105,480	
		Total	105,480

Pre CIL s106	10,278	£/ Unit (all)	
		Total	822,200

Post CIL s106	10,278	£/ Unit (all)	
		Total	822,200

CIL	200.84	£/sqm	**894,240**

BNG	0.75%	**Total**	108,367

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,681.94	Per Unit
CO2 Plus	8.00%		134.55	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.64	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	
			1,850.13	**4,757.00**

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			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5						
Market Housing				0	0	0	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	2,014,650	0	0
Social Rent				0	0	0	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	199,786	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**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**2,409,624**	**0**	**0**
EXPENDITURE																								
Stamp Duty	382,976																							
Easements etc.	0																							
Legals Acquisition	118,043																							
Planning Fee	37,420																							
Professional	636,771		636,771																					
Build Cost - BCIS Base		0	301,021	602,041	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	602,041	301,021	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	240,689	257,818	274,948	274,948	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	40,851	23,722	6,592	6,592	0	0
BNG		0	2,258	4,515	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	4,515	2,258	0	0	0	0
Contingency		0	15,051	30,102	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	30,102	15,051	0	0	0	0
Abnormals		0	13,322	26,645	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	26,645	13,322	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	72,289	0	0
Legals	0	0	0	0	0	0	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	12,048	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,175,210**	**0**	**1,209,112**	**921,122**	**1,269,903**	**1,269,903**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**1,137,272**	**788,491**	**439,710**	**90,929**	**90,929**	**0**	**0**
For Residual Va Land	**7,869,510**																							
Interest		169,589	172,768	198,679	219,675	247,604	276,058	257,377	238,346	218,959	199,208	179,086	158,587	137,704	116,430	94,756	72,676	50,182	27,267	0	0	0	0	0
Developers Return																								
Market Housing																								5,641,020
rdable for Rent																								1,105,926
First Homes																								0
Cash Flow	-9,044,720	-169,589	-1,381,880	-1,119,800	-1,489,577	-1,517,507	996,294	1,014,975	1,034,005	1,053,393	1,073,144	1,093,266	1,113,764	1,134,647	1,155,922	1,177,596	1,199,676	1,222,169	1,593,866	1,969,913	2,318,694	2,318,694	0	-6,746,946
Opening Balance	0																							
Closing Balance	-9,044,720	-9,214,309	-10,596,189	-11,715,989	-13,205,567	-14,723,073	-13,726,779	-12,711,805	-11,677,799	-10,624,406	-9,551,262	-8,457,996	-7,344,232	-6,209,585	-5,053,663	-3,876,067	-2,676,391	-1,454,222	139,644	2,109,558	4,428,252	6,746,946	6,746,946	0

W Wood and Adj - Appendix
Site 8

Site 8	8 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	102.55	102.29	60.00%	24	7,260	17,823,300	2,461
Affordable Overall			40%	16			
Social Rent	79.13	78.08	30.00%	12	1,735	1,625,695	950
Affordable Rent	79.13	78.08	0.00%	0	3,420	0	0
Shared Ownersl	73.50	73.50	10.00%	4	5,082	1,494,108	294
First Homes	73.50	73.50	0.00%	0	3,401	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	1.143	ha	35	/ha		**20,943,103**	**3,705**
SITE AREA - Gro	1.345	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**4,265,855**	**3,732,623**	**3,172,730**
Existing Use Value		2,016,807		1,500,000
Uplift	20%	403,361		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,420,168**		**1,800,000**

Additional Profit	734,967	299	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,443,781

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				4,265,855	
	Stamp Duty			202,793		
	Easements etc.			0		
	Legals /Acquisition		1.50%	63,988	266,781	
Fees						
	Planning			25,400		
	Professional		8.00%	714,342	739,742	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	7,161,264		
		Extras		37,500		
		Unit extras	4,757.00	190,280		
		Site	10.00%	716,126		
	BNG			60,789		
	Contingency	5.00%		405,259		
	Abnormals	5.00%		358,063		
				0	8,929,281	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	628,293		
	Legals	%	0.5%	104,716		
		£/unit	0	0		
	Misc.	%	0.0%	0	733,009	**14,934,669**

Developers Profit				
	Market Housing	% Value	17.50%	**3,119,078**
	Affordable Hou:	% Value	17.50%	**545,966**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,265,855
	Total	202,793

Stamp duty calc - AP		
Land payment		2,420,168
	Total	110,508

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	58,307	
		Total	58,307

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	200.84	£/sqm	**494,317**

BNG	0.75%	**Total**	60,789

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.27	Per Unit
CO2 Plus	8.00%		140.58	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.15	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	
			1,933.00	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,227,913	2,227,913	2,227,913	2,227,913	2,227,913	2,227,913	2,227,913	2,227,913	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	203,212	203,212	203,212	203,212	203,212	203,212	203,212	203,212	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	0	0	0	0	0
Shared Ownership				0	0	0	186,764	186,764	186,764	186,764	186,764	186,764	186,764	186,764	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**	**2,617,888**	**2,617,888**	**2,617,888**	**2,617,888**	**2,617,888**	**2,617,888**	**2,617,888**	**2,617,888**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	202,793																							
Easements etc.	0																							
Legals Acquisition	63,988																							
Planning Fee	25,400																							
Professional	357,171		357,171																					
Build Cost - BCIS Base		0	337,715	675,431	1,013,146	1,013,146	1,013,146	1,013,146	1,013,146	1,013,146	675,431	337,715	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	140,813	158,046	175,279	175,279	58,988	58,988	58,988	58,988	41,755	24,522	7,288	7,288	0	0	0	0	0	0	0	0	0	0
BNG		0	2,533	5,066	7,599	7,599	7,599	7,599	7,599	7,599	5,066	2,533	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,886	33,772	50,657	50,657	50,657	50,657	50,657	50,657	33,772	16,886	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,919	29,839	44,758	44,758	44,758	44,758	44,758	44,758	29,839	14,919	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	78,537	78,537	78,537	78,537	78,537	78,537	78,537	78,537	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,089	13,089	13,089	13,089	13,089	13,089	13,089	13,089	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**649,352**	**0**	**870,037**	**902,153**	**1,291,440**	**1,291,440**	**1,266,775**	**1,266,775**	**1,266,775**	**1,266,775**	**877,488**	**488,201**	**98,914**	**98,914**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,265,855**																							
Interest		92,160	93,888	111,962	130,976	157,647	184,817	162,949	140,671	117,975	94,854	64,000	25,268	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,119,078
rdable for Rent																								545,966
First Homes																								0
Cash Flow	-4,915,207	-92,160	-963,925	-1,014,115	-1,422,416	-1,449,086	1,166,296	1,188,164	1,210,442	1,233,138	1,645,546	2,065,687	2,493,705	2,518,973	0	0	0	0	0	0	0	0	0	-3,665,043
Opening Balance	0																							
Closing Balance	-4,915,207	-5,007,368	-5,971,293	-6,985,408	-8,407,824	-9,856,910	-8,690,614	-7,502,449	-6,292,007	-5,058,869	-3,413,323	-1,347,636	1,146,070	3,665,043	3,665,043	3,665,043	3,665,043	3,665,043	3,665,043	3,665,043	3,665,043	3,665,043	3,665,043	0

W Wood and Adj - Appendix
Site 9

Site 9	9	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	93.59	93.33	60.00%	24	7,260	16,262,400	2,246
Affordable Overall			40%	16			
Social Rent	76.88	75.83	30.00%	12	1,735	1,578,850	923
Affordable Rent	76.88	75.83	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	4	5,082	1,565,256	308
First Homes	77.00	77.00	0.00%	0	3,247	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	0.889	ha	45	/ha		**19,406,506**	**3,477**
SITE AREA - Gro	1.046	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**4,190,349**	**4,714,143**	**4,007,021**
Existing Use Value		1,568,627		1,500,000
Uplift	20%	313,725		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,882,353**		**1,800,000**
Additional Profit		**1,466,221**	**653**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,022,655

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				4,190,349	
	Stamp Duty			199,017		
	Easements etc.			0		
	Legals /Acquisition		1.50%	62,855	261,873	
Fees						
	Planning			25,400		
	Professional		8.00%	639,252	664,652	
CONSTRUCTION						
	Build Cost	BCIS +	1,847	6,420,300		
		Extras		0		
		Unit extras	4,757.00	190,280		
		Site	10.00%	642,030		
	BNG			54,395		
	Contingency	5.00%		362,630		
	Abnormals	5.00%		321,015		
				0	7,990,650	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	582,195		
	Legals	%	0.5%	97,033		
		£/unit	0	0		
	Misc.	%	0.0%	0	679,228	**13,786,752**

Developers Profit				
	Market Housing	% Value	17.50%	**2,845,920**
	Affordable Hou:	% Value	17.50%	**550,219**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,190,349
	Total	199,017

Stamp duty calc - AP		
Land payment		1,882,353
	Total	83,618

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	53,214	
		Total	53,214

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	200.84	£/sqm	**451,137**

BNG	0.75%	**Total**	54,395

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,678.76	Per Unit
CO2 Plus	8.00%		134.30	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.58	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	
			1,846.64	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,032,800	2,032,800	2,032,800	2,032,800	2,032,800	2,032,800	2,032,800	2,032,800	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	197,356	197,356	197,356	197,356	197,356	197,356	197,356	197,356	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	0	0	0	0	0
Shared Ownership				0	0	0	195,657	195,657	195,657	195,657	195,657	195,657	195,657	195,657	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**	**2,425,813**	**2,425,813**	**2,425,813**	**2,425,813**	**2,425,813**	**2,425,813**	**2,425,813**	**2,425,813**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	199,017																							
Easements etc.	0																							
Legals Acquisition	62,855																							
Planning Fee	25,400																							
Professional	319,626		319,626																					
Build Cost - BCIS Base		0	302,192	604,384	906,576	906,576	906,576	906,576	906,576	906,576	604,384	302,192	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	130,018	147,251	164,484	164,484	58,352	58,352	58,352	58,352	41,118	23,885	6,652	6,652	0	0	0	0	0	0	0	0	0	0
BNG		0	2,266	4,533	6,799	6,799	6,799	6,799	6,799	6,799	4,533	2,266	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,110	30,219	45,329	45,329	45,329	45,329	45,329	45,329	30,219	15,110	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,376	26,751	40,127	40,127	40,127	40,127	40,127	40,127	26,751	13,376	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	72,774	72,774	72,774	72,774	72,774	72,774	72,774	72,774	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,129	12,129	12,129	12,129	12,129	12,129	12,129	12,129	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**606,899**	**0**	**782,587**	**813,138**	**1,163,315**	**1,163,315**	**1,142,086**	**1,142,086**	**1,142,086**	**1,142,086**	**791,909**	**441,732**	**91,555**	**91,555**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,190,349**																							
Interest		89,948	91,635	108,027	125,298	149,460	174,074	153,269	132,072	110,479	88,481	59,504	23,418	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,845,920
rdable for Rent																								550,219
First Homes																								0
Cash Flow	-4,797,248	-89,948	-874,222	-921,165	-1,288,614	-1,312,775	1,109,652	1,130,458	1,151,654	1,173,248	1,545,423	1,924,577	2,310,840	2,334,258	0	0	0	0	0	0	0	0	0	-3,396,139
Opening Balance	0																							
Closing Balance	-4,797,248	-4,887,197	-5,761,419	-6,682,584	-7,971,198	-9,283,973	-8,174,321	-7,043,863	-5,892,208	-4,718,960	-3,173,537	-1,248,960	1,061,880	3,396,139	3,396,139	3,396,139	3,396,139	3,396,139	3,396,139	3,396,139	3,396,139	3,396,139	3,396,139	0

W Wood and Adj - Appendix
Site 10

Site 10	10	Brownfield LD I	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.69	104.17	60.00%	12	7,260	9,075,000	1,256
Affordable Overall			40%	8			
Social Rent	78.38	77.33	30.00%	6	1,735	805,040	470
Affordable Rent	78.38	77.33	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	2	5,082	782,628	154
First Homes	77.00	77.00	0.00%	0	3,247	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	0.571	ha	35	/ha		10,662,668	1,881
SITE AREA - Gro	0.672	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,209,578	3,866,761	3,286,747
Existing Use Value		1,008,403		1,500,000
Uplift	20%	201,681		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,210,084		1,800,000
Additional Profit		812,101	646	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,427,920

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,209,578	
	Stamp Duty			99,979		
	Easements etc.			0		
	Legals /Acquisition		1.50%	33,144	133,123	
Fees						
	Planning			12,700		
	Professional		8.00%	365,998	378,698	
CONSTRUCTION						
	Build Cost	BCIS +	1,951	3,668,301		
		Extras		22,500		
		Unit extras	4,757.00	95,140		
		Site	10.00%	366,830		
	BNG			31,146		
	Contingency	5.00%		207,639		
	Abnormals	5.00%		183,415		
				0	4,574,971	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	319,880		
	Legals	%	0.5%	53,313		
		£/unit	0	0		
	Misc.	%	0.0%	0	373,193	7,669,563

Developers Profit				
	Market Housing	% Value	17.50%	1,588,125
	Affordable Hou:	% Value	17.50%	277,842
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		2,209,578
	Total	99,979

Stamp duty calc - AP		
Land payment		1,210,084
	Total	50,004

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	29,761	
		Total	29,761

Pre CIL s106	10,215	£/ Unit (all)	
		Total	204,300

Post CIL s106	10,215	£/ Unit (all)	
		Total	204,300

CIL	200.84	£/sqm	**252,305**

BNG	0.75%	**Total**	31,146

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,773.37	Per Unit
CO2 Plus	8.00%		141.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.47	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	
			1,950.71	**4,757.00**

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			5	5	5	5																		
Market Housing				0	0	0	2,268,750	2,268,750	2,268,750	2,268,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	201,260	201,260	201,260	201,260	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	0	0	0	0	0
Shared Ownership				0	0	0	195,657	195,657	195,657	195,657	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**	**2,665,667**	**2,665,667**	**2,665,667**	**2,665,667**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	99,979																							
Easements etc.	0																							
Legals Acquisition	33,144																							
Planning Fee	12,700																							
Professional	182,999		182,999																					
Build Cost - BCIS Base		0	346,064	692,129	1,038,193	1,038,193	692,129	346,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	80,101	97,126	114,151	114,151	41,490	24,465	7,440	7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,595	5,191	7,786	7,786	5,191	2,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,303	34,606	51,910	51,910	34,606	17,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	15,285	30,569	45,854	45,854	30,569	15,285	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	79,970	79,970	79,970	79,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,328	13,328	13,328	13,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**328,822**	**0**	**644,348**	**859,621**	**1,257,894**	**1,257,894**	**897,284**	**499,011**	**100,738**	**100,738**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,209,578**																							
Interest		47,595	48,487	61,478	78,749	103,811	129,343	98,611	59,835	12,864	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,588,125
rdable for Rent																								277,842
First Homes																								0
Cash Flow	-2,538,400	-47,595	-692,835	-921,100	-1,336,643	-1,361,705	1,639,041	2,068,045	2,505,094	2,552,064	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,865,967
Opening Balance	0																							
Closing Balance	-2,538,400	-2,585,995	-3,278,830	-4,199,929	-5,536,572	-6,898,277	-5,259,236	-3,191,191	-686,097	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	1,865,967	0

W Wood and Adj - Appendix
Site 11

Site 11	11	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	90.52	90.00	60.00%	12	7,260	7,840,800	1,086
Affordable Overall			40%	8			
Social Rent	76.88	75.83	30.00%	6	1,735	789,425	461
Affordable Rent	76.88	75.83	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	2	5,082	782,628	154
First Homes	77.00	77.00	0.00%	0	3,247	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		9,412,853	1,702
SITE AREA - Gro	0.444	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,040,494	4,591,112	4,591,112
Existing Use Value		666,667		1,500,000
Uplift	20%	133,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		800,000		1,800,000

Additional Profit	1,155,362	1,064	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,089,454

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				2,040,494	
	Stamp Duty			91,525		
	Easements etc.			0		
	Legals /Acquisition		1.50%	30,607	122,132	
Fees						
	Planning			12,700		
	Professional		8.00%	314,022	326,722	
CONSTRUCTION						
	Build Cost	BCIS +	1,853	3,152,410		
		Extras		0		
		Unit extras	4,757.00	95,140		
		Site	10.00%	315,241		
	BNG			26,721		
	Contingency	5.00%		178,140		
	Abnormals	5.00%		157,621		
				0	3,925,272	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	282,386		
	Legals	%	0.5%	47,064		
		£/unit	0	0		
	Misc.	%	0.0%	0	329,450	6,744,071

Developers Profit				
	Market Housing	% Value	17.50%	1,372,140
	Affordable Hou:	% Value	17.50%	275,109
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		2,040,494
	Total	91,525

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	25,733	
		Total	25,733

Pre CIL s106	10,215	£/ Unit (all)	
		Total	204,300

Post CIL s106	10,215	£/ Unit (all)	
		Total	204,300

CIL	200.84	£/sqm	**218,162**

BNG	0.75%	**Total**	26,721

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,684.29	Per Unit
CO2 Plus	8.00%		134.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.69	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	
			1,852.72	**4,757.00**

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			5	5	5	5																		
Market Housing				0	0	0	1,960,200	1,960,200	1,960,200	1,960,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	197,356	197,356	197,356	197,356	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	0	0	0	0	0
Shared Ownership				0	0	0	195,657	195,657	195,657	195,657	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**	**2,353,213**	**2,353,213**	**2,353,213**	**2,353,213**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	91,525																							
Easements etc.	0																							
Legals Acquisition	30,607																							
Planning Fee	12,700																							
Professional	157,011		157,011																					
Build Cost - BCIS Base		0	296,899	593,799	890,698	890,698	593,799	296,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	71,566	88,591	105,616	105,616	40,483	23,458	6,433	6,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,227	4,453	6,680	6,680	4,453	2,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,845	29,690	44,535	44,535	29,690	14,845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,135	26,270	39,405	39,405	26,270	13,135	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	70,596	70,596	70,596	70,596	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,766	11,766	11,766	11,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**291,843**	**0**	**555,683**	**742,803**	**1,086,934**	**1,086,934**	**777,058**	**432,927**	**88,796**	**88,796**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,040,494**																							
Interest		43,731	44,551	55,806	70,780	92,487	114,601	87,197	52,826	11,359	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,372,140
rdable for Rent																								275,109
First Homes																								0
Cash Flow	-2,332,338	-43,731	-600,234	-798,608	-1,157,713	-1,179,420	1,461,555	1,833,090	2,211,591	2,253,059	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,647,249
Opening Balance	0																							
Closing Balance	-2,332,338	-2,376,069	-2,976,303	-3,774,911	-4,932,624	-6,112,045	-4,650,490	-2,817,400	-605,809	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	1,647,249	0

W Wood and Adj - Appendix
Site 12

Site 12	12	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	60.00%	7	7,300	4,993,200	684
Affordable Overall			40%	4.8			
Social Rent	76.81	75.25	30.00%	4	1,735	470,012	277
Affordable Rent	76.81	75.25	0.00%	0	3,420	0	0
Shared Ownersl	70.00	70.00	10.00%	1	5,110	429,240	84
First Homes	70.00	70.00	0.00%	0	3,571	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		**5,892,452**	**1,045**
SITE AREA - Gro	0.267	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,331,518**	**4,993,194**	**4,993,194**
Existing Use Value		400,000		1,500,000
Uplift	20%	80,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**480,000**		**1,800,000**

Additional Profit	**808,920**	**1,183**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,289,771

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				1,331,518	
	Stamp Duty			56,076		
	Easements etc.			0		
	Legals /Acquisition		1.50%	19,973	76,049	
Fees						
	Planning			7,620		
	Professional		8.00%	192,548	200,168	
CONSTRUCTION						
	Build Cost	BCIS +	1,852	1,934,051		
		Extras		0		
		Unit extras	4,757.00	57,084		
		Site	10.00%	193,405		
	BNG			16,384		
	Contingency	5.00%		109,227		
	Abnormals	5.00%		96,703		
				0	2,406,854	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	176,774		
	Legals	%	0.5%	29,462		
		£/unit	0	0		
	Misc.	%	0.0%	0	206,236	**4,220,825**

Developers Profit				
	Market Housing	% Value	17.50%	**873,810**
	Affordable Hou	% Value	17.50%	**157,369**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		1,331,518
	Total	56,076

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	16,204	
		Total	16,204

Pre CIL s106	10,298	£/ Unit (all)	
		Total	123,580

Post CIL s106	10,298	£/ Unit (all)	
		Total	123,580

CIL	200.84	£/sqm	**137,375**

BNG	0.75%	**Total**	16,384

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,683.28	Per Unit
CO2 Plus	8.00%		134.66	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.67	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	
			1,851.61	**4,757.00**

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	1,248,300	1,248,300	1,248,300	1,248,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	117,503	117,503	117,503	117,503	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	0	0	0	0	0
Shared Ownership				0	0	0	107,310	107,310	107,310	107,310	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**	**1,473,113**	**1,473,113**	**1,473,113**	**1,473,113**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	56,076																							
Easements etc.	0																							
Legals Acquisition	19,973																							
Planning Fee	7,620																							
Professional	96,274		96,274																					
Build Cost - BCIS Base		0	182,045	364,090	546,135	546,135	364,090	182,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	44,642	54,940	65,239	65,239	24,648	14,349	4,051	4,051	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,365	2,731	4,096	4,096	2,731	1,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,102	18,205	27,307	27,307	18,205	9,102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,059	16,117	24,176	24,176	16,117	8,059	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	44,193	44,193	44,193	44,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,366	7,366	7,366	7,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**179,943**	**0**	**341,487**	**456,083**	**666,952**	**666,952**	**477,349**	**266,479**	**55,610**	**55,610**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,331,518**																							
Interest		28,340	28,871	35,816	45,039	58,388	71,989	54,668	33,068	7,110	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								873,810
rdable for Rent																								157,369
First Homes																								0
Cash Flow	-1,511,462	-28,340	-370,359	-491,898	-711,991	-725,340	923,775	1,151,966	1,384,435	1,410,393	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,031,179
Opening Balance	0																							
Closing Balance	-1,511,462	-1,539,802	-1,910,160	-2,402,058	-3,114,049	-3,839,389	-2,915,614	-1,763,648	-379,214	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	1,031,179	0

W Wood and Adj - Appendix
Site 13

Site 13	13	Brownfield Ho	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	106.11	106.11	100.00%	9	7,300	6,971,500	955
Affordable Overall			0%	0			
Social Rent	106.11	106.11	0.00%	0	1,735	0	0
Affordable Rent	106.11	106.11	0.00%	0	3,420	0	0
Shared Ownersl	106.11	106.11	0.00%	0	5,110	0	0
First Homes	106.11	106.11	0.00%	0	3,571	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	0.200	ha	45	/ha		**6,971,500**	**955**
SITE AREA - Gro	0.200	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,226,225**	**11,131,127**	**11,131,127**
Existing Use Value		300,000		1,500,000
Uplift	20%	60,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**360,000**		**1,800,000**

Additional Profit	2,011,854	2,107	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,332,536

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				2,226,225	
	Stamp Duty			100,811		
	Easements etc.			0		
	Legals /Acquisition		1.50%	33,393	134,205	
Fees						
	Planning			5,715		
	Professional		8.00%	174,831	180,546	
CONSTRUCTION						
	Build Cost	BCIS +	1,847	1,763,949		
		Extras		0		
		Unit extras	4,757.00	42,813		
		Site	10.00%	176,395		
	BNG			14,874		
	Contingency	5.00%		99,158		
	Abnormals	5.00%		88,197		
				0	2,185,386	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	209,145		
	Legals	%	0.5%	34,858		
		£/unit	0	0		
	Misc.	%	0.0%	0	244,003	**4,970,365**

Developers Profit				
	Market Housing	% Value	17.50%	**1,220,013**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		2,226,225
	Total	100,811

Stamp duty calc - AP		
Land payment		360,000
	Total	7,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	22,624	
		Total	22,624

Pre CIL s106	10,715	£/ Unit (all)	
		Total	96,435

Post CIL s106	10,715	£/ Unit (all)	
		Total	96,435

CIL	200.84	£/sqm	**191,802**

BNG	0.75%	**Total**	14,874

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.15	Per Unit
CO2 Plus	8.00%		134.33	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.58	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	
			1,847.07	**4,757.00**

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																			
Market Housing				0	0	0	2,323,833	2,323,833	2,323,833	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**2,323,833**	**2,323,833**	**2,323,833**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	100,811																							
Easements etc.	0																							
Legals Acquisition	33,393																							
Planning Fee	5,715																							
Professional	87,415		87,415																					
Build Cost - BCIS Base		0	220,351	440,702	661,052	440,702	220,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	58,666	69,381	80,096	69,381	18,256	7,541	7,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,653	3,305	4,958	3,305	1,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,018	22,035	33,053	22,035	11,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,800	19,599	29,399	19,599	9,800	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	69,715	69,715	69,715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,619	11,619	11,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**227,335**	**0**	**388,902**	**555,022**	**808,558**	**555,022**	**342,411**	**88,875**	**88,875**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,226,225**																							
Interest		46,004	46,867	55,038	66,476	82,883	94,844	59,470	18,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,220,013
rdable for Rent																								0
First Homes																								0
Cash Flow	-2,453,561	-46,004	-435,768	-610,059	-875,034	-637,905	1,886,578	2,175,487	2,216,278	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,220,013
Opening Balance	0																							
Closing Balance	-2,453,561	-2,499,565	-2,935,334	-3,545,393	-4,420,426	-5,058,331	-3,171,753	-996,265	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	1,220,013	0

W Wood and Adj - Appendix
Site 14

Site 14	14	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	100.00%	6	7,300	4,161,000	570
Affordable Overall			0%	0			
Social Rent	95.00	95.00	0.00%	0	1,735	0	0
Affordable Rent	95.00	95.00	0.00%	0	3,420	0	0
Shared Ownersl	95.00	95.00	0.00%	0	5,110	0	0
First Homes	95.00	95.00	0.00%	0	3,571	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	0.133	ha	45	/ha		**4,161,000**	**570**
SITE AREA - Gro	0.133	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,343,335**	**10,075,013**	**10,075,013**
Existing Use Value		200,000		1,500,000
Uplift	20%	40,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**240,000**		**1,800,000**

Additional Profit	1,182,140	2,074	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 795,443

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,343,335	
	Stamp Duty			56,667		
	Easements etc.			0		
	Legals /Acquisition		1.50%	20,150	76,817	
Fees						
	Planning			3,810		
	Professional		8.00%	102,828	106,638	
CONSTRUCTION						
	Build Cost	BCIS +	1,815	1,034,550		
		Extras		0		
		Unit extras	4,757.00	28,542		
		Site	10.00%	103,455		
	BNG			8,749		
	Contingency	5.00%		58,327		
	Abnormals	5.00%		51,728		
				0	1,285,351	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	124,830		
	Legals	%	0.5%	20,805		
		£/unit	0	0		
	Misc.	%	0.0%	0	145,635	**2,957,776**

Developers Profit				
	Market Housing	% Value	17.50%	**728,175**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		1,343,335
	Total	56,667

Stamp duty calc - AP		
Land payment		240,000
	Total	1,800

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	13,503	
		Total	13,503

Pre CIL s106	10,715	£/ Unit (all)	
		Total	64,290

Post CIL s106	10,715	£/ Unit (all)	
		Total	64,290

CIL	200.84	£/sqm	**114,479**

BNG	0.75%	**Total**	8,749

Unit Build Time	3	Quarters

Build Cost		/m2	
		1,650.00	Per Unit
CO2 Plus	8.00%	132.00	0.00
	per sqm	0.00	
Acc & Adpt	0.00%	0.00	2,757.00
	per sqm	0.00	
Water		0.00	2,000.00
Over Extra 1	2.00%	33.00	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	
		1,815.00	**4,757.00**

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	1,387,000	1,387,000	1,387,000	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,387,000**	**1,387,000**	**1,387,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	56,667																							
Easements etc.	0																							
Legals Acquisition	20,150																							
Planning Fee	3,810																							
Professional	51,414		51,414																					
Build Cost - BCIS Base		0	129,616	259,233	388,849	259,233	129,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	52,935	48,630	55,774	14,287	11,644	4,501	4,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	972	1,944	2,916	1,944	972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,481	12,962	19,442	12,962	6,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,748	11,495	17,243	11,495	5,748	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	41,610	41,610	41,610	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,935	6,935	6,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**132,041**	**0**	**247,166**	**334,264**	**484,224**	**299,920**	**203,006**	**53,046**	**53,046**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,343,335**																							
Interest		27,663	28,182	33,345	40,237	50,071	56,633	35,495	11,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								728,175
rdable for Rent																								0
First Homes																								0
Cash Flow	-1,475,376	-27,663	-275,348	-367,609	-524,461	-349,991	1,127,360	1,298,458	1,322,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-728,175
Opening Balance	0																							
Closing Balance	-1,475,376	-1,503,040	-1,778,387	-2,145,996	-2,670,457	-3,020,448	-1,893,088	-594,630	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	728,175	0

W Wood and Adj - Appendix
Site 15

Site 15	15	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	115.00	115.00	100.00%	3	7,300	2,518,500	345
Affordable Overall			0%	0			
Social Rent	115.00	115.00	0.00%	0	1,735	0	0
Affordable Rent	115.00	115.00	0.00%	0	3,420	0	0
Shared Ownersl	115.00	115.00	0.00%	0	5,110	0	0
First Homes	115.00	115.00	0.00%	0	3,571	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	0.067	ha	45	/ha		2,518,500	345
SITE AREA - Gro	0.067	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		736,583	11,048,750	11,048,750
Existing Use Value		100,000		1,500,000
Uplift	20%	20,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		120,000		1,800,000
Additional Profit		658,242	1,908	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 518,443

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				736,583	
	Stamp Duty			26,329		
	Easements etc.			0		
	Legals /Acquisition		1.50%	11,049	37,378	
Fees						
	Planning			1,905		
	Professional		8.00%	69,569	71,474	
CONSTRUCTION						
	Build Cost	BCIS +	2,023	697,785		
		Extras		7,500		
		Unit extras	4,757.00	14,271		
		Site	10.00%	69,779		
	BNG			5,920		
	Contingency	5.00%		39,467		
	Abnormals	5.00%		34,889		
				0	869,610	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	75,555		
	Legals	%	0.5%	12,593		
		£/unit	0	0		
	Misc.	%	0.0%	0	88,148	**1,803,193**

Developers Profit				
	Market Housing	% Value	17.50%	**440,738**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		736,583
	Total	26,329

Stamp duty calc - AP		
Land payment		120,000
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	8,173	
		Total	8,173

Pre CIL s106	10,715	£/ Unit (all)	
		Total	32,145

Post CIL s106	10,715	£/ Unit (all)	
		Total	32,145

CIL	200.84	£/sqm	**69,290**

BNG	0.75%	**Total**	5,920

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,838.70	Per Unit
CO2 Plus	8.00%		147.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		36.77	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	
			2,022.57	**4,757.00**

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	839,500	839,500	839,500	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**839,500**	**839,500**	**839,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	26,329																							
Easements etc.	0																							
Legals Acquisition	11,049																							
Planning Fee	1,905																							
Professional	34,784		34,784																					
Build Cost - BCIS Base		0	87,704	175,408	263,112	175,408	87,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	31,288	27,930	31,502	7,143	6,296	2,724	2,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	658	1,316	1,973	1,316	658	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,385	8,770	13,156	8,770	4,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	3,877	7,753	11,630	7,753	3,877	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	25,185	25,185	25,185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,198	4,198	4,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**74,068**	**0**	**162,695**	**221,177**	**321,372**	**200,390**	**132,302**	**32,107**	**32,107**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**736,583**																							
Interest		15,200	15,485	18,826	23,326	29,789	34,105	21,484	6,748	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								440,738
rdable for Rent																								0
First Homes																								0
Cash Flow	-810,651	-15,200	-178,180	-240,003	-344,698	-230,179	673,094	785,909	800,645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-440,738
Opening Balance	0																							
Closing Balance	-810,651	-825,851	-1,004,031	-1,244,033	-1,588,731	-1,818,910	-1,145,816	-359,907	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	440,738	0

W Wood and Adj - Appendix
Site 16

Site 16	16 Flats 250 Tall B	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.60	70.60	60.00%	150	5,500	58,245,000	12,390
Affordable Overall			40%	100			
Social Rent	73.38	62.72	30.00%	75	1,735	8,161,440	5,504
Affordable Rent	73.38	62.72	0.00%	0	3,420	0	0
Shared Ownersl	74.27	63.48	10.00%	25	3,850	6,109,950	1,857
First Homes	74.27	63.48	0.00%	0	3,652	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	1.563	ha	160	/ha		**72,516,390**	**19,751**
SITE AREA - Gro	1.838	ha	136	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-5,091,833**	**-3,258,773**	**-2,769,957**
Existing Use Value		2,757,353		1,500,000
Uplift	20%	551,471		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,308,824**		**1,800,000**
Additional Profit		**-9,566,099**	**-772**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 26,466,358

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-5,091,833	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-76,377	-76,377	
Fees						
	Planning			69,550		
	Professional		8.00%	4,093,895	4,163,445	
CONSTRUCTION						
	Build Cost	BCIS +	2,178	43,017,177		
		Extras		0		
		Unit extras	4,757.00	1,189,250		
		Site	5.00%	2,150,859		
	BNG			347,680		
	Contingency	5.00%		2,317,864		
	Abnormals	5.00%		2,150,859		
				0	51,173,689	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,175,492		
	Legals	%	0.5%	362,582		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,538,074	**52,706,997**

Developers Profit				
	Market Housing	% Value	17.50%	**10,192,875**
	Affordable Hou:	% Value	17.50%	**2,497,493**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		-5,091,833
	Total	0

Stamp duty calc - AP		
Land payment		3,308,824
	Total	154,941

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	293,526	
		Total	293,526

Pre CIL s106	5,715	£/ Unit (all)	
		Total	1,428,750

Post CIL s106	5,715	£/ Unit (all)	
		Total	1,428,750

CIL	200.84	£/sqm	**2,488,468**

BNG	0.75%	**Total**	347,680

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,980.00	Per Unit
CO2 Plus	8.00%		158.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		39.60	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	
			2,178.00	**4,757.00**

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			50	100	100																			
Market Housing				0	0	0	11,649,000	23,298,000	23,298,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,632,288	3,264,576	3,264,576	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	0	0	0	0	0
Shared Ownership				0	0	0	1,221,990	2,443,980	2,443,980	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**	**14,503,278**	**29,006,556**	**29,006,556**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-76,377																							
Planning Fee	69,550																							
Professional	2,046,948		2,046,948																					
Build Cost - BCIS Base		0	3,090,486	9,271,457	15,452,429	12,361,943	6,180,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	717,367	907,867	1,098,367	1,003,117	249,205	117,410	117,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	23,179	69,536	115,893	92,715	46,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	154,524	463,573	772,621	618,097	309,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	143,391	430,172	716,953	573,562	286,781	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	435,098	870,197	870,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	72,516	145,033	145,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,040,120**	**0**	**6,175,894**	**11,142,605**	**18,156,263**	**14,649,434**	**7,579,978**	**1,132,640**	**1,132,640**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-5,091,833**																							
Interest		0	0	58,578	268,601	614,067	900,257	787,325	279,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								10,192,875
rdable for Rent																								2,497,493
First Homes																								0
Cash Flow	3,051,713	0	-6,175,894	-11,201,183	-18,424,864	-15,263,501	6,023,042	27,086,591	27,594,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-12,690,368
Opening Balance	0																							
Closing Balance	3,051,713	3,051,713	-3,124,181	-14,325,364	-32,750,228	-48,013,729	-41,990,687	-14,904,096	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	12,690,368	0

W Wood and Adj - Appendix
Site 17

Site 17	17 Flats 80 Tall Bui	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.39	70.42	60.00%	48	5,500	18,590,000	3,955
Affordable Overall			40%	32			
Social Rent	73.22	62.58	30.00%	24	1,735	2,605,970	1,757
Affordable Rent	73.22	62.58	0.00%	0	3,420	0	0
Shared Ownersl	71.96	61.50	10.00%	8	3,850	1,894,200	576
First Homes	71.96	61.50	0.00%	0	3,708	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	160	/ha		23,090,170	6,288
SITE AREA - Gro	0.588	ha	136	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-4,455,447	-8,910,894	-7,574,260
Existing Use Value		882,353		1,500,000
Uplift	20%	176,471		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,058,824		1,800,000
Additional Profit		-5,924,144	-1,498	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 9,598,934

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				-4,455,447	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-66,832	-66,832	
Fees						
	Planning			37,420		
	Professional		8.00%	1,526,231	1,563,651	
CONSTRUCTION						
	Build Cost	BCIS +	2,560	16,094,319		
		Extras		0		
		Unit extras	4,757.00	380,560		
		Site	5.00%	804,716		
	BNG			129,597		
	Contingency	5.00%		863,980		
	Abnormals	5.00%		804,716		
				0	19,077,887	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	692,705		
	Legals	%	0.5%	115,451		
		£/unit	0	0		
	Misc.	%	0.0%	0	808,156	**16,927,415**

Developers Profit				
	Market Housing	% Value	17.50%	**3,253,250**
	Affordable Hou:	% Value	17.50%	**787,530**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-4,455,447
	Total	0

Stamp duty calc - AP		
Land payment		1,058,824
	Total	42,441

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	93,684	
		Total	93,684

Pre CIL s106	5,715	£/ Unit (all)	
		Total	457,200

Post CIL s106	5,715	£/ Unit (all)	
		Total	457,200

CIL	200.84	£/sqm	**794,242**

BNG	0.75%	**Total**	129,597

Unit Build Time		3	Quarters

Build Cost			/m2	
			2,327.00	Per Unit
CO2 Plus	8.00%		186.16	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		46.54	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	
			2,559.70	**4,757.00**

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			20	20	20	20																		
Market Housing				0	0	0	4,647,500	4,647,500	4,647,500	4,647,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	651,493	651,493	651,493	651,493	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	0	0	0	0	0
Shared Ownership				0	0	0	473,550	473,550	473,550	473,550	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**	**5,772,543**	**5,772,543**	**5,772,543**	**5,772,543**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-66,832																							
Planning Fee	37,420																							
Professional	763,115		763,115																					
Build Cost - BCIS Base		0	1,439,966	2,879,932	4,319,899	4,319,899	2,879,932	1,439,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	236,660	274,760	312,860	312,860	99,621	61,521	23,421	23,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	10,800	21,599	32,399	32,399	21,599	10,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	71,998	143,997	215,995	215,995	143,997	71,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	67,060	134,119	201,179	201,179	134,119	67,060	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	173,176	173,176	173,176	173,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	28,863	28,863	28,863	28,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**733,704**	**0**	**2,589,600**	**3,454,408**	**5,082,332**	**5,082,332**	**3,481,308**	**1,853,384**	**225,460**	**225,460**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-4,455,447**																							
Interest		0	0	0	43,542	139,653	237,565	199,059	129,307	27,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,253,250
rdable for Rent																								787,530
First Homes																								0
Cash Flow	3,721,743	0	-2,589,600	-3,454,408	-5,125,875	-5,221,985	2,053,670	3,720,100	5,417,776	5,519,359	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,040,780
Opening Balance	0																							
Closing Balance	3,721,743	3,721,743	1,132,143	-2,322,265	-7,448,140	-12,670,125	-10,616,455	-6,896,355	-1,478,579	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	0

W Wood and Adj - Appendix
Site 18

Site 18	18 Flats 150	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.13	70.33	60.00%	90	5,500	34,815,000	7,121
Affordable Overall			40%	60			
Social Rent	70.80	62.93	30.00%	45	1,735	4,913,520	3,186
Affordable Rent	70.80	62.93	0.00%	0	3,420	0	0
Shared Ownersl	71.03	63.13	10.00%	15	3,850	3,645,950	1,065
First Homes	71.03	63.13	0.00%	0	3,666	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	1.250	ha	120	/ha		**43,374,470**	**11,373**
SITE AREA - Gro	1.471	ha	102	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-2,655,083**	**-2,124,067**	**-1,805,457**
Existing Use Value		2,205,882		1,500,000
Uplift	20%	441,176		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,647,059**		**1,800,000**
Additional Profit		**-6,101,885**	**-857**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 15,723,531

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				-2,655,083	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-39,826	-39,826	
Fees						
	Planning			50,650		
	Professional		8.00%	2,424,433	2,475,083	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	24,356,751		
		Extras		0		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,435,675		
	BNG			206,295		
	Contingency	5.00%		1,375,299		
	Abnormals	5.00%		1,217,838		
				0	30,305,407	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,301,234		
	Legals	%	0.5%	216,872		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,518,106	**31,603,687**

Developers Profit				
	Market Housing	% Value	17.50%	**6,092,625**
	Affordable Hou:	% Value	17.50%	**1,497,907**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		-2,655,083
	Total	0

Stamp duty calc - AP		
Land payment		2,647,059
	Total	121,853

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	168,702	
		Total	168,702

Pre CIL s106	5,715	£/ Unit (all)	
		Total	857,250

Post CIL s106	5,715	£/ Unit (all)	
		Total	857,250

CIL	200.84	£/sqm	**1,430,232**

BNG	0.75%	**Total**	206,295

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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			50	50	50																			
Market Housing				0	0	0	11,605,000	11,605,000	11,605,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,637,840	1,637,840	1,637,840	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	0	0	0	0	0
Shared Ownership				0	0	0	1,215,317	1,215,317	1,215,317	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**	**14,458,157**	**14,458,157**	**14,458,157**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-39,826																							
Planning Fee	50,650																							
Professional	1,212,216		1,212,216																					
Build Cost - BCIS Base		0	3,056,220	6,112,439	9,168,659	6,112,439	3,056,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	452,808	548,058	643,308	548,058	151,484	56,234	56,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	22,922	45,843	68,765	45,843	22,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	152,811	305,622	458,433	305,622	152,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	135,315	270,631	405,946	270,631	135,315	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	433,745	433,745	433,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	72,291	72,291	72,291	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,223,040**	**0**	**5,032,292**	**7,282,593**	**10,745,110**	**7,282,593**	**4,024,787**	**562,270**	**562,270**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,655,083**																							
Interest		0	0	67,505	205,319	410,640	554,888	369,666	116,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								6,092,625
rdable for Rent																								1,497,907
First Homes																								0
Cash Flow	1,432,043	0	-5,032,292	-7,350,098	-10,950,429	-7,693,232	9,878,482	13,526,221	13,779,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-7,590,532
Opening Balance	0																							
Closing Balance	1,432,043	1,432,043	-3,600,249	-10,950,346	-21,900,776	-29,594,008	-19,715,526	-6,189,305	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	7,590,532	0

W Wood and Adj - Appendix
Site 19

Site 19	19 Flats 80	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.22	70.42	60.00%	48	5,500	18,590,000	3,803
Affordable Overall			40%	32			
Social Rent	70.41	62.58	30.00%	24	1,735	2,605,970	1,690
Affordable Rent	70.41	62.58	0.00%	0	3,420	0	0
Shared Ownersl	69.19	61.50	10.00%	8	3,850	1,894,200	554
First Homes	69.19	61.50	0.00%	0	3,708	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	0.667	ha	120	/ha		23,090,170	6,046
SITE AREA - Gro	0.784	ha	102	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-1,378,115	-2,067,173	-1,757,097
Existing Use Value		1,176,471		1,500,000
Uplift	20%	235,294		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,411,765		1,800,000
Additional Profit		-3,315,868	-872	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 8,287,340

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				-1,378,115	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-20,672	-20,672	
Fees						
	Planning			37,420		
	Professional		8.00%	1,288,946	1,326,366	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	12,948,183		
		Extras		0		
		Unit extras	4,757.00	380,560		
		Site	10.00%	1,294,818		
	BNG			109,677		
	Contingency	5.00%		731,178		
	Abnormals	5.00%		647,409		
				0	16,111,825	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	692,705		
	Legals	%	0.5%	115,451		
		£/unit	0	0		
	Misc.	%	0.0%	0	808,156	**16,847,560**

Developers Profit				
	Market Housing	% Value	17.50%	**3,253,250**
	Affordable Hou:	% Value	17.50%	**787,530**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-1,378,115
	Total	0

Stamp duty calc - AP		
Land payment		1,411,765
	Total	60,088

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	90,081	
		Total	90,081

Pre CIL s106	5,715	£/ Unit (all)	
		Total	457,200

Post CIL s106	5,715	£/ Unit (all)	
		Total	457,200

CIL	200.84	£/sqm	**763,694**

BNG	0.75%	**Total**	109,677

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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			20	20	20	20																		
Market Housing				0	0	0	4,647,500	4,647,500	4,647,500	4,647,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	651,493	651,493	651,493	651,493	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	0	0	0	0	0
Shared Ownership				0	0	0	473,550	473,550	473,550	473,550	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**	**5,772,543**	**5,772,543**	**5,772,543**	**5,772,543**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-20,672																							
Planning Fee	37,420																							
Professional	644,473		644,473																					
Build Cost - BCIS Base		0	1,218,630	2,437,260	3,655,890	3,655,890	2,437,260	1,218,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	229,024	267,124	305,224	305,224	98,720	60,620	22,520	22,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	9,140	18,279	27,419	27,419	18,279	9,140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	60,932	121,863	182,795	182,795	121,863	60,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	53,951	107,902	161,852	161,852	107,902	53,951	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	173,176	173,176	173,176	173,176	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	28,863	28,863	28,863	28,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**661,222**	**0**	**2,216,149**	**2,952,428**	**4,333,180**	**4,333,180**	**2,986,063**	**1,605,311**	**224,559**	**224,559**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-1,378,115**																							
Interest		0	0	28,111	83,996	166,818	251,193	203,657	129,340	27,740	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,253,250
rdable for Rent																								787,530
First Homes																								0
Cash Flow	716,893	0	-2,216,149	-2,980,539	-4,417,176	-4,499,998	2,535,286	3,963,575	5,418,644	5,520,243	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,040,780
Opening Balance	0																							
Closing Balance	716,893	716,893	-1,499,255	-4,479,794	-8,896,970	-13,396,968	-10,861,682	-6,898,107	-1,479,464	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	4,040,780	0

W Wood and Adj - Appendix
Site 20

Site 20	20 Flats 40	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.45	70.63	60.00%	24	5,500	9,322,500	1,907
Affordable Overall			40%	16			
Social Rent	70.41	62.58	30.00%	12	1,735	1,302,985	845
Affordable Rent	70.41	62.58	0.00%	0	3,420	0	0
Shared Ownersl	69.19	61.50	10.00%	4	3,850	947,100	277
First Homes	69.19	61.50	0.00%	0	3,708	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	90	/ha		11,572,585	3,029
SITE AREA - Gro	0.444	ha	90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-705,945	-1,588,377	-1,588,377
Existing Use Value		666,667		1,500,000
Uplift	20%	133,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		800,000		1,800,000

Additional Profit	-1,737,799	-911	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,191,462

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				-705,945	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-10,589	-10,589	
Fees						
	Planning			25,400		
	Professional		8.00%	645,642	671,042	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	6,486,138		
		Extras		0		
		Unit extras	4,757.00	190,280		
		Site	10.00%	648,614		
	BNG			54,938		
	Contingency	5.00%		366,252		
	Abnormals	5.00%		324,307		
				0	8,070,529	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	347,178		
	Legals	%	0.5%	57,863		
		£/unit	0	0		
	Misc.	%	0.0%	0	405,040	**8,430,077**

Developers Profit				
	Market Housing	% Value	17.50%	**1,631,438**
	Affordable Hou:	% Value	17.50%	**393,765**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		-705,945
	Total	0

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	45,174	
		Total	45,174

Pre CIL s106	5,715	£/ Unit (all)	
		Total	228,600

Post CIL s106	5,715	£/ Unit (all)	
		Total	228,600

CIL	200.84	£/sqm	**382,977**

BNG	0.75%	**Total**	54,938

Unit Build Time		3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	20	10																			
Market Housing				0	0	0	2,330,625	4,661,250	2,330,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	325,746	651,493	325,746	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	0	0	0	0	0
Shared Ownership				0	0	0	236,775	473,550	236,775	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**	**2,893,146**	**5,786,293**	**2,893,146**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-10,589																							
Planning Fee	25,400																							
Professional	322,821		322,821																					
Build Cost - BCIS Base		0	610,419	1,831,258	2,441,677	1,831,258	610,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	114,794	152,894	171,944	152,894	30,343	22,587	11,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,578	13,734	18,313	13,734	4,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,521	91,563	122,084	91,563	30,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,026	81,077	108,102	81,077	27,026	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	86,794	173,589	86,794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,466	28,931	14,466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**337,632**	**0**	**1,110,159**	**2,170,526**	**2,862,120**	**2,170,526**	**804,148**	**225,107**	**112,554**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-705,945**																							
Interest		0	0	13,910	54,868	109,561	152,313	116,000	13,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,631,438
rdable for Rent																								393,765
First Homes																								0
Cash Flow	368,313	0	-1,110,159	-2,184,436	-2,916,988	-2,280,088	1,936,686	5,445,185	2,766,690	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,025,202
Opening Balance	0																							
Closing Balance	368,313	368,313	-741,846	-2,926,282	-5,843,271	-8,123,358	-6,186,673	-741,487	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	2,025,202	0

W Wood and Adj - Appendix
Site 21

Site 21	21 Flats 20	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	78.28	69.58	60.00%	12	5,500	4,592,500	939
Affordable Overall			40%	8			
Social Rent	69.38	61.67	30.00%	6	1,735	641,950	416
Affordable Rent	69.38	61.67	0.00%	0	3,420	0	0
Shared Ownersl	75.94	67.50	10.00%	2	3,850	519,750	152
First Homes	75.94	67.50	0.00%	0	3,591	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	75	/ha		**5,754,200**	**1,508**
SITE AREA - Gro	0.267	ha	75	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-361,745**	**-1,356,544**	**-1,356,544**
Existing Use Value		400,000		1,500,000
Uplift	20%	80,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**480,000**		**1,800,000**

Additional Profit	**-946,975**	**-1,008**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,100,738

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-361,745	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-5,426	-5,426	
Fees						
	Planning			12,700		
	Professional		8.00%	321,418	334,118	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	3,228,613		
		Extras		0		
		Unit extras	4,757.00	95,140		
		Site	10.00%	322,861		
	BNG			27,350		
	Contingency	5.00%		182,331		
	Abnormals	5.00%		161,431		
				0	4,017,725	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	172,626		
	Legals	%	0.5%	28,771		
		£/unit	0	0		
	Misc.	%	0.0%	0	201,397	**4,186,069**

Developers Profit				
	Market Housing	% Value	17.50%	**803,688**
	Affordable Hou:	% Value	17.50%	**203,298**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		-361,745
	Total	0

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	22,254	
		Total	22,254

Pre CIL s106	5,715	£/ Unit (all)	
		Total	114,300

Post CIL s106	5,715	£/ Unit (all)	
		Total	114,300

CIL	200.84	£/sqm	**188,664**

BNG	0.75%	**Total**	27,350

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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																				
Market Housing				0	0	0	2,296,250	2,296,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	320,975	320,975	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	0	0	0	0	0
Shared Ownership				0	0	0	259,875	259,875	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**	**2,877,100**	**2,877,100**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-5,426																							
Planning Fee	12,700																							
Professional	160,709		160,709																					
Build Cost - BCIS Base		0	607,769	1,215,538	1,215,538	607,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	66,216	85,266	85,266	66,216	11,127	11,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,558	9,117	9,117	4,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,388	60,777	60,777	30,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,905	53,810	53,810	26,905	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	86,313	86,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	14,386	14,386	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	**167,983**	**0**	**896,546**	**1,424,508**	**1,424,508**	**735,837**	**111,825**	**111,825**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-361,745**																							
Interest		0	0	13,177	40,134	67,596	82,660	32,361	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								803,688
rdable for Rent																								203,298
First Homes																								0
Cash Flow	193,762	0	-896,546	-1,437,685	-1,464,641	-803,433	2,682,614	2,732,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,006,985
Opening Balance	0																							
Closing Balance	193,762	193,762	-702,784	-2,140,469	-3,605,110	-4,408,543	-1,725,928	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	1,006,985	0

W Wood and Adj - Appendix
Site 22

Site 22	22 Flats 12	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.55	70.71	60.00%	7	5,500	2,800,286	573
Affordable Overall			40%	4.8			
Social Rent	69.19	61.50	30.00%	4	1,735	384,129	249
Affordable Rent	69.19	61.50	0.00%	0	3,420	0	0
Shared Ownersl	68.63	61.00	10.00%	1	3,850	281,820	82
First Homes	68.63	61.00	0.00%	0	3,850	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	0.160	ha	75		/ha	3,466,235	904
SITE AREA - Gro	0.160	ha	75		/ha		

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-209,613	-1,310,083	-1,310,083
Existing Use Value		240,000		1,500,000
Uplift	20%	48,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		288,000		1,800,000
Additional Profit		-558,883	-976	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,273,657

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				-209,613	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-3,144	-3,144	
Fees						
	Planning			7,620		
	Professional		8.00%	192,791	200,411	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	1,936,548		
		Extras		0		
		Unit extras	4,757.00	57,084		
		Site	10.00%	193,655		
	BNG			16,405		
	Contingency	5.00%		109,364		
	Abnormals	5.00%		96,827		
				0	2,409,883	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	103,987		
	Legals	%	0.5%	17,331		
		£/unit	0	0		
	Misc.	%	0.0%	0	121,318	2,518,855

Developers Profit				
	Market Housing	% Value	17.50%	490,050
	Affordable Hou:	% Value	17.50%	116,541
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		-209,613
	Total	0

Stamp duty calc - AP		
Land payment		288,000
	Total	3,900

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	13,569	
		Total	13,569

Pre CIL s106	5,715	£/ Unit (all)	
		Total	68,580

Post CIL s106	5,715	£/ Unit (all)	
		Total	68,580

CIL	200.84	£/sqm	**115,038**

BNG	0.75%	**Total**	16,405

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	6																				
Market Housing				0	0	0	1,400,143	1,400,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	192,065	192,065	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	0	0	0	0	0
Shared Ownership				0	0	0	140,910	140,910	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**	**1,733,117**	**1,733,117**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-3,144																							
Planning Fee	7,620																							
Professional	96,395		96,395																					
Build Cost - BCIS Base		0	364,548	729,096	729,096	364,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	57,445	57,371	57,371	11,430	6,785	6,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,734	5,468	5,468	2,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	18,227	36,455	36,455	18,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	16,138	32,276	32,276	16,138	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	51,994	51,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,666	8,666	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	**100,871**	**0**	**555,488**	**860,666**	**860,666**	**413,077**	**67,444**	**67,444**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-209,613**																							
Interest		0	0	8,376	24,671	41,271	49,790	19,492	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								490,050
rdable for Rent																								116,541
First Homes																								0
Cash Flow	108,742	0	-555,488	-869,042	-885,337	-454,348	1,615,883	1,646,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-606,591
Opening Balance	0																							
Closing Balance	108,742	108,742	-446,746	-1,315,788	-2,201,125	-2,655,474	-1,039,590	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	606,591	0

W Wood and Adj - Appendix
Site 23

Site 23	23 Flats 9	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	78.13	69.44	100.00%	9	5,500	3,437,500	703
Affordable Overall			0%	0			
Social Rent	78.13	69.44	0.00%	0	1,735	0	0
Affordable Rent	78.13	69.44	0.00%	0	3,420	0	0
Shared Ownersl	78.13	69.44	0.00%	0	3,850	0	0
First Homes	78.13	69.44	0.00%	0	3,850	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	0.150	ha	60	/ha		**3,437,500**	**703**
SITE AREA - Gro	0.150	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**297,537**	**1,983,581**	**1,983,581**
Existing Use Value		225,000		1,500,000
Uplift	20%	45,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**270,000**		**1,800,000**
Additional Profit		**5,538**	**8**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,104,198

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				297,537	
	Stamp Duty			4,377		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,463	8,840	
Fees						
	Planning			5,715		
	Professional		8.00%	149,783	155,498	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	1,505,883		
		Extras		0		
		Unit extras	4,757.00	42,813		
		Site	10.00%	150,588		
	BNG			12,745		
	Contingency	5.00%		84,964		
	Abnormals	5.00%		75,294		
				0	1,872,287	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	103,125		
	Legals	%	0.5%	17,188		
		£/unit	0	0		
	Misc.	%	0.0%	0	120,313	**2,454,475**

Developers Profit				
	Market Housing	% Value	17.50%	**601,563**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		297,537
	Total	4,377

Stamp duty calc - AP		
Land payment		270,000
	Total	3,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	16,657	
		Total	16,657

Pre CIL s106	5,715	£/ Unit (all)	
		Total	51,435

Post CIL s106	5,715	£/ Unit (all)	
		Total	51,435

CIL	200.84	£/sqm	**141,216**

BNG	0.75%	**Total**	12,745

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	5																				
Market Housing				0	0	0	1,527,778	1,909,722	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,527,778**	**1,909,722**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	4,377																							
Easements etc.	0																							
Legals Acquisition	4,463																							
Planning Fee	5,715																							
Professional	74,891		74,891																					
Build Cost - BCIS Base		0	251,746	566,428	566,428	314,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	64,106	59,510	59,510	9,525	7,403	9,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,888	4,248	4,248	2,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,587	28,321	28,321	15,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,155	25,098	25,098	13,943	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	45,833	57,292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,639	9,549	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	**89,447**	**0**	**416,374**	**683,605**	**683,605**	**356,245**	**60,875**	**76,094**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**297,537**																							
Interest		7,256	7,392	15,338	28,443	41,794	49,257	22,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								601,563
rdable for Rent																								0
First Homes																								0
Cash Flow	-386,984	-7,256	-423,766	-698,943	-712,048	-398,039	1,417,646	1,810,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-601,563
Opening Balance	0																							
Closing Balance	-386,984	-394,240	-818,005	-1,516,948	-2,228,996	-2,627,035	-1,209,389	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	601,563	0

W Wood and Adj - Appendix
Site 24

Site 24	24 Flats 6	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	76.88	68.33	100.00%	6	5,500	2,255,000	461
Affordable Overall			0%	0			
Social Rent	76.88	68.33	0.00%	0	1,735	0	0
Affordable Rent	76.88	68.33	0.00%	0	3,420	0	0
Shared Ownersl	76.88	68.33	0.00%	0	3,850	0	0
First Homes	76.88	68.33	0.00%	0	3,850	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	0.100	ha	60	/ha		**2,255,000**	**461**
SITE AREA - Gro	0.100	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**196,790**	**1,967,897**	**1,967,897**
Existing Use Value		150,000		1,500,000
Uplift	20%	30,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**180,000**		**1,800,000**

Additional Profit	3,299	7	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 726,042

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				196,790	
	Stamp Duty			936		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,952	3,888	
Fees						
	Planning			3,810		
	Professional		8.00%	98,296	102,106	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	987,859		
		Extras		0		
		Unit extras	4,757.00	28,542		
		Site	10.00%	98,786		
	BNG			8,364		
	Contingency	5.00%		55,759		
	Abnormals	5.00%		49,393		
				0	1,228,703	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	67,650		
	Legals	%	0.5%	11,275		
		£/unit	0	0		
	Misc.	%	0.0%	0	78,925	**1,610,412**

Developers Profit				
	Market Housing	% Value	17.50%	**394,625**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		196,790
	Total	936

Stamp duty calc - AP		
Land payment		180,000
	Total	600

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	10,927	
		Total	10,927

Pre CIL s106	5,715	£/ Unit (all)	
		Total	34,290

Post CIL s106	5,715	£/ Unit (all)	
		Total	34,290

CIL	200.84	£/sqm	**92,637**

BNG	0.75%	**Total**	8,364

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	1,127,500	1,127,500	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,127,500**	**1,127,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	936																							
Easements etc.	0																							
Legals Acquisition	2,952																							
Planning Fee	3,810																							
Professional	49,148		49,148																					
Build Cost - BCIS Base		0	185,865	371,729	371,729	185,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	42,770	39,221	39,221	5,715	5,464	5,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,394	2,788	2,788	1,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,293	18,586	18,586	9,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,232	16,464	16,464	8,232	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	33,825	33,825	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,638	5,638	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	**56,846**	**0**	**296,702**	**448,789**	**448,789**	**210,499**	**44,926**	**44,926**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**196,790**																							
Interest		4,756	4,845	10,499	19,110	27,884	32,353	12,662	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								394,625
rdable for Rent																								0
First Homes																								0
Cash Flow	-253,636	-4,756	-301,547	-459,288	-467,899	-238,382	1,050,221	1,069,912	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-394,625
Opening Balance	0																							
Closing Balance	-253,636	-258,391	-559,938	-1,019,226	-1,487,126	-1,725,508	-675,287	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	394,625	0

W Wood and Adj - Appendix
Site 25

Site 25	25 Large Greenfiel Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	300	7,300	226,117,500	31,069
Affordable Overall			40%	200			
Social Rent	78.71	77.50	30.00%	150	1,735	20,169,375	11,806
Affordable Rent	78.71	77.50	0.00%	0	3,420	0	0
Shared Ownersl	80.45	80.20	10.00%	50	5,110	20,491,100	4,023
First Homes	80.45	80.20	0.00%	0	3,117	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	16.667	ha	30	/ha		266,777,975	46,898
SITE AREA - Gro	30.303	ha	17	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		67,890,605	4,073,436	2,240,390
Existing Use Value		757,576		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,606,061		350,000
Benchmark Land Value		11,363,636		375,000
Additional Profit		103,074,307	3,318	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 62,395,073

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				67,890,605	
	Stamp Duty			3,384,030		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,018,359	4,402,389	
Fees						
	Planning			116,800		
	Professional		8.00%	7,903,053	8,019,853	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	79,541,020		
		Extras		450,000		
		Unit extras	4,757.00	2,378,500		
		Site	15.00%	11,931,153		
	BNG			141,451		
	Contingency	2.50%		2,357,517		
	Abnormals	2.50%		1,988,526		
				0	98,788,167	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	8,003,339		
	Legals	%	0.5%	1,333,890		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,337,229	188,438,244

Developers Profit				
	Market Housing	% Value	17.50%	39,570,563
	Affordable Hou:	% Value	17.50%	7,115,583
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		67,890,605
	Total	3,384,030

Stamp duty calc - AP		
Land payment		11,363,636
	Total	557,682

Building Safety Levy			
Greenfield	47.37	1,471,727	
Brownfield	0.00	0	
		Total	1,471,727

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	200.84	£/sqm	6,239,848

BNG	0.15%	Total	141,451

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.87	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.06	4,757.00

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	70	70	70	70	70	70	70	10				
Market Housing		31,656,450	31,656,450	31,656,450	31,656,450	31,656,450	31,656,450	31,656,450	4,522,350	0	0	0
Social Rent		2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	403,388	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,868,754	2,868,754	2,868,754	2,868,754	2,868,754	2,868,754	2,868,754	409,822	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**	**37,348,917**	**37,348,917**	**37,348,917**	**37,348,917**	**37,348,917**	**37,348,917**	**37,348,917**	**5,335,560**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,384,030											
Easements etc.	0											
Legals Acquisition	1,018,359											
Planning Fee	116,800											
Professional	7,903,053											
Build Cost - BCIS Base		13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	1,886,013	0	0	0
BSL/s106/CIL/Tariff		923,892	3,419,831	2,795,846	2,795,846	923,892	923,892	923,892	131,985	0	0	0
BNG		19,803	19,803	19,803	19,803	19,803	19,803	19,803	2,829	0	0	0
Contingency		330,052	330,052	330,052	330,052	330,052	330,052	330,052	47,150	0	0	0
Abnormals		278,394	278,394	278,394	278,394	278,394	278,394	278,394	39,771	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,120,467	1,120,467	1,120,467	1,120,467	1,120,467	1,120,467	1,120,467	160,067	0	0	0
Legals	0	186,745	186,745	186,745	186,745	186,745	186,745	186,745	26,678	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**12,422,243**	**16,061,447**	**18,557,386**	**17,933,401**	**17,933,401**	**16,061,447**	**16,061,447**	**16,061,447**	**2,294,492**	**0**	**0**	**0**
For Residual Va Land	**67,890,605**											
Interest		6,023,464	4,878,663	3,835,198	2,666,674	1,410,511	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-80,312,848	15,264,006	13,912,867	15,580,317	16,748,841	19,876,958	21,287,469	21,287,469	3,041,067	0	0	0
Opening Balance	0											
Closing Balance	-80,312,848	-65,048,843	-51,135,976	-35,555,659	-18,806,818	1,070,140	22,357,609	43,645,079	46,686,146	46,686,146	46,686,146	46,686,146

	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												
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
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												39,570,563
rdable for Rent												7,115,583
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-46,686,146
Closing Balance	46,686,146	46,686,146	46,686,146	46,686,146	46,686,146	46,686,146	46,686,146	46,686,146	46,686,146	46,686,146	46,686,146	0

W Wood and Adj - Appendix
Site 26

Site 26	26 Large Greenfiel Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	120	7,300	90,447,000	12,428
Affordable Overall			40%	80			
Social Rent	78.45	77.20	30.00%	60	1,735	8,036,520	4,707
Affordable Rent	78.45	77.20	0.00%	0	3,420	0	0
Shared Ownersl	80.31	80.00	10.00%	20	5,110	8,176,000	1,606
First Homes	80.31	80.00	0.00%	0	3,125	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	6.667	ha	30	/ha		**106,659,520**	**18,741**
SITE AREA - Gro	8.889	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**25,895,336**	**3,884,300**	**2,913,225**
Existing Use Value		222,222		25,000
Uplift	0%	0		0
Plus /ha	350,000	3,111,111		350,000
Benchmark Land Value		**3,333,333**		**375,000**

Additional Profit	**17,760,804**	**1,429**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 18,291,649

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				25,895,336	
	Stamp Duty			1,284,267		
	Easements etc.			0		
	Legals /Acquisition		1.50%	388,430	1,672,697	
Fees						
	Planning			60,100		
	Professional		8.00%	3,159,243	3,219,343	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	31,795,899		
		Extras		180,000		
		Unit extras	4,757.00	951,400		
		Site	15.00%	4,769,385		
	BNG			56,545		
	Contingency	2.50%		942,417		
	Abnormals	2.50%		794,897		
				0	39,490,543	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,199,786		
	Legals	%	0.5%	533,298		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,733,083	**74,011,003**

Developers Profit				
	Market Housing	% Value	17.50%	**15,828,225**
	Affordable Hou:	% Value	17.50%	**2,837,191**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		25,895,336
	Total	1,284,267

Stamp duty calc - AP		
Land payment		3,333,333
	Total	156,167

Building Safety Levy			
Greenfield	47.37	588,691	
Brownfield	0.00	0	
		Total	588,691

Pre CIL s106	10,240	£/ Unit (all)	
		Total	2,048,000

Post CIL s106	10,240	£/ Unit (all)	
		Total	2,048,000

CIL	200.84	£/sqm	**2,495,939**

BNG	0.15%	**Total**	56,545

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.38	Per Unit
CO2 Plus	8.00%		123.39	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.62	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	14	14	14	14	4							
Market Housing				0	0	0	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	1,808,940	0	0	0
Social Rent				0	0	0	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	160,730	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	163,520	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**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**7,466,166**	**2,133,190**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,284,267																							
Easements etc.	0																							
Legals Acquisition	388,430																							
Planning Fee	60,100																							
Professional	1,579,622		1,579,622																					
Build Cost - BCIS Base		0	879,589	1,759,179	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,010,490	1,130,901	251,311	0	0	0	0	0
BSL/s106/CIL/Tariff		0	671,771	719,558	767,345	767,345	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	150,435	102,648	54,862	41,208	11,774	0	0	0
BNG		0	1,319	2,639	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,016	1,696	377	0	0	0	0	0
Contingency		0	21,990	43,979	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	50,262	28,273	6,283	0	0	0	0	0
Abnormals		0	18,548	37,095	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	42,395	23,847	5,299	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	223,985	223,985	223,985	223,985	223,985	223,985	223,985	223,985	223,985	223,985	223,985	223,985	223,985	223,985	63,996	0	0	0
Legals	0	0	0	0	0	0	37,331	37,331	37,331	37,331	37,331	37,331	37,331	37,331	37,331	37,331	37,331	37,331	37,331	37,331	10,666	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**3,312,419**	**0**	**3,172,839**	**2,562,450**	**3,531,683**	**3,531,683**	**3,210,222**	**3,210,222**	**3,210,222**	**3,210,222**	**3,210,222**	**3,210,222**	**3,210,222**	**3,210,222**	**3,210,222**	**3,210,222**	**2,517,913**	**1,548,680**	**579,448**	**302,524**	**86,435**	**0**	**0**	**0**
For Residual Va Land	**25,895,336**																							
Interest		547,645	557,914	627,865	687,684	766,797	847,393	783,483	718,374	652,045	584,472	515,632	445,501	374,055	301,270	227,120	151,579	61,641	0	0	0	0	0	0
Developers Return																								
Market Housing																								15,828,225
rdable for Rent																								2,837,191
First Homes																								0
Cash Flow	-29,207,755	-547,645	-3,730,753	-3,190,316	-4,219,367	-4,298,480	3,408,551	3,472,461	3,537,570	3,603,899	3,671,472	3,740,312	3,810,443	3,881,889	3,954,674	4,028,825	4,796,674	5,855,844	6,886,719	7,163,642	2,046,755	0	0	-18,665,416
Opening Balance	0																							
Closing Balance	-29,207,755	-29,755,400	-33,486,153	-36,676,469	-40,895,836	-45,194,315	-41,785,765	-38,313,303	-34,775,734	-31,171,834	-27,500,362	-23,760,050	-19,949,607	-16,067,717	-12,113,043	-8,084,218	-3,287,544	2,568,300	9,455,019	16,618,661	18,665,416	18,665,416	18,665,416	0

W Wood and Adj - Appendix
Site 27

Site 27	27	Green field 100	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	60	7,300	45,223,500	6,214
Affordable Overall			40%	40			
Social Rent	79.74	78.70	30.00%	30	1,735	4,096,335	2,392
Affordable Rent	79.74	78.70	0.00%	0	3,420	0	0
Shared Ownersl	81.00	81.00	10.00%	10	5,110	4,139,100	810
First Homes	81.00	81.00	0.00%	0	3,086	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	30	/ha		**53,458,935**	**9,416**
SITE AREA - Gro	4.444	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**11,129,495**	**3,338,848**	**2,504,136**
Existing Use Value		111,111		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,555,556		350,000
Benchmark Land Value		**1,666,667**		**375,000**
Additional Profit		**9,111,648**	**1,466**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 11,439,695

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				11,129,495	
	Stamp Duty			545,975		
	Easements etc.			0		
	Legals /Acquisition		1.50%	166,942	712,917	
Fees						
	Planning			41,200		
	Professional		8.00%	1,801,563	1,842,763	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	18,199,333		
		Extras		90,000		
		Unit extras	4,757.00	475,700		
		Site	15.00%	2,729,900		
	BNG			32,242		
	Contingency	2.50%		537,373		
	Abnormals	2.50%		454,983		
				0	22,519,532	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,603,768		
	Legals	%	0.5%	267,295		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,871,063	**38,075,769**

Developers Profit				
	Market Housing	% Value	17.50%	**7,914,113**
	Affordable Hou:	% Value	17.50%	**1,441,201**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		11,129,495
	Total	545,975

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	47.37	294,345	
Brownfield	0.00	0	
		Total	294,345

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,031,500

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,031,500

CIL	200.84	£/sqm	**1,247,970**

BNG	0.15%	**Total**	32,242

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.10	Per Unit
CO2 Plus	8.00%		140.57	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.14	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	
			1,932.81	**4,757.00**

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			14	14	14	14	14	14	14	2														
Market Housing				0	0	0	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	6,331,290	904,470	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	573,487	573,487	573,487	573,487	573,487	573,487	573,487	81,927	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	0	0	0	0	0
Shared Ownership				0	0	0	579,474	579,474	579,474	579,474	579,474	579,474	579,474	82,782	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**	**7,484,251**	**7,484,251**	**7,484,251**	**7,484,251**	**7,484,251**	**7,484,251**	**7,484,251**	**1,069,179**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	545,975																							
Easements etc.	0																							
Legals Acquisition	166,942																							
Planning Fee	41,200																							
Professional	900,781		900,781																					
Build Cost - BCIS Base		0	1,003,097	2,006,194	3,009,291	3,009,291	3,009,291	3,009,291	3,009,291	2,149,493	1,146,396	143,300	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	360,129	408,266	456,402	456,402	185,618	185,618	185,618	144,358	96,222	48,085	41,208	5,887	0	0	0	0	0	0	0	0	0	0
BNG		0	1,505	3,009	4,514	4,514	4,514	4,514	4,514	3,224	1,720	215	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,077	50,155	75,232	75,232	75,232	75,232	75,232	53,737	28,660	3,582	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	21,233	42,465	63,698	63,698	63,698	63,698	63,698	45,498	24,266	3,033	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	224,528	224,528	224,528	224,528	224,528	224,528	224,528	32,075	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	37,421	37,421	37,421	37,421	37,421	37,421	37,421	5,346	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,654,899**	**0**	**2,311,822**	**2,510,089**	**3,609,137**	**3,609,137**	**3,600,302**	**3,600,302**	**3,600,302**	**2,658,260**	**1,559,212**	**460,164**	**303,157**	**43,308**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**11,129,495**																							
Interest		239,707	244,202	292,127	344,669	418,803	494,327	430,771	366,024	300,063	215,202	108,142	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,914,113
rdable for Rent																								1,441,201
First Homes																								0
Cash Flow	-12,784,393	-239,707	-2,556,024	-2,802,216	-3,953,806	-4,027,940	3,389,623	3,453,178	3,517,925	4,525,928	5,709,837	6,915,944	7,181,094	1,025,871	0	0	0	0	0	0	0	0	0	-9,355,314
Opening Balance	0																							
Closing Balance	-12,784,393	-13,024,101	-15,580,124	-18,382,340	-22,336,146	-26,364,086	-22,974,463	-19,521,285	-16,003,360	-11,477,432	-5,767,595	1,148,349	8,329,443	9,355,314	9,355,314	9,355,314	9,355,314	9,355,314	9,355,314	9,355,314	9,355,314	9,355,314	9,355,314	0

W Wood and Adj - Appendix
Site 28

Site 28	28	Greenfield 40	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.80	103.54	60.00%	24	7,300	18,140,500	2,491
Affordable Overall			40%	16			
Social Rent	79.13	78.08	30.00%	12	1,735	1,625,695	950
Affordable Rent	79.13	78.08	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	4	5,110	1,573,880	308
First Homes	77.00	77.00	0.00%	0	3,247	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	30	/ha		21,340,075	3,749
SITE AREA - Gro	1.569	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,425,936	3,319,452	2,821,534
Existing Use Value		39,216		25,000
Uplift	0%	0		0
Plus /ha	350,000	549,020		350,000
Benchmark Land Value		588,235		375,000
Additional Profit		3,532,789	1,418	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,530,892

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				4,425,936	
	Stamp Duty			210,797		
	Easements etc.			0		
	Legals /Acquisition		1.50%	66,389	277,186	
Fees						
	Planning			25,400		
	Professional		8.00%	717,671	743,071	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	7,247,823		
		Extras		37,500		
		Unit extras	4,757.00	190,280		
		Site	15.00%	1,087,173		
	BNG			12,844		
	Contingency	2.50%		214,069		
	Abnormals	2.50%		181,196		
				0	8,970,886	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	640,202		
	Legals	%	0.5%	106,700		
		£/unit	0	0		
	Misc.	%	0.0%	0	746,903	15,163,982

Developers Profit				
	Market Housing	% Value	17.50%	3,174,588
	Affordable Hou:	% Value	17.50%	559,926
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,425,936
	Total	210,797

Stamp duty calc - AP		
Land payment		588,235
	Total	18,912

Building Safety Levy			
Greenfield	47.37	118,011	
Brownfield	0.00	0	
		Total	118,011

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	200.84	£/sqm	**500,343**

BNG	0.15%	**Total**	12,844

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.63	Per Unit
CO2 Plus	8.00%		140.61	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.15	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	
			1,933.40	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,267,563	2,267,563	2,267,563	2,267,563	2,267,563	2,267,563	2,267,563	2,267,563	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	203,212	203,212	203,212	203,212	203,212	203,212	203,212	203,212	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	0	0	0	0	0
Shared Ownership				0	0	0	196,735	196,735	196,735	196,735	196,735	196,735	196,735	196,735	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**	**2,667,509**	**2,667,509**	**2,667,509**	**2,667,509**	**2,667,509**	**2,667,509**	**2,667,509**	**2,667,509**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	210,797																							
Easements etc.	0																							
Legals Acquisition	66,389																							
Planning Fee	25,400																							
Professional	358,835		358,835																					
Build Cost - BCIS Base		0	356,782	713,565	1,070,347	1,070,347	1,070,347	1,070,347	1,070,347	1,070,347	713,565	356,782	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	142,319	159,552	176,786	176,786	66,451	66,451	66,451	66,451	49,218	31,985	14,751	14,751	0	0	0	0	0	0	0	0	0	0
BNG		0	535	1,070	1,606	1,606	1,606	1,606	1,606	1,606	1,070	535	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,920	17,839	26,759	26,759	26,759	26,759	26,759	26,759	17,839	8,920	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,550	15,100	22,649	22,649	22,649	22,649	22,649	22,649	15,100	7,550	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	80,025	80,025	80,025	80,025	80,025	80,025	80,025	80,025	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,338	13,338	13,338	13,338	13,338	13,338	13,338	13,338	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**661,422**	**0**	**874,941**	**907,126**	**1,298,146**	**1,298,146**	**1,281,175**	**1,281,175**	**1,281,175**	**1,281,175**	**890,155**	**499,134**	**108,114**	**108,114**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,425,936**																							
Interest		95,388	97,176	115,404	134,576	161,440	188,807	166,353	143,479	120,175	96,435	64,917	25,477	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,174,588
rdable for Rent																								559,926
First Homes																								0
Cash Flow	-5,087,358	-95,388	-972,118	-1,022,530	-1,432,723	-1,459,586	1,197,528	1,219,981	1,242,856	1,266,159	1,680,920	2,103,458	2,533,918	2,559,395	0	0	0	0	0	0	0	0	0	-3,734,513
Opening Balance	0																							
Closing Balance	-5,087,358	-5,182,745	-6,154,863	-7,177,393	-8,610,116	-10,069,702	-8,872,174	-7,652,193	-6,409,337	-5,143,178	-3,462,258	-1,358,800	1,175,118	3,734,513	3,734,513	3,734,513	3,734,513	3,734,513	3,734,513	3,734,513	3,734,513	3,734,513	3,734,513	0

W Wood and Adj - Appendix
Site 29

Site 29	29	Greenfield 12	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	105.71	105.71	60.00%	7	7,300	5,556,343	761
Affordable Overall			40%	4.8			
Social Rent	70.06	68.50	30.00%	4	1,735	427,851	252
Affordable Rent	70.06	68.50	0.00%	0	3,420	0	0
Shared Ownersl	70.00	70.00	10.00%	1	5,110	429,240	84
First Homes	70.00	70.00	0.00%	0	3,571	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	0.400	ha	30	/ha		6,413,434	1,097
SITE AREA - Gro	0.471	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,464,631	3,661,577	3,112,341
Existing Use Value		47,059		100,000
Uplift	0%	0		0
Plus /ha	350,000	164,706		350,000
Benchmark Land Value		211,765		450,000
Additional Profit		1,291,570	1,697	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,400,203

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,464,631	
	Stamp Duty			62,732		
	Easements etc.			0		
	Legals /Acquisition		1.50%	21,969	84,701	
Fees						
	Planning			7,620		
	Professional		8.00%	207,510	215,130	
CONSTRUCTION						
	Build Cost	BCIS +	1,911	2,096,746		
		Extras		7,500		
		Unit extras	4,757.00	57,084		
		Site	15.00%	314,512		
	BNG			3,714		
	Contingency	2.50%		61,896		
	Abnormals	2.50%		52,419		
				0	2,593,870	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	192,403		
	Legals	%	0.5%	32,067		
		£/unit	0	0		
	Misc.	%	0.0%	0	224,470	4,582,802

Developers Profit				
	Market Housing	% Value	17.50%	972,360
	Affordable Hou:	% Value	17.50%	149,991
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		1,464,631
	Total	62,732

Stamp duty calc - AP		
Land payment		211,765
	Total	1,235

Building Safety Levy			
Greenfield	47.37	36,055	
Brownfield	0.00	0	
		Total	36,055

Pre CIL s106	10,298	£/ Unit (all)	
		Total	123,580

Post CIL s106	10,298	£/ Unit (all)	
		Total	123,580

CIL	200.84	£/sqm	**152,868**

BNG	0.15%	**Total**	3,714

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,737.00	Per Unit
CO2 Plus	8.00%		138.96	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.74	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	
			1,910.70	**4,757.00**

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	1,389,086	1,389,086	1,389,086	1,389,086	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	106,963	106,963	106,963	106,963	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	0	0	0	0	0
Shared Ownership				0	0	0	107,310	107,310	107,310	107,310	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**	**1,603,358**	**1,603,358**	**1,603,358**	**1,603,358**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	62,732																							
Easements etc.	0																							
Legals Acquisition	21,969																							
Planning Fee	7,620																							
Professional	103,755		103,755																					
Build Cost - BCIS Base		0	206,320	412,640	618,960	618,960	412,640	206,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	48,515	58,814	69,112	69,112	29,611	19,312	9,014	9,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	309	619	928	928	619	309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,158	10,316	15,474	15,474	10,316	5,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,368	8,736	13,105	13,105	8,736	4,368	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	48,101	48,101	48,101	48,101	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,017	8,017	8,017	8,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**196,076**	**0**	**368,426**	**491,125**	**717,579**	**717,579**	**518,040**	**291,586**	**65,131**	**65,131**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,464,631**																							
Interest		31,138	31,722	39,225	49,169	63,545	78,192	59,308	35,824	7,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								972,360
rdable for Rent																								149,991
First Homes																								0
Cash Flow	-1,660,707	-31,138	-400,148	-530,350	-766,748	-781,125	1,007,127	1,252,465	1,502,403	1,530,573	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,122,351
Opening Balance	0																							
Closing Balance	-1,660,707	-1,691,845	-2,091,993	-2,622,344	-3,389,092	-4,170,217	-3,163,090	-1,910,625	-408,222	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	1,122,351	0

W Wood and Adj - Appendix
Site 30

Site 30	30	Greenfield 9	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.00	103.00	60.00%	5	7,300	4,060,260	556
Affordable Overall			40%	3.6			
Social Rent	84.00	84.00	30.00%	3	1,735	393,498	227
Affordable Rent	84.00	84.00	0.00%	0	3,420	0	0
Shared Ownersl	84.00	84.00	10.00%	1	5,110	386,316	76
First Homes	84.00	84.00	0.00%	0	2,976	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	0.300	ha	30	/ha		**4,840,074**	**859**
SITE AREA - Gro	0.300	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,044,900**	**3,483,000**	**3,483,000**
Existing Use Value		30,000		100,000
Uplift	0%	0		0
Plus /ha	350,000	105,000		350,000
Benchmark Land Value		**135,000**		**450,000**
Additional Profit		**984,912**	**1,771**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,097,235

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				1,044,900	
	Stamp Duty			41,745		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,673	57,418	
Fees						
	Planning			5,715		
	Professional		8.00%	162,440	168,155	
CONSTRUCTION						
	Build Cost	BCIS +	1,912	1,641,551		
		Extras		7,500		
		Unit extras	4,757.00	42,813		
		Site	15.00%	246,233		
	BNG			2,907		
	Contingency	2.50%		48,452		
	Abnormals	2.50%		41,039		
				0	2,030,495	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	145,202		
	Legals	%	0.5%	24,200		
		£/unit	0	0		
	Misc.	%	0.0%	0	169,403	**3,470,371**

Developers Profit				
	Market Housing	% Value	17.50%	**710,546**
	Affordable Hou:	% Value	17.50%	**136,467**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		1,044,900
	Total	41,745

Stamp duty calc - AP		
Land payment		135,000
	Total	0

Building Safety Levy			
Greenfield	47.37	26,347	
Brownfield	0.00	0	
		Total	26,347

Pre CIL s106	10,715	£/ Unit (all)	
		Total	96,435

Post CIL s106	10,715	£/ Unit (all)	
		Total	96,435

CIL	200.84	£/sqm	**111,707**

BNG	0.15%	**Total**	2,907

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,738.08	Per Unit
CO2 Plus	8.00%		139.05	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.76	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	
			1,911.89	**4,757.00**

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																			
Market Housing				0	0	0	1,353,420	1,353,420	1,353,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,166	131,166	131,166	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	0	0	0	0	0
Shared Ownership				0	0	0	128,772	128,772	128,772	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**	**1,613,358**	**1,613,358**	**1,613,358**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	41,745																							
Easements etc.	0																							
Legals Acquisition	15,673																							
Planning Fee	5,715																							
Professional	81,220		81,220																					
Build Cost - BCIS Base		0	215,344	430,688	646,032	430,688	215,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	55,398	54,942	65,657	21,430	19,497	8,782	8,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	323	646	969	646	323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,384	10,767	16,151	10,767	5,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,560	9,120	13,680	9,120	4,560	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	48,401	48,401	48,401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,067	8,067	8,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**144,354**	**0**	**362,228**	**506,163**	**742,489**	**472,651**	**301,576**	**65,250**	**65,250**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,044,900**																							
Interest		22,299	22,717	29,934	39,986	54,658	64,545	41,159	12,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								710,546
rdable for Rent																								136,467
First Homes																								0
Cash Flow	-1,189,254	-22,299	-384,945	-536,098	-782,475	-527,309	1,247,238	1,506,949	1,535,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-847,013
Opening Balance	0																							
Closing Balance	-1,189,254	-1,211,552	-1,596,497	-2,132,595	-2,915,070	-3,442,379	-2,195,141	-688,192	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	847,013	0

W Wood and Adj - Appendix
Site 33

Site 33	33 Well End SUE	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3,750	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.57	103.25	60.00%	2,250	7,255	1,685,506,922	233,029
Affordable Overall			40%	1500			
Social Rent	78.46	77.21	30.00%	1,125	1,735	150,701,738	88,265
Affordable Rent	78.46	77.21	0.00%	0	3,420	0	0
Shared Ownersl	80.36	80.04	10.00%	375	5,079	152,435,825	30,134
First Homes	80.36	80.04	0.00%	0	3,123	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	107.143	ha	35	/ha		1,988,644,484	351,428
SITE AREA - Gro	163.000	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		253,591,014	2,366,849	1,555,773
Existing Use Value		4,075,000		25,000
Uplift	0%	0		0
Plus /ha	225,000	36,675,000		225,000
Benchmark Land Value		40,750,000		250,000

Additional Profit	418,146,638	1,794	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 463,218,248

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				253,591,014	
	Stamp Duty			12,669,051		
	Easements etc.			0		
	Legals /Acquisition		1.50%	3,803,865	16,472,916	
Fees						
	Planning			731,050		
	Professional		8.00%	60,659,338	61,390,388	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	596,266,952		
		Extras		3,382,500		
		Unit extras	4,757.00	17,838,750		
		Site	15.00%	89,440,043		
	BNG			1,060,392		
	Contingency	5.00%		35,346,412		
	Abnormals	2.50%		14,906,674		
				0	758,241,723	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	59,659,335		
	Legals	%	0.5%	9,943,222		
		£/unit	0	0		
	Misc.	%	0.0%	0	69,602,557	**1,159,298,598**

Developers Profit				
	Market Housing	% Value	17.50%	**294,963,711**
	Affordable Hou:	% Value	17.50%	**53,049,073**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3,750		
No dwgs under	50	635	31,750
No dwgs over 5	3700	189	699,300
		Total	731,050

Stamp duty calc - Residual		
Land payment		253,591,014
	Total	12,669,051

Stamp duty calc - AP		
Land payment		40,750,000
	Total	2,027,000

Building Safety Levy			
Greenfield	47.37	11,038,589	
Brownfield	0.00	0	
		Total	11,038,589

Pre CIL s106	40,715	£/ Unit (all)	
		Total	152,681,250

Post CIL s106	40,715	£/ Unit (all)	
		Total	152,681,250

CIL	200.84	£/sqm	**46,801,567**

BNG	0.15%	**Total**	1,060,392

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.45	Per Unit
CO2 Plus	8.00%		123.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.70	**4,757.00**

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	155	155	155	155	155	155	155	155	155	165	165	165
Market Housing		69,667,619	69,667,619	69,667,619	69,667,619	69,667,619	69,667,619	69,667,619	69,667,619	69,667,619	74,162,305	74,162,305
Social Rent		6,229,005	6,229,005	6,229,005	6,229,005	6,229,005	6,229,005	6,229,005	6,229,005	6,229,005	6,630,876	6,630,876
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		6,300,681	6,300,681	6,300,681	6,300,681	6,300,681	6,300,681	6,300,681	6,300,681	6,300,681	6,707,176	6,707,176
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**	**82,197,305**	**82,197,305**	**82,197,305**	**82,197,305**	**82,197,305**	**82,197,305**	**82,197,305**	**82,197,305**	**82,197,305**	**87,500,357**	**87,500,357**
EXPENDITURE												
Stamp Duty	12,669,051											
Easements etc.	0											
Legals Acquisition	3,803,865											
Planning Fee	731,050											
Professional	60,659,338											
Build Cost - BCIS Base		29,219,701	29,219,701	29,219,701	29,219,701	29,219,701	29,219,701	29,219,701	29,219,701	29,219,701	31,104,843	31,104,843
BSL/s106/CIL/Tariff		53,568,654	6,767,087	6,767,087	6,767,087	6,767,087	6,767,087	6,767,087	6,767,087	6,767,087	7,203,673	7,203,673
BNG		43,830	43,830	43,830	43,830	43,830	43,830	43,830	43,830	43,830	46,657	46,657
Contingency		1,460,985	1,460,985	1,460,985	1,460,985	1,460,985	1,460,985	1,460,985	1,460,985	1,460,985	1,555,242	1,555,242
Abnormals		616,143	616,143	616,143	616,143	616,143	616,143	616,143	616,143	616,143	655,894	655,894
Finance Fees	0											
Legal and Valuation	0											
Agents	0	2,465,919	2,465,919	2,465,919	2,465,919	2,465,919	2,465,919	2,465,919	2,465,919	2,465,919	2,625,011	2,625,011
Legals	0	410,987	410,987	410,987	410,987	410,987	410,987	410,987	410,987	410,987	437,502	437,502
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**77,863,304**	**87,786,217**	**40,984,650**	**40,984,650**	**40,984,650**	**40,984,650**	**40,984,650**	**40,984,650**	**40,984,650**	**40,984,650**	**43,628,821**	**43,628,821**
For Residual Va Land	**253,591,014**											
Interest		24,859,074	27,142,673	26,087,424	24,953,032	23,733,560	22,422,628	21,013,376	19,498,430	17,869,863	16,119,154	14,037,725
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-331,454,318	-30,447,986	14,069,982	15,125,231	16,259,623	17,479,095	18,790,027	20,199,279	21,714,225	23,342,792	27,752,382	29,833,811
Opening Balance	0											
Closing Balance	-331,454,318	-361,902,304	-347,832,322	-332,707,091	-316,447,468	-298,968,373	-280,178,345	-259,979,066	-238,264,841	-214,922,049	-187,169,667	-157,335,856

	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	165	165	165	165	165	165	165	165	165	165	210	
Market Housing	74,162,305	74,162,305	74,162,305	74,162,305	74,162,305	74,162,305	74,162,305	74,162,305	74,162,305	74,162,305	74,162,305	94,388,388
Social Rent	6,630,876	6,630,876	6,630,876	6,630,876	6,630,876	6,630,876	6,630,876	6,630,876	6,630,876	6,630,876	6,630,876	8,439,297
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	6,707,176	6,707,176	6,707,176	6,707,176	6,707,176	6,707,176	6,707,176	6,707,176	6,707,176	6,707,176	6,707,176	8,536,406
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	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**87,500,357**	**111,364,091**
EXPENDITURE												
Build Cost - BCIS Base	31,104,843	31,104,843	31,104,843	31,104,843	31,104,843	31,104,843	31,104,843	31,104,843	31,104,843	31,104,843	31,104,843	39,587,982
BSL/s106/CIL/Tariff	7,203,673	7,203,673	7,203,673	7,203,673	7,203,673	7,203,673	7,203,673	7,203,673	7,203,673	7,203,673	7,203,673	9,168,311
BNG	46,657	46,657	46,657	46,657	46,657	46,657	46,657	46,657	46,657	46,657	46,657	59,382
Contingency	1,555,242	1,555,242	1,555,242	1,555,242	1,555,242	1,555,242	1,555,242	1,555,242	1,555,242	1,555,242	1,555,242	1,979,399
Abnormals	655,894	655,894	655,894	655,894	655,894	655,894	655,894	655,894	655,894	655,894	655,894	834,774
Agents	2,625,011	2,625,011	2,625,011	2,625,011	2,625,011	2,625,011	2,625,011	2,625,011	2,625,011	2,625,011	2,625,011	3,340,923
Legals	437,502	437,502	437,502	437,502	437,502	437,502	437,502	437,502	437,502	437,502	437,502	556,820
COSTS BEFORE LAND INT AND I	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**43,628,821**	**55,527,591**
Interest	11,800,189	9,394,838	6,809,086	4,029,402	1,041,242	0	0	0	0	0	0	0
Market Housing												294,963,711
rdable for Rent												53,049,073
First Homes												0
Cash Flow	32,071,347	34,476,698	37,062,450	39,842,134	42,830,294	43,871,536	43,871,536	43,871,536	43,871,536	43,871,536	43,871,536	-292,176,284
Closing Balance	-125,264,509	-90,787,811	-53,725,360	-13,883,226	28,947,068	72,818,604	116,690,140	160,561,676	204,433,212	248,304,748	292,176,284	0

W Wood and Adj - Appendix
Site 34

Site 34	34 Parkview / Bor	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				1,073	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.57	103.26	60.00%	644	7,255	482,295,035	66,678
Affordable Overall			40%	429.2			
Social Rent	78.47	77.22	30.00%	322	1,735	43,127,761	25,259
Affordable Rent	78.47	77.22	0.00%	0	3,420	0	0
Shared Ownersl	80.54	80.24	10.00%	107	5,079	43,726,255	8,641
First Homes	80.54	80.24	0.00%	0	3,116	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	30.657	ha	35	/ha		569,149,051	100,578
SITE AREA - Gro	46.650	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		106,536,871	3,475,108	2,283,749
Existing Use Value		1,166,250		25,000
Uplift	0%	0		0
Plus /ha	225,000	10,496,250		225,000
Benchmark Land Value		11,662,500		250,000

Additional Profit	185,171,574	2,777	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 151,367,099

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				106,536,871	
	Stamp Duty			5,316,344		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,598,053	6,914,397	
Fees						
	Planning			225,097		
	Professional		8.00%	17,360,587	17,585,684	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	170,651,932		
		Extras		967,500		
		Unit extras	4,757.00	5,104,261		
		Site	15.00%	25,597,790		
	BNG			303,482		
	Contingency	5.00%		10,116,074		
	Abnormals	2.50%		4,266,298		
				0	217,007,337	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	17,074,472		
	Legals	%	0.5%	2,845,745		
		£/unit	0	0		
	Misc.	%	0.0%	0	19,920,217	**367,964,506**

Developers Profit				
	Market Housing	% Value	17.50%	**84,401,631**
	Affordable Hou:	% Value	17.50%	**15,199,453**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,073		
No dwgs under	50	635	31,750
No dwgs over 5	1023	189	193,347
		Total	225,097

Stamp duty calc - Residual		
Land payment		106,536,871
	Total	5,316,344

Stamp duty calc - AP		
Land payment		11,662,500
	Total	572,625

Building Safety Levy			
Greenfield	47.37	3,158,530	
Brownfield	0.00	0	
		Total	3,158,530

Pre CIL s106	40,715	£/ Unit (all)	
		Total	43,687,195

Post CIL s106	40,715	£/ Unit (all)	
		Total	43,687,195

CIL	200.84	£/sqm	**13,391,580**

BNG	0.15%	**Total**	303,482

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.47	Per Unit
CO2 Plus	8.00%		123.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.71	**4,757.00**

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	110	110	110	110	110	110	110	110	110	83		
Market Housing		49,443,107	49,443,107	49,443,107	49,443,107	49,443,107	49,443,107	49,443,107	49,443,107	49,443,107	37,307,072	0
Social Rent		4,421,299	4,421,299	4,421,299	4,421,299	4,421,299	4,421,299	4,421,299	4,421,299	4,421,299	3,336,071	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		4,482,654	4,482,654	4,482,654	4,482,654	4,482,654	4,482,654	4,482,654	4,482,654	4,482,654	3,382,366	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**	**58,347,060**	**58,347,060**	**58,347,060**	**58,347,060**	**58,347,060**	**58,347,060**	**58,347,060**	**58,347,060**	**58,347,060**	**44,025,509**	**0**
EXPENDITURE												
Stamp Duty	5,316,344											
Easements etc.	0											
Legals Acquisition	1,598,053											
Planning Fee	225,097											
Professional	17,360,587											
Build Cost - BCIS Base		20,741,252	20,741,252	20,741,252	20,741,252	20,741,252	20,741,252	20,741,252	20,741,252	20,741,252	15,650,217	0
BSL/s106/CIL/Tariff		18,194,031	4,802,451	4,802,451	4,802,451	4,802,451	4,802,451	4,802,451	4,802,451	4,802,451	3,623,667	0
BNG		31,112	31,112	31,112	31,112	31,112	31,112	31,112	31,112	31,112	23,475	0
Contingency		1,037,063	1,037,063	1,037,063	1,037,063	1,037,063	1,037,063	1,037,063	1,037,063	1,037,063	782,511	0
Abnormals		437,365	437,365	437,365	437,365	437,365	437,365	437,365	437,365	437,365	330,012	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,750,412	1,750,412	1,750,412	1,750,412	1,750,412	1,750,412	1,750,412	1,750,412	1,750,412	1,320,765	0
Legals	0	291,735	291,735	291,735	291,735	291,735	291,735	291,735	291,735	291,735	220,128	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**24,500,081**	**42,482,970**	**29,091,389**	**29,091,389**	**29,091,389**	**29,091,389**	**29,091,389**	**29,091,389**	**29,091,389**	**29,091,389**	**21,950,776**	**0**
For Residual Va Land	**106,536,871**											
Interest		9,827,771	9,375,047	7,884,001	6,281,125	4,558,035	2,705,712	714,465	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-131,036,952	6,036,319	19,880,624	21,371,670	22,974,546	24,697,636	26,549,959	28,541,206	29,255,671	29,255,671	22,074,734	0
Opening Balance	0											
Closing Balance	-131,036,952	-125,000,633	-105,120,009	-83,748,339	-60,773,793	-36,076,157	-9,526,198	19,015,008	48,270,679	77,526,350	99,601,084	99,601,084

	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												
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
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												84,401,631
rdable for Rent												15,199,453
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-99,601,084
Closing Balance	99,601,084	99,601,084	99,601,084	99,601,084	99,601,084	99,601,084	99,601,084	99,601,084	99,601,084	99,601,084	99,601,084	0

Bushey & P Bar Appendix Cover

Hertsmere Borough Council LPVA - June 2025

Bushey and Adjacent

02/10/2026
17:00

Large Brownfield LD Housing 500

1	UNITS	**500**	Social Rent	75.00%	% of Aff	150	150	Rounded
	Affordable	40%	200 Affordable Re	0.00%		0	0	
			Shared Owne	25.00%		50	50	
			First Homes	0.00%		0	0	
						200	200	

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	30.303		Sub Area	Bushey & Potters Bar
Net:Gross	55%		Gross	30.303	ha	Green Brov	Brown
			Net	16.667	ha	Use	PDL

	Beds	m2	Circulation	Market 300		Rounded	m2	m2	Circulation	Social Rent 150		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 50		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	20%	30.00	30	2,100	20%	0.00	0	0	35%	17.50	18	1,260	35%	0.00	0	0
Terrace	3	95	0.0%	10%	30.00	30	2,850	84	0.0%	25%	37.50	38	3,192	25%	0.00	0	0	30%	15.00	15	1,260	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	15.00	15	1,455	10%	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%	10%	15.00	15	1,185	10%	0.00	0	0	10%	5.00	5	395	10%	0.00	0	0
Semi	3	105	0.0%	35%	105.00	105	11,025	93	0.0%	10%	15.00	15	1,395	10%	0.00	0	0	10%	5.00	5	465	10%	0.00	0	0
Semi	4	120	0.0%	10%	30.00	30	3,600	106	0.0%	5%	7.50	8	848	5%	0.00	0	0	10%	5.00	5	530	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%	45.00	45	6,075	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**31,069**			**100%**	**150.00**	**150**	**11,806**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**4,023**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	7,860	11,365,560
Terrace	3		1,446		1,446	7,302	10,558,692
Terrace	4		1,446		1,446	1,455	2,103,930
Semi	2		1,493		1,493	1,580	2,358,940
Semi	3		1,493		1,493	12,885	19,237,305
Semi	4		1,493		1,493	4,978	7,432,154
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	6,075	10,928,925
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						46,898	72,310,019
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	46	2.40	110
2 bed	128	2.40	307
3 bed	208	2.40	499
4 bed	103	2.40	247
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	64,200	m2
	6.420	ha
Gross - Net	13.636	ha
Shortfall / Surplus	7.216	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		300	31,069	103.56	30,975	103.25
Social Rent		150	11,806	78.71	11,625	77.50
Affordable Rent		0	0	78.71	0	77.50
Shared Ownership		50	4,023	80.45	4,010	80.20
First Homes		0	0	80.45	0	80.20
Total		**500**	**46,898**		**46,610**	
per ha			2,814		2,797	

Large PDL site, modelled as lower density housing.

Large Brownfield HD Housing 500

								Rounded
2	UNITS	**500**		Social Rent	75.00%	% of Aff	150	150
	Affordable	40%	200	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		50	50
				First Homes	0.00%		0	0
							200	200

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	19.231		Sub Area	Bushey & Potters Bar
Net:Gross	65%		Gross	19.231	ha	Green Brov	Brown
			Net	12.500	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	300		Rounded	m2	m2	Circulation	150		Rounded	m2	0		Rounded	m2	50		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	30%	45.00	45	3,150	30%	0.00	0	0	40%	20.00	20	1,400	40%	0.00	0	0
Terrace	3	95	0.0%	35%	105.00	105	9,975	84	0.0%	35%	52.50	53	4,452	35%	0.00	0	0	40%	20.00	20	1,680	40%	0.00	0	0
Terrace	4	110	0.0%	10%	30.00	30	3,300	97	0.0%	15%	22.50	23	2,231	15%	0.00	0	0	15%	7.50	8	776	15%	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%	30.00	30	3,150	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%	10%	30.00	30	3,600	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%	5%	15.00	15	2,025	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**29,569**			**100%**	**150.00**	**150**	**11,464**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**3,969**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2		1,446		1,446	9,050	13,086,300
Terrace	3		1,446		1,446	16,107	23,290,722
Terrace	4		1,446		1,446	6,307	9,119,922
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	3,150	4,702,950
Semi	4		1,493		1,493	3,600	5,374,800
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	2,025	3,642,975
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						45,002	67,542,182
							1,501 £/m2

Occupants		Population	
	Count	per unit	
1 bed	46	2.40	110
2 bed	125	2.40	300
3 bed	208	2.40	499
4 bed	106	2.40	254
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		64,200	m2
		6.420	ha
Gross - Net		6.731	ha
Shortfall / Surplus		0.311	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		300	29,569	98.56	29,475	98.25
Social Rent		150	11,464	76.43	11,283	75.22
Affordable Rent		0	0	76.43	0	75.22
Shared Ownership		50	3,969	79.37	3,956	79.12
First Homes		0	0	79.37	0	79.12
Total		**500**	**45,002**		**44,714**	
per ha			3,600		3,577	

Flatted scheme. Mix as per SHMA. POS (0.040ha) offsite

Large Brownfield LD Housing 250

3	UNITS	**250**		Social Rent	75.00%	% of Aff	75	75
	Affordable	40%	100	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		25	25
				First Homes	0.00%		0	0
							100	100

Rounded

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	9.524		Sub Area	Bushey & Potters Bar
Net:Gross	75%		Gross	9.524	ha	Green Brov	Brown
			Net	7.143	ha	Use	PDL

	Beds	m2	Circulation	Market 150		Rounded	m2	m2	Circulation	Social Rent 75		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 25		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	30.00	30	2,250	70	0.0%	20%	15.00	15	1,050	20%	0.00	0	0	35%	8.75	7	490	35%	0.00	0	0
Terrace	3	95	0.0%	10%	15.00	15	1,425	84	0.0%	25%	18.75	19	1,596	25%	0.00	0	0	30%	7.50	8	672	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	7.50	8	776	10%	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%	10%	7.50	8	632	10%	0.00	0	0	10%	2.50	3	237	10%	0.00	0	0
Semi	3	105	0.0%	35%	52.50	53	5,565	93	0.0%	10%	7.50	8	744	10%	0.00	0	0	10%	2.50	3	279	10%	0.00	0	0
Semi	4	120	0.0%	10%	15.00	15	1,800	106	0.0%	5%	3.75	4	424	5%	0.00	0	0	10%	2.50	3	318	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%	22.50	23	3,105	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%	5%	7.50	8	1,160	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%	5%	7.50	6	338	50	12.5%	20%	15.00	13	731	20%	0.00	0	0	5%	1.25	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**150.00**	**150**	**15,643**			**100%**	**75.00**	**75**	**5,953**	**100%**	**0.00**	**0**	**0**	**100%**	**25.00**	**25**	**2,052**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	3,790	5,480,340
Terrace	3		1,446		1,446	3,693	5,340,078
Terrace	4		1,446		1,446	776	1,122,096
Semi	2		1,493		1,493	869	1,297,417
Semi	3		1,493		1,493	6,588	9,835,884
Semi	4		1,493		1,493	2,542	3,795,206
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	3,105	5,585,895
Det	5		1,799		1,799	1,160	2,086,840
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	1,125	1,918,125
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						23,648	36,461,881
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	20	2.40	48
2 bed	63	2.40	151
3 bed	106	2.40	254
4 bed	53	2.40	127
5 bed	8	2.40	19
		Residents	**600**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		32,100	m2
		3.210	ha
Gross - Net		2.381	ha
Shortfall / Surplus		-0.829	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	150	15,643	104.28	15,605	104.03
Social Rent	75	5,953	79.38	5,872	78.29
Affordable Rent	0	0	79.38	0	78.29
Shared Ownership	25	2,052	82.09	2,046	81.84
First Homes	0	0	82.09	0	81.84
Total	**250**	**23,648**		**23,523**	
per ha		3,311		3,293	

Large PDL site, modelled as lower density housing.

Brownfield LD Housing 150

4	UNITS	**150**		Social Rent	75.00%	% of Aff	45	Rounded 45
	Affordable	40%	60	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		15	15
				First Homes	0.00%		0	0
							60	60

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	5.714		Sub Area	Bushey & Potters Bar
Net:Gross	75%		Gross	5.714	ha	Green Brov	Brown
			Net	4.286	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	90		Rounded	m2	m2	Circulation	45		Rounded	m2	0		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	18.00	18	1,350	70	0.0%	20%	9.00	9	630	20%	0.00	0	0	35%	5.25	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	9.00	9	855	84	0.0%	25%	11.25	11	924	25%	0.00	0	0	30%	4.50	5	420	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.50	5	485	10%	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%	10%	4.50	5	395	10%	0.00	0	0	10%	1.50	2	158	10%	0.00	0	0
Semi	3	105	0.0%	35%	31.50	32	3,360	93	0.0%	10%	4.50	5	465	10%	0.00	0	0	10%	1.50	2	186	10%	0.00	0	0
Semi	4	120	0.0%	10%	9.00	9	1,080	106	0.0%	5%	2.25	2	212	5%	0.00	0	0	10%	1.50	2	212	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%	13.50	14	1,890	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%	5%	4.50	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%	5%	4.50	3	169	50	12.5%	20%	9.00	8	450	20%	0.00	0	0	5%	0.75	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**9,429**			**100%**	**45.00**	**45**	**3,561**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,242**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	2,190	3,613,500
Terrace	3			1,650	1,650	2,199	3,628,350
Terrace	4			1,650	1,650	485	800,250
Semi	2			1,708	1,708	553	944,524
Semi	3			1,708	1,708	4,011	6,850,788
Semi	4			1,708	1,708	1,504	2,568,832
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	1,890	3,859,380
Det	5			2,042	2,042	725	1,480,450
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	675	1,314,225
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						14,232	25,060,299
							1,761 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	2.40	29
2 bed	37	2.40	89
3 bed	64	2.40	154
4 bed	32	2.40	77
5 bed	5	2.40	12
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		19,260	m2
		1.926	ha
Gross - Net		1.429	ha
Shortfall / Surplus		-0.497	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		90	9,429	104.76	9,410	104.56
Social Rent		45	3,561	79.13	3,511	78.02
Affordable Rent		0	0	79.13	0	78.02
Shared Ownership		15	1,242	82.82	1,236	82.40
First Homes		0	0	82.82	0	82.40
Total		**150**	**14,232**		**14,157**	
per ha			3,321		3,303	

PDL site, modelled as lower density housing.

Brownfield HD Housing 150

5	UNITS	**150**		Social Rent	75.00%	% of Aff	
	Affordable	40%	60	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
	45	45
	0	0
	15	15
	0	0
	60	60

Modelling		Area ha	
Density	45 units/ha	Total	4.444
Net:Gross	75%	Gross	4.444 ha
		Net	3.333 ha

Characteristics	
Sub Area	Bushey & Potters Bar
Green Brov	Brown
Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	90		Rounded	m2	m2	Circulation	45		Rounded	m2	0		Rounded	m2	15		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	18.00	18	1,350	70	0.0%	30%	13.50	14	980	30%	0.00	0	0	40%	6.00	6	420	40%	0.00	0	0
Terrace	3	95	0.0%	35%	31.50	32	3,040	84	0.0%	35%	15.75	16	1,344	35%	0.00	0	0	40%	6.00	6	504	40%	0.00	0	0
Terrace	4	110	0.0%	10%	9.00	9	990	97	0.0%	15%	6.75	7	679	15%	0.00	0	0	15%	2.25	2	194	15%	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%	9.00	9	945	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%	10%	9.00	9	1,080	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%	5%	4.50	5	675	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%	5%	4.50	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%	5%	4.50	3	169	50	12.5%	20%	9.00	8	450	20%	0.00	0	0	5%	0.75	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**8,974**			**100%**	**45.00**	**45**	**3,453**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,174**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	2,750	4,537,500
Terrace	3			1,650	1,650	4,888	8,065,200
Terrace	4			1,650	1,650	1,863	3,073,950
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	945	1,614,060
Semi	4			1,708	1,708	1,080	1,844,640
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	675	1,378,350
Det	5			2,042	2,042	725	1,480,450
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	675	1,314,225
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						13,601	23,308,375
							1,714 £/m2

Occupants		Population	
	Count	per unit	
1 bed	12	2.40	29
2 bed	38	2.40	91
3 bed	63	2.40	151
4 bed	32	2.40	77
5 bed	5	2.40	12
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		19,260	m2
		1.926	ha
Gross - Net		1.111	ha
Shortfall / Surplus		-0.815	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		90	8,974	99.71	8,955	99.50
Social Rent		45	3,453	76.73	3,403	75.62
Affordable Rent		0	0	76.73	0	75.62
Shared Ownership		15	1,174	78.28	1,168	77.87
First Homes		0	0	78.28	0	77.87
	Total	**150**	**13,601**		**13,526**	
	per ha		4,080		4,058	

PDL site, modelled as higher density housing.

Brownfield LD Housing 80

6	UNITS	**80**		Social Rent	75.00%	% of Aff	
	Affordable	40%	32	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
24	24	
0	0	
8	8	
0	0	
32	32	

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	3.048		Sub Area	Bushey & Potters Bar
Net:Gross	75%		Gross	3.048	ha	Green Brov	Brown
			Net	2.286	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	48		Rounded	m2	m2	Circulation	24		Rounded	m2	0		Rounded	m2	8		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	9.60	10	750	70	0.0%	20%	4.80	6	420	20%	0.00	0	0	35%	2.80	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	4.80	5	475	84	0.0%	25%	6.00	6	504	25%	0.00	0	0	30%	2.40	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	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%	10%	2.40	2	158	10%	0.00	0	0	10%	0.80	1	79	10%	0.00	0	0
Semi	3	105	0.0%	35%	16.80	17	1,785	93	0.0%	10%	2.40	2	186	10%	0.00	0	0	10%	0.80	1	93	10%	0.00	0	0
Semi	4	120	0.0%	10%	4.80	5	600	106	0.0%	5%	1.20	1	106	5%	0.00	0	0	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%	7.20	7	945	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%	5%	2.40	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%	5%	2.40	2	113	50	12.5%	20%	4.80	5	281	20%	0.00	0	0	5%	0.40	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**4,958**			**100%**	**24.00**	**24**	**1,849**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**656**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,380	2,277,000
Terrace	3			1,650	1,650	1,147	1,892,550
Terrace	4			1,650	1,650	194	320,100
Semi	2			1,708	1,708	237	404,796
Semi	3			1,708	1,708	2,064	3,525,312
Semi	4			1,708	1,708	812	1,386,896
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	945	1,929,690
Det	5			2,042	2,042	290	592,180
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	394	766,631
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						7,463	13,095,155
							1,755 £/m2

Occupants		Population	
	Count	per unit	
1 bed	7	2.40	17
2 bed	22	2.40	53
3 bed	33	2.40	79
4 bed	16	2.40	38
5 bed	2	2.40	5
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		10,272	m2
		1.027	ha
Gross - Net		0.762	ha
Shortfall / Surplus		-0.265	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		48	4,958	103.28	4,945	103.02
Social Rent		24	1,849	77.05	1,818	75.75
Affordable Rent		0	0	77.05	0	75.75
Shared Ownership		8	656	82.00	656	82.00
First Homes		0	0	82.00	0	82.00
	Total	**80**	**7,463**		**7,419**	
	per ha		3,265		3,246	

PDL site, modelled as Lower density housing.

Brownfield HD Housing 80

7	UNITS	**80**		Social Rent	75.00%	% of Aff	
	Affordable	40%	32	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
24	24	
0	0	
8	8	
0	0	
32	32	

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	2.092		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	2.092	ha	Green Brov	Brown
			Net	1.778	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	14.40	14	1,050	70	0.0%	30%	7.20	7	490	30%	0.00	0	0	40%	3.20	4	280	40%	0.00	0	0
Terrace	3	95	0.0%	20%	9.60	10	950	84	0.0%	35%	8.40	8	672	35%	0.00	0	0	40%	3.20	3	252	40%	0.00	0	0
Terrace	4	110	0.0%	10%	4.80	5	550	97	0.0%	15%	3.60	4	388	15%	0.00	0	0	15%	1.20	1	97	15%	0.00	0	0
Semi	2	85	0.0%	10%	4.80	5	425	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%	4.80	5	525	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%	15%	7.20	7	840	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%	5%	2.40	2	113	50	12.5%	20%	4.80	5	281	20%	0.00	0	0	5%	0.40	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**4,453**			**100%**	**24.00**	**24**	**1,831**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**629**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,820	3,003,000
Terrace	3			1,650	1,650	1,874	3,092,100
Terrace	4			1,650	1,650	1,035	1,707,750
Semi	2			1,708	1,708	425	725,900
Semi	3			1,708	1,708	525	896,700
Semi	4			1,708	1,708	840	1,434,720
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	394	766,631
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						6,913	11,626,801
							1,682 £/m2

Occupants	Count	Population per unit	
1 bed	7	2.40	17
2 bed	30	2.40	72
3 bed	26	2.40	62
4 bed	17	2.40	41
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	10,272	m2
	1.027	ha
Gross - Net	0.314	ha
Shortfall / Surplus	-0.713	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	48	4,453	92.76	4,440	92.50
Social Rent	24	1,831	76.30	1,800	75.00
Affordable Rent	0	0	76.30	0	75.00
Shared Ownership	8	629	78.63	629	78.63
First Homes	0	0	78.63	0	78.63
Total	**80**	**6,913**		**6,869**	
per ha		3,888		3,864	

PDL site, modelled as higher density housing.

Brownfield LD Housing 40

8	UNITS	**40**	Social Rent	75.00%	% of Aff	12	12
	Affordable	40%	16 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		4	4
			First Homes	0.00%		0	0
						16	16

Rounded

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	1.345		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	1.345	ha	Green Brov	Brown
			Net	1.143	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	4.80	6	450	70	0.0%	20%	2.40	3	210	20%	0.00	0	0	35%	1.40	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	2.40	2	190	84	0.0%	25%	3.00	3	252	25%	0.00	0	0	30%	1.20	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	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%	10%	1.20	1	79	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	8.40	8	840	93	0.0%	10%	1.20	1	93	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	2.40	2	240	106	0.0%	5%	0.60	1	106	5%	0.00	0	0	10%	0.40	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%	3.60	4	540	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%	5%	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,461**			**100%**	**12.00**	**12**	**950**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**294**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	870	1,435,500
Terrace	3			1,650	1,650	526	867,900
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	933	1,593,564
Semi	4			1,708	1,708	346	590,968
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	540	1,102,680
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,705	6,510,240
							1,757 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	13	2.40	31
3 bed	15	2.40	36
4 bed	8	2.40	19
5 bed	1	2.40	2
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		5,136	m2
		0.514	ha
Gross - Net		0.202	ha
Shortfall / Surplus		-0.312	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	24	2,461	102.55	2,455	102.29
Social Rent	12	950	79.13	937	78.08
Affordable Rent	0	0	79.13	0	78.08
Shared Ownership	4	294	73.50	294	73.50
First Homes	0	0	73.50	0	73.50
Total	**40**	**3,705**		**3,686**	
per ha		3,242		3,225	

PDL site, modelled as lower density housing.

Brownfield HD Housing 40

9	UNITS	**40**		Social Rent	75.00%	% of Aff	12	Rounded 12
	Affordable	40%	16	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		4	4
				First Homes	0.00%		0	0
							16	16

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	1.046		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	1.046	ha	Green Brov	Brown
			Net	0.889	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	7.20	7	525	70	0.0%	30%	3.60	4	280	30%	0.00	0	0	40%	1.60	2	140	40%	0.00	0	0
Terrace	3	95	0.0%	20%	4.80	5	475	84	0.0%	35%	4.20	4	336	35%	0.00	0	0	40%	1.60	2	168	40%	0.00	0	0
Terrace	4	110	0.0%	10%	2.40	3	330	97	0.0%	15%	1.80	2	194	15%	0.00	0	0	15%	0.60	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	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%	10%	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%	15%	3.60	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,246**			**100%**	**12.00**	**12**	**923**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**308**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	945	1,559,250
Terrace	3			1,650	1,650	979	1,615,350
Terrace	4			1,650	1,650	524	864,600
Semi	2			1,708	1,708	170	290,360
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	480	819,840
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,477	5,836,636
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	15	2.40	36
3 bed	13	2.40	31
4 bed	9	2.40	22
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	5,136	m2
	0.514	ha
Gross - Net	0.157	ha
Shortfall / Surplus	-0.357	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	24	2,246	93.59	2,240	93.33
Social Rent	12	923	76.88	910	75.83
Affordable Rent	0	0	76.88	0	75.83
Shared Ownership	4	308	77.00	308	77.00
First Homes	0	0	77.00	0	77.00
Total	**40**	**3,477**		**3,458**	
per ha		3,911		3,890	

PDL site, modelled as higher density housing.

Brownfield LD Housing 20

10	UNITS	**20**		Social Rent	75.00%	% of Aff	6	Rounded 6
	Affordable	40%	8	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		2	2
				First Homes	0.00%		0	0
							8	8

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.672		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	0.672	ha	Green Brov	Brown
			Net	0.571	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12		Rounded	m2	m2	Circulation	6		Rounded	m2	0		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	2.40	2	150	70	0.0%	20%	1.20	1	70	20%	0.00	0	0	35%	0.70	1	70	35%	0.00	0	0
Terrace	3	95	0.0%	10%	1.20	1	95	84	0.0%	25%	1.50	2	168	25%	0.00	0	0	30%	0.60	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.60	1	97	10%	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%	10%	0.60	1	79	10%	0.00	0	0	10%	0.20	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	4.20	4	420	93	0.0%	10%	0.60	0	0	10%	0.00	0	0	10%	0.20	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	1.20	1	120	106	0.0%	5%	0.30	0	0	5%	0.00	0	0	10%	0.20	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%	1.80	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%	5%	0.60	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%	5%	0.60	1	56	50	12.5%	20%	1.20	1	56	20%	0.00	0	0	5%	0.10	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**1,256**			**100%**	**6.00**	**6**	**470**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	290	478,500
Terrace	3			1,650	1,650	347	572,550
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	420	717,360
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	270	551,340
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	113	219,038
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,881	3,334,820
							1,773 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	5	2.40	12
3 bed	8	2.40	19
4 bed	4	2.40	10
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		2,568	m2
		0.257	ha
Gross - Net		0.101	ha
Shortfall / Surplus		-0.156	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		12	1,256	104.69	1,250	104.17
Social Rent		6	470	78.38	464	77.33
Affordable Rent		0	0	78.38	0	77.33
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
	Total	**20**	**1,881**		**1,868**	
	per ha		3,291		3,269	

PDL site, modelled as lower density housing.

Brownfield HD Housing 20

11	UNITS	**20**	Social Rent	75.00%	% of Aff	6	6
	Affordable	40%	8 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		2	2
			First Homes	0.00%		0	0
						8	8

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.444		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.444	ha	Green Brov	Brown
			Net	0.444	ha	Use	PDL

	Beds	m2	Circulation	Market 12		Rounded	m2	m2	Circulation	Social Rent 6		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	3.60	4	300	70	0.0%	30%	1.80	2	140	30%	0.00	0	0	40%	0.80	1	70	40%	0.00	0	0
Terrace	3	95	0.0%	20%	2.40	2	190	84	0.0%	35%	2.10	2	168	35%	0.00	0	0	40%	0.80	1	84	40%	0.00	0	0
Terrace	4	110	0.0%	10%	1.20	1	110	97	0.0%	15%	0.90	1	97	15%	0.00	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	1.20	1	85	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%	1.20	1	105	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%	15%	1.80	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%		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%	5%	0.60	1	56	50	12.5%	20%	1.20	1	56	20%	0.00	0	0	5%	0.10	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**1,086**			**100%**	**6.00**	**6**	**461**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	510	841,500
Terrace	3			1,650	1,650	442	729,300
Terrace	4			1,650	1,650	207	341,550
Semi	2			1,708	1,708	85	145,180
Semi	3			1,708	1,708	105	179,340
Semi	4			1,708	1,708	240	409,920
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	113	219,038
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,702	2,865,828
							1,684 £/m2

Occupants	Count	Population per unit	
1 bed	2	2.40	5
2 bed	8	2.40	19
3 bed	6	2.40	14
4 bed	4	2.40	10
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	2,568	m2
	0.257	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.257	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	12	1,086	90.52	1,080	90.00
Social Rent	6	461	76.88	455	75.83
Affordable Rent	0	0	76.88	0	75.83
Shared Ownership	2	154	77.00	154	77.00
First Homes	0	0	77.00	0	77.00
Total	**20**	**1,702**		**1,689**	
per ha		3,828		3,800	

PDL site, modelled as higher density housing.

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12	UNITS	**12**		Social Rent	75.00%	% of Aff	
	Affordable	40%	4.8	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

	Rounded
3.6	4
0	0
1.2	1
0	0
4.8	5

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.267		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.267	ha	Green Brov	Brown
			Net	0.267	ha	Use	PDL

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Social Rent 4		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	2.16	2	150	70	0.0%	30%	1.20	1	70	30%	0.00	0	0	40%	0.40	1	70	40%	0.00	0	0
Terrace	3	95	0.0%	20%	1.44	1	95	84	0.0%	35%	1.40	1	84	35%	0.00	0	0	40%	0.40	0	0	40%	0.00	0	0
Terrace	4	110	0.0%	10%	0.72	1	110	97	0.0%	15%	0.60	1	97	15%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	0.72	1	85	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%	0.72	1	105	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%	15%	1.08	1	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%	5%	0.36	0	0	50	12.5%	20%	0.80	1	56	20%	0.00	0	0	5%	0.05	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**665**			**100%**	**4.00**	**4**	**307**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	290	478,500
Terrace	3			1,650	1,650	179	295,350
Terrace	4			1,650	1,650	207	341,550
Semi	2			1,708	1,708	85	145,180
Semi	3			1,708	1,708	105	179,340
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,042	1,754,399
							1,683 £/m2

Occupants	Count	Population per unit	
1 bed	1	2.40	2
2 bed	5	2.40	12
3 bed	3	2.40	7
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,541	m2
		0.154	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.154	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		7	665	95.00	665	95.00
Social Rent		4	307	76.81	301	75.25
Affordable Rent		0	0	76.81	0	75.25
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,042**		**1,036**	
	per ha		3,908		3,885	

PDL site, modelled as higher density housing.

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UNITS	9	Social Rent	75.00%	% of Aff	0
Affordable	0%	0 Affordable Re	0.00%		0
		Shared Owne	25.00%		0
		First Homes	0.00%		0
					0

Rounded: 0, 0, 0, 0, 0

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.200		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.200	ha	Green Brov	Brown
			Net	0.200	ha	Use	PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%	60%	5.40	5	475	84	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%	40%	3.60	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**9.00**	**9**	**955**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	475	783,750
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	480	819,840
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						955	1,603,590
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	5	2.40	12
4 bed	4	2.40	10
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,156	m2
		0.116	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.116	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	955	106.11	955	106.11
Social Rent		0	0	106.11	0	106.11
Affordable Rent		0	0	106.11	0	106.11
Shared Ownership		0	0	106.11	0	106.11
First Homes		0	0	106.11	0	106.11
Total		**9**	**955**		**955**	
per ha			4,775		4,775	

PDL site, modelled as higher density housing.

Brownfield Housing 6

14	UNITS	6	Social Rent	75.00%	% of Aff	0	0
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Rounded

Modelling		Area ha	
Density	45 units/ha	Total	0.133
Net:Gross	100%	Gross	0.133 ha
		Net	0.133 ha

Characteristics	
Sub Area	Bushey & Potters Bar
Green Brov	Brown
Use	PDL

				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%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	100%	6.00	6	570	84	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**6.00**	**6**	**570**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	570	940,500
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						570	940,500
							1,650 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	6	2.40	14
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		770	m2
		0.077	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.077	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	570	95.00	570	95.00
Social Rent		0	0	95.00	0	95.00
Affordable Rent		0	0	95.00	0	95.00
Shared Ownership		0	0	95.00	0	95.00
First Homes		0	0	95.00	0	95.00
	Total	**6**	**570**		**570**	
	per ha		4,275		4,275	

PDL site, modelled as higher density housing.

Brownfield Housing 3

15	UNITS	3	Social Rent	75.00%	% of Aff	0	Rounded 0
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.067		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.067	ha	Green Brov	Brown
			Net	0.067	ha	Use	PDL

	Beds	m2	Circulation	Market 3		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%	67%	2.01	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%	33%	0.99	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%		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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**3.00**	**3**	**345**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						345	634,350
							1,839 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**7**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	385	m2
	0.039	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.039	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	3	345	115.00	345	115.00
Social Rent	0	0	115.00	0	115.00
Affordable Rent	0	0	115.00	0	115.00
Shared Ownership	0	0	115.00	0	115.00
First Homes	0	0	115.00	0	115.00
Total	**3**	**345**		**345**	
per ha		5,175		5,175	

PDL site, modelled as higher density housing.

Flats 250 Tall Building

16	UNITS	**250**		Social Rent	75.00%	% of Aff	
	Affordable	40%	100	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
75	75	
0	0	
25	25	
0	0	
100	100	

Modelling			Area ha			Characteristics	
Density	160	units/ha	Total	1.838		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	1.838	ha	Green Brov	Brown
			Net	1.563	ha	Use	PDL

	Beds	m2	Circulation	Market 150		Rounded	m2	m2	Circulation	Social Rent 75		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 25		Rounded	m2	First Homes 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%	0.00	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%	0.00	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%	0.00	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%		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	17.0%	5%	7.50	4	234	50	17.0%	25%	18.75	19	1,112	25%	0.00	0	0	20%	5.00	5	293	20%	0.00	0	0
Flat 6+	2	65	17.0%	35%	52.50	56	4,259	61	17.0%	40%	30.00	30	2,141	40%	0.00	0	0	45%	11.25	11	785	45%	0.00	0	0
Flat 6+	3	75	17.0%	60%	90.00	90	7,898	74	17.0%	35%	26.25	26	2,251	35%	0.00	0	0	35%	8.75	9	779	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%	**150.00**	**150**	**12,390**			**100%**	**75.00**	**75**	**5,504**	**100%**	**0.00**	**0**	**0**	**100%**	**25.00**	**25**	**1,857**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	0	0
Terrace	3		1,446		1,446	0	0
Terrace	4		1,446		1,446	0	0
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	0	0
Semi	4		1,493		1,493	0	0
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	0	0
Det	5		1,799		1,799	0	0
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	0	0
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	1,638	3,243,240
Flat 6+	2		1,980		1,980	7,185	14,226,241
Flat 6+	3		1,980		1,980	10,928	21,637,044
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						19,751	39,106,525
							1,980 £/m2

Occupants	Count	Population per unit	
1 bed	28	2.40	67
2 bed	97	2.40	233
3 bed	125	2.40	300
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**600**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		32,100	m2
		3.210	ha
Gross - Net		0.276	ha
Shortfall / Surplus		-2.934	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		150	12,390	82.60	10,590	70.60
Social Rent		75	5,504	73.38	4,704	62.72
Affordable Rent		0	0	73.38	0	62.72
Shared Ownership		25	1,857	74.27	1,587	63.48
First Homes		0	0	74.27	0	63.48
Total		**250**	**19,751**		**16,881**	
per ha			12,640		10,804	

Flatted scheme, 6+ stories

Flats 80 Tall Building

17	UNITS	**80**	Social Rent	75.00%	% of Aff	24	24
	Affordable	40%	32 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		8	8
			First Homes	0.00%		0	0
						32	32

Modelling			Area ha			Characteristics	
Density	160	units/ha	Total	0.588		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	0.588	ha	Green Brov	Brown
			Net	0.500	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 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%		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	17.0%	5%	2.40	2	117	50	17.0%	25%	6.00	6	351	25%	0.00	0	0	20%	1.60	2	117	20%	0.00	0	0
Flat 6+	2	65	17.0%	35%	16.80	17	1,293	61	17.0%	40%	9.60	10	714	40%	0.00	0	0	45%	3.60	4	285	45%	0.00	0	0
Flat 6+	3	75	17.0%	60%	28.80	29	2,545	74	17.0%	35%	8.40	8	693	35%	0.00	0	0	35%	2.80	2	173	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%	**48.00**	**48**	**3,955**			**100%**	**24.00**	**24**	**1,757**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**576**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	585	1,361,295
Flat 6+	2			2,327	2,327	2,292	5,333,554
Flat 6+	3			2,327	2,327	3,411	7,936,350
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						6,288	14,631,199
							2,327 £/m2

Occupants	Count	Population per unit	
1 bed	10	2.40	24
2 bed	31	2.40	74
3 bed	39	2.40	94
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		10,272	m2
		1.027	ha
Gross - Net		0.088	ha
Shortfall / Surplus		-0.939	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		48	3,955	82.39	3,380	70.42
Social Rent		24	1,757	73.22	1,502	62.58
Affordable Rent		0	0	73.22	0	62.58
Shared Ownership		8	576	71.96	492	61.50
First Homes		0	0	71.96	0	61.50
Total		**80**	**6,288**		**5,374**	
per ha			12,575		10,748	

Flatted scheme, 6+ stories

Flats 150

18	UNITS	**150**	Social Rent	75.00%	% of Aff	45	45
	Affordable	40%	60 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		15	15
			First Homes	0.00%		0	0
						60	60

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	1.471		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	1.471	ha	Green Brov	Brown
			Net	1.250	ha	Use	PDL

	Beds	m2	Circulation	Market 90		Rounded	m2	m2	Circulation	Social Rent 45		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 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%	5%	4.50	4	225	50	12.5%	25%	11.25	11	619	25%	0.00	0	0	20%	3.00	3	169	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	31.50	32	2,340	61	12.5%	40%	18.00	18	1,235	40%	0.00	0	0	45%	6.75	7	480	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	54.00	54	4,556	74	12.5%	35%	15.75	16	1,332	35%	0.00	0	0	35%	5.25	5	416	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**7,121**			**100%**	**45.00**	**45**	**3,186**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,065**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	1,013	1,971,338
Flat to5	2			1,947	1,947	4,056	7,896,302
Flat to5	3			1,947	1,947	6,305	12,274,862
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						11,373	22,142,501
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	18	2.40	43
2 bed	57	2.40	137
3 bed	75	2.40	180
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
19,260	m2	
1.926	ha	
Gross - Net	0.221	ha
Shortfall / Surplus	-1.705	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	90	7,121	79.13	6,330	70.33
Social Rent	45	3,186	70.80	2,832	62.93
Affordable Rent	0	0	70.80	0	62.93
Shared Ownership	15	1,065	71.03	947	63.13
First Homes	0	0	71.03	0	63.13
Total	**150**	**11,373**		**10,109**	
per ha		9,098		8,087	

Flatted scheme

Flats 80

19	UNITS	**80**	Social Rent	75.00%	% of Aff	24	24
	Affordable	40%	32 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		8	8
			First Homes	0.00%		0	0
						32	32

Rounded

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	0.784		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	0.784	ha	Green Brov	Brown
			Net	0.667	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 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%	5%	2.40	2	113	50	12.5%	25%	6.00	6	338	25%	0.00	0	0	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	16.80	17	1,243	61	12.5%	40%	9.60	10	686	40%	0.00	0	0	45%	3.60	4	275	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	28.80	29	2,447	74	12.5%	35%	8.40	8	666	35%	0.00	0	0	35%	2.80	2	167	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**3,803**			**100%**	**24.00**	**24**	**1,690**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**554**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	563	1,095,188
Flat to5	2			1,947	1,947	2,204	4,290,945
Flat to5	3			1,947	1,947	3,279	6,384,943
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						6,046	11,771,075
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	10	2.40	24
2 bed	31	2.40	74
3 bed	39	2.40	94
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	10,272	m2
	1.027	ha
Gross - Net	0.118	ha
Shortfall / Surplus	-0.910	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	48	3,803	79.22	3,380	70.42
Social Rent	24	1,690	70.41	1,502	62.58
Affordable Rent	0	0	70.41	0	62.58
Shared Ownership	8	554	69.19	492	61.50
First Homes	0	0	69.19	0	61.50
Total	**80**	**6,046**		**5,374**	
per ha		9,069		8,061	

Flatted scheme

Flats 40

20	UNITS	**40**	Social Rent	75.00%	% of Aff	12	12
	Affordable	40%	16 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		4	4
			First Homes	0.00%		0	0
						16	16

Rounded

Modelling			Area ha			Characteristics	
Density	90	units/ha	Total	0.444		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.444	ha	Green Brov	Brown
			Net	0.444	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	24		Rounded	m2	m2	Circulation	12		Rounded	m2	0		Rounded	m2	4		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%	5%	1.20	1	56	50	12.5%	25%	3.00	3	169	25%	0.00	0	0	20%	0.80	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	8.40	8	585	61	12.5%	40%	4.80	5	343	40%	0.00	0	0	45%	1.80	2	137	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	14.40	15	1,266	74	12.5%	35%	4.20	4	333	35%	0.00	0	0	35%	1.40	1	83	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**1,907**			**100%**	**12.00**	**12**	**845**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**277**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	281	547,594
Flat to5	2			1,947	1,947	1,065	2,074,285
Flat to5	3			1,947	1,947	1,682	3,274,611
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,029	5,896,490
							1,947 £/m2

Occupants		Population	
	Count	per unit	
1 bed	5	2.40	12
2 bed	15	2.40	36
3 bed	20	2.40	48
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		5,136	m2
		0.514	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.514	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		24	1,907	79.45	1,695	70.63
Social Rent		12	845	70.41	751	62.58
Affordable Rent		0	0	70.41	0	62.58
Shared Ownership		4	277	69.19	246	61.50
First Homes		0	0	69.19	0	61.50
	Total	**40**	**3,029**		**2,692**	
	per ha		6,814		6,057	

Flatted scheme

Flats 20

21	UNITS	**20**	Social Rent	75.00%	% of Aff	6	6
	Affordable	40%	8 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		2	2
			First Homes	0.00%		0	0
						8	8

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	0.267		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.267	ha	Green Brov	Brown
			Net	0.267	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12		Rounded	m2	m2	Circulation	6		Rounded	m2	0		Rounded	m2	2		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%	5%	0.60	1	56	50	12.5%	25%	1.50	2	113	25%	0.00	0	0	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	4.20	4	293	61	12.5%	40%	2.40	2	137	40%	0.00	0	0	45%	0.90	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	7.20	7	591	74	12.5%	35%	2.10	2	167	35%	0.00	0	0	35%	0.70	1	83	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**939**			**100%**	**6.00**	**6**	**416**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	498	970,336
Flat to5	3			1,947	1,947	840	1,636,210
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,508	2,935,103
							1,947 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	10	2.40	24
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		2,568	m2
		0.257	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.257	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		12	939	78.28	835	69.58
Social Rent		6	416	69.38	370	61.67
Affordable Rent		0	0	69.38	0	61.67
Shared Ownership		2	152	75.94	135	67.50
First Homes		0	0	75.94	0	67.50
	Total	**20**	**1,508**		**1,340**	
	per ha		5,653		5,025	

Flatted scheme

Flats 12

22	UNITS	12	Social Rent	75.00%	% of Aff	3.6	4	Density	75	units/ha
	Affordable	40%	4.8 Affordable Re	0.00%		0	0	Net:Gross	100%	
			Shared Owne	25.00%		1.2	1			
			First Homes	0.00%		0	0			
						4.8	5			

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	0.160		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.160	ha	Green Brov	Brown
			Net	0.160	ha	Use	PDL

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Social Rent 4		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 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%	5%	0.36	0	0	50	12.5%	25%	1.00	1	56	25%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	2.52	3	219	61	12.5%	40%	1.60	2	137	40%	0.00	0	0	45%	0.45	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	4.32	4	338	74	12.5%	35%	1.40	1	83	35%	0.00	0	0	35%	0.35	0	0	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**557**			**100%**	**4.00**	**4**	**277**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	425	827,962
Flat to5	3			1,947	1,947	421	819,200
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						902	1,756,681
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	1	2.40	2
2 bed	6	2.40	14
3 bed	5	2.40	12
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,541	m2
		0.154	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.154	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		7	557	79.55	495	70.71
Social Rent		4	277	69.19	246	61.50
Affordable Rent		0	0	69.19	0	61.50
Shared Ownership		1	69	68.63	61	61.00
First Homes		0	0	68.63	0	61.00
	Total	**12**	**902**		**802**	
	per ha		5,639		5,013	

Flatted scheme

Flats 9

23	UNITS	9	Social Rent	75.00%	% of Aff		Rounded
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.150		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.150	ha	Green Brov	Brown
			Net	0.150	ha	Use	PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%		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%	60%	5.40	5	366	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	75	12.5%	40%	3.60	4	338	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**9.00**	**9**	**703**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	366	711,872
Flat to5	3			1,947	1,947	338	657,113
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						703	1,368,984
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	5	2.40	12
3 bed	4	2.40	10
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,156	m2
		0.116	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.116	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			4,688		4,167	

Flatted scheme

Flats 6

24	UNITS	6	Social Rent	75.00%	% of Aff		Rounded
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.100		Sub Area	Bushey & Potters Bar
Net:Gross	100%		Gross	0.100	ha	Green Brov	Brown
			Net	0.100	ha	Use	PDL

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%		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%	60%	3.60	4	293	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	75	12.5%	40%	2.40	2	169	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**6.00**	**6**	**461**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	293	569,498
Flat to5	3			1,947	1,947	169	328,556
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						461	898,054
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	4	2.40	10
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	770	m2
	0.077	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.077	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		6	461	76.88	410	68.33
Social Rent		0	0	76.88	0	68.33
Affordable Rent		0	0	76.88	0	68.33
Shared Ownership		0	0	76.88	0	68.33
First Homes		0	0	76.88	0	68.33
	Total	**6**	**461**		**410**	
	per ha		4,613		4,100	

Flatted scheme

Large Greenfield 500

25	UNITS	**500**		Social Rent	75.00%	% of Aff	150	150	Rounded
	Affordable	40%	200	Affordable Re	0.00%		0	0	
				Shared Owne	25.00%		50	50	
				First Homes	0.00%		0	0	
							200	200	

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	30.303		Sub Area	Bushey & Potters Bar
Net:Gross	55%		Gross	30.303	ha	Green Brov	Green
			Net	16.667	ha	Use	Agricultural

	Beds	m2	Circulation	Market 300		Rounded	m2	m2	Circulation	Social Rent 150		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 50		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	20%	30.00	30	2,100	20%	0.00	0	0	35%	17.50	18	1,260	35%	0.00	0	0
Terrace	3	95	0.0%	10%	30.00	30	2,850	84	0.0%	25%	37.50	38	3,192	25%	0.00	0	0	30%	15.00	15	1,260	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	15.00	15	1,455	10%	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%	10%	15.00	15	1,185	10%	0.00	0	0	10%	5.00	5	395	10%	0.00	0	0
Semi	3	105	0.0%	35%	105.00	105	11,025	93	0.0%	10%	15.00	15	1,395	10%	0.00	0	0	10%	5.00	5	465	10%	0.00	0	0
Semi	4	120	0.0%	10%	30.00	30	3,600	106	0.0%	5%	7.50	8	848	5%	0.00	0	0	10%	5.00	5	530	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%	45.00	45	6,075	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**31,069**			**100%**	**150.00**	**150**	**11,806**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**4,023**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	7,860	11,365,560
Terrace	3		1,446		1,446	7,302	10,558,692
Terrace	4		1,446		1,446	1,455	2,103,930
Semi	2		1,493		1,493	1,580	2,358,940
Semi	3		1,493		1,493	12,885	19,237,305
Semi	4		1,493		1,493	4,978	7,432,154
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	6,075	10,928,925
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						46,898	72,310,019
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	46	2.40	110
2 bed	128	2.40	307
3 bed	208	2.40	499
4 bed	103	2.40	247
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		25,800	m2
		2.580	ha
Gross - Net		13.636	ha
Shortfall / Surplus		11.056	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		300	31,069	103.56	30,975	103.25
Social Rent		150	11,806	78.71	11,625	77.50
Affordable Rent		0	0	78.71	0	77.50
Shared Ownership		50	4,023	80.45	4,010	80.20
First Homes		0	0	80.45	0	80.20
Total		**500**	**46,898**		**46,610**	
per ha			2,814		2,797	

Greenfield site. POS 2.58ha on site.

Large Greenfield 200

26	UNITS	**200**		Social Rent	75.00%	% of Aff	
	Affordable	40%	80	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
60	60	
0	0	
20	20	
0	0	
80	80	

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	8.889		Sub Area	Bushey & Potters Bar
Net:Gross	75%		Gross	8.889	ha	Green Brov	Green
			Net	6.667	ha	Use	Agricultural

	Beds	m2	Circulation	Market 120		Rounded	m2	m2	Circulation	Social Rent 60		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 20		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	24.00	24	1,800	70	0.0%	20%	12.00	12	840	20%	0.00	0	0	35%	7.00	7	490	35%	0.00	0	0
Terrace	3	95	0.0%	10%	12.00	12	1,140	84	0.0%	25%	15.00	15	1,260	25%	0.00	0	0	30%	6.00	6	504	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	6.00	6	582	10%	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%	10%	6.00	6	474	10%	0.00	0	0	10%	2.00	2	158	10%	0.00	0	0
Semi	3	105	0.0%	35%	42.00	42	4,410	93	0.0%	10%	6.00	6	558	10%	0.00	0	0	10%	2.00	2	186	10%	0.00	0	0
Semi	4	120	0.0%	10%	12.00	12	1,440	106	0.0%	5%	3.00	3	318	5%	0.00	0	0	10%	2.00	2	212	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%	18.00	18	2,430	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%	5%	6.00	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%	5%	6.00	6	338	50	12.5%	20%	12.00	12	675	20%	0.00	0	0	5%	1.00	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**120.00**	**120**	**12,428**			**100%**	**60.00**	**60**	**4,707**	**100%**	**0.00**	**0**	**0**	**100%**	**20.00**	**20**	**1,606**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	3,130	4,525,980
Terrace	3		1,446		1,446	2,904	4,199,184
Terrace	4		1,446		1,446	582	841,572
Semi	2		1,493		1,493	632	943,576
Semi	3		1,493		1,493	5,154	7,694,922
Semi	4		1,493		1,493	1,970	2,941,210
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	2,430	4,371,570
Det	5		1,799		1,799	870	1,565,130
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	1,069	1,822,219
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						18,741	28,905,363
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	19	2.40	46
2 bed	51	2.40	122
3 bed	83	2.40	199
4 bed	41	2.40	98
5 bed	6	2.40	14
		Residents	**480**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		10,320	m2
		1.032	ha
Gross - Net		2.222	ha
Shortfall / Surplus		1.190	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		120	12,428	103.56	12,390	103.25
Social Rent		60	4,707	78.45	4,632	77.20
Affordable Rent		0	0	78.45	0	77.20
Shared Ownership		20	1,606	80.31	1,600	80.00
First Homes		0	0	80.31	0	80.00
Total		**200**	**18,741**		**18,622**	
per ha			2,811		2,793	

Greenfield site. POS 1.032ha on site.

Green field 100

27	UNITS	**100**		Social Rent	75.00%	% of Aff	
	Affordable	40%	40	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

	Rounded
30	30
0	0
10	10
0	0
40	40

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	4.444		Sub Area	Bushey & Potters Bar
Net:Gross	75%		Gross	4.444	ha	Green Brov	Green
			Net	3.333	ha	Use	Agricultural

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Social Rent 30		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 10		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	12.00	12	900	70	0.0%	20%	6.00	6	420	20%	0.00	0	0	35%	3.50	4	280	35%	0.00	0	0
Terrace	3	95	0.0%	10%	6.00	6	570	84	0.0%	25%	7.50	8	672	25%	0.00	0	0	30%	3.00	3	252	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	3.00	3	291	10%	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%	10%	3.00	3	237	10%	0.00	0	0	10%	1.00	1	79	10%	0.00	0	0
Semi	3	105	0.0%	35%	21.00	21	2,205	93	0.0%	10%	3.00	3	279	10%	0.00	0	0	10%	1.00	1	93	10%	0.00	0	0
Semi	4	120	0.0%	10%	6.00	6	720	106	0.0%	5%	1.50	2	212	5%	0.00	0	0	10%	1.00	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%	9.00	9	1,215	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%	5%	3.00	3	435	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%	5%	3.00	3	169	50	12.5%	20%	6.00	5	281	20%	0.00	0	0	5%	0.50	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**60.00**	**60**	**6,214**			**100%**	**30.00**	**30**	**2,392**	**100%**	**0.00**	**0**	**0**	**100%**	**10.00**	**10**	**810**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,600	2,640,000
Terrace	3			1,650	1,650	1,494	2,465,100
Terrace	4			1,650	1,650	291	480,150
Semi	2			1,708	1,708	316	539,728
Semi	3			1,708	1,708	2,577	4,401,516
Semi	4			1,708	1,708	1,038	1,772,904
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	1,215	2,481,030
Det	5			2,042	2,042	435	888,270
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	450	876,150
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						9,416	16,544,848
							1,757 £/m2

Occupants		Population	
	Count	per unit	
1 bed	8	2.40	19
2 bed	26	2.40	62
3 bed	42	2.40	101
4 bed	21	2.40	50
5 bed	3	2.40	7
		Residents	**240**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		5,160	m2
		0.516	ha
Gross - Net		1.111	ha
Shortfall / Surplus		0.595	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		60	6,214	103.56	6,195	103.25
Social Rent		30	2,392	79.74	2,361	78.70
Affordable Rent		0	0	79.74	0	78.70
Shared Ownership		10	810	81.00	810	81.00
First Homes		0	0	81.00	0	81.00
	Total	**100**	**9,416**		**9,366**	
	per ha		2,825		2,810	

Greenfield site. POS 0.516ha on site.

Greenfield 40

28

UNITS	**40**	Social Rent	75.00%	% of Aff	12	12
Affordable	40%	16 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		4	4
		First Homes	0.00%		0	0
					16	16

Rounded

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	1.569		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	1.569	ha	Green Brov	Green
			Net	1.333	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	24		Rounded	m2	m2	Circulation	12		Rounded	m2	0		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	4.80	5	375	70	0.0%	20%	2.40	3	210	20%	0.00	0	0	35%	1.40	2	140	35%	0.00	0	0
Terrace	3	95	0.0%	10%	2.40	2	190	84	0.0%	25%	3.00	3	252	25%	0.00	0	0	30%	1.20	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	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%	10%	1.20	1	79	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	8.40	9	945	93	0.0%	10%	1.20	1	93	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	2.40	2	240	106	0.0%	5%	0.60	1	106	5%	0.00	0	0	10%	0.40	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%	3.60	4	540	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%	5%	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,491**			**100%**	**12.00**	**12**	**950**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**308**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	725	1,196,250
Terrace	3			1,650	1,650	610	1,006,500
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	1,038	1,772,904
Semi	4			1,708	1,708	346	590,968
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	540	1,102,680
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						3,749	6,588,930
							1,758 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	11	2.40	26
3 bed	17	2.40	41
4 bed	8	2.40	19
5 bed	1	2.40	2
		Residents	**96**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
0.5500	**m2**

Open Space Required			
		528	m2
		0.053	ha
Gross - Net		0.235	ha
Shortfall / Surplus		0.182	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		24	2,491	103.80	2,485	103.54
Social Rent		12	950	79.13	937	78.08
Affordable Rent		0	0	79.13	0	78.08
Shared Ownership		4	308	77.00	308	77.00
First Homes		0	0	77.00	0	77.00
	Total	**40**	**3,749**		**3,730**	
	per ha		2,812		2,798	

Greenfield site. POS 0.053ha on site.

Greenfield **12**

29	UNITS	**12**		Social Rent	75.00%	% of Aff	3.6	4
	Affordable	40%	4.8	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		1.2	1
				First Homes	0.00%		0	0
							4.8	5

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	0.471		Sub Area	Bushey & Potters Bar
Net:Gross	85%		Gross	0.471	ha	Green Brov	Green
			Net	0.400	ha	Use	Paddock

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.2		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	1.44	1	75	70	0.0%	20%	0.80	2	140	20%	0.00	0	0	35%	0.35	1	70	35%	0.00	0	0
Terrace	3	95	0.0%	10%	0.72	1	95	84	0.0%	25%	1.00	1	84	25%	0.00	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.40	0	0	10%	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%	10%	0.40	0	0	10%	0.00	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	2.52	3	315	93	0.0%	10%	0.40	0	0	10%	0.00	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	0.72	1	120	106	0.0%	5%	0.20	0	0	5%	0.00	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%	15%	1.08	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%	5%	0.36	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%	5%	0.36	0	0	50	12.5%	20%	0.80	1	56	20%	0.00	0	0	5%	0.05	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**740**			**100%**	**4.00**	**4**	**280**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	285	470,250
Terrace	3			1,650	1,650	179	295,350
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	315	538,020
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,090	1,893,769
							1,737 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	2	2.40	5
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
0.3000	**m2**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.071	ha
Shortfall / Surplus		0.062	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		7	740	105.71	740	105.71
Social Rent		4	280	70.06	274	68.50
Affordable Rent		0	0	70.06	0	68.50
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,090**		**1,084**	
	per ha		2,726		2,710	

Greenfield site. POS 0.009ha on site.

Greenfield	**9**								Rounded	Modelling			Area ha			Characteristics	
30		UNITS	**9**		Social Rent	75.00%	% of Aff	2.7	3	Density	30	units/ha	Total	0.300		Sub Area	Bushey & Potters Bar
		Affordable	40%	3.6	Affordable Re	0.00%		0	0	Net:Gross	100%		Gross	0.300	ha	Green Brov	Green
					Shared Owne	25.00%		0.9	1				Net	0.300	ha	Use	Paddock
					First Homes	0.00%		0	0								
								3.6	4								

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	5.4		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00		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	84	0.0%	100%	3.00	3	252	100%	0.00	0	0	100%	1.00	1	84	100%	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%	40%	2.16	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%	40%	2.16	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%	1.08	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%		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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**5.40**	**5**	**515**			**100%**	**3.00**	**3**	**252**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**84**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	336	554,400
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	170	290,360
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						851	1,479,110
							1,738 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	2	2.40	5
3 bed	6	2.40	14
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
	0
	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.000	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		5	515	103.00	515	103.00
Social Rent		3	252	84.00	252	84.00
Affordable Rent		0	0	84.00	0	84.00
Shared Ownership		1	84	84.00	84	84.00
First Homes		0	0	84.00	0	84.00
	Total	**9**	**851**		**851**	
	per ha		2,837		2,837	

Greenfield site. Modelled with affordable housing.

Tesco / Canada Life

35

UNITS	**957**		Social Rent	75.00%	% of Aff	287.1	287
Affordable	40%	382.8	Affordable Re	0.00%		0	0
			Shared Owne	25.00%		95.7	96
			First Homes	0.00%		0	0
						382.8	383

Modelling			Area ha			Characteristics	
Density	300	units/ha	Total	4.780		Sub Area	Potters Bar
Net:Gross	67%		Gross	4.780	ha	Green Brov	Brown
			Net	3.190	ha	Use	PDL

	Beds	m2	Circulation	Market 574.2		Rounded	m2	m2	Circulation	Social Rent 287		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 96		Rounded	m2	First Homes 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%		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	17.0%	5%	28.71	29	1,697	50	17.0%	25%	71.75	72	4,212	25%	0.00	0	0	20%	19.20	19	1,112	20%	0.00	0	0
Flat 6+	2	65	17.0%	35%	200.97	201	15,286	61	17.0%	40%	114.80	115	8,208	40%	0.00	0	0	45%	43.20	43	3,069	45%	0.00	0	0
Flat 6+	3	75	17.0%	60%	344.52	345	30,274	74	17.0%	35%	100.45	100	8,658	35%	0.00	0	0	35%	33.60	34	2,944	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 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%	**574.20**	**575**	**47,256**			**100%**	**287.00**	**287**	**21,078**	**100%**	**0.00**	**0**	**0**	**100%**	**96.00**	**96**	**7,124**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	0	0
Terrace	3		1,446		1,446	0	0
Terrace	4		1,446		1,446	0	0
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	0	0
Semi	4		1,493		1,493	0	0
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	0	0
Det	5		1,799		1,799	0	0
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	0	0
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	7,020	13,899,600
Flat 6+	2		1,980		1,980	26,563	52,593,770
Flat 6+	3		1,980		1,980	41,875	82,913,431
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						75,458	149,406,800
							1,980 £/m2

Occupants	Count	Population per unit	
1 bed	120	2.40	288
2 bed	359	2.40	862
3 bed	479	2.40	1,150
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**2,299**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		123,007	m2
		12.301	ha
Gross - Net		1.590	ha
Shortfall / Surplus		-10.711	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	575	47,256	82.18	40,390	70.24
Social Rent	287	21,078	73.44	18,015	62.77
Affordable Rent	0	0	73.44	0	62.77
Shared Ownership	96	7,124	74.21	6,089	63.43
First Homes	0	0	74.21	0	63.43
Total	**958**	**75,458**		**64,494**	
per ha		23,655		20,218	

HPBA SA1 / HPBA SA2. Potential Strategic Site. Modelled based on information provided by HBC. Brownfield redevelopment of sup

Mutton Lane (Nth)

36	UNITS	**1875**		Social Rent	75.00%	% of Aff	
	Affordable	40%	750	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
	562.5	563
	0	0
	187.5	188
	0	0
	750	751

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	95.920	Sub Area	Potters Bar
Net:Gross	56%		Gross	95.920	ha	Green Brov Green
			Net	53.571	ha	Use Agricultural

	Beds	m2	Circulation	Market 1125		Rounded	m2	m2	Circulation	Social Rent 563		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 188		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	225.00	225	16,875	70	0.0%	20%	112.60	113	7,910	20%	0.00	0	0	35%	65.80	66	4,620	35%	0.00	0	0
Terrace	3	95	0.0%	10%	112.50	113	10,735	84	0.0%	25%	140.75	141	11,844	25%	0.00	0	0	30%	56.40	56	4,704	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	56.30	56	5,432	10%	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%	10%	56.30	56	4,424	10%	0.00	0	0	10%	18.80	19	1,501	10%	0.00	0	0
Semi	3	105	0.0%	35%	393.75	394	41,370	93	0.0%	10%	56.30	56	5,208	10%	0.00	0	0	10%	18.80	19	1,767	10%	0.00	0	0
Semi	4	120	0.0%	10%	112.50	113	13,560	106	0.0%	5%	28.15	28	2,968	5%	0.00	0	0	10%	18.80	19	2,014	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%	168.75	169	22,815	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%	5%	56.25	56	8,120	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%	5%	56.25	56	3,150	50	12.5%	20%	112.60	113	6,356	20%	0.00	0	0	5%	9.40	9	506	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**1,125.00**	**1,126**	**116,625**			**100%**	**563.00**	**563**	**44,142**	**100%**	**0.00**	**0**	**0**	**100%**	**188.00**	**188**	**15,112**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	29,405	42,519,630
Terrace	3		1,446		1,446	27,283	39,451,218
Terrace	4		1,446		1,446	5,432	7,854,672
Semi	2		1,493		1,493	5,925	8,846,025
Semi	3		1,493		1,493	48,345	72,179,085
Semi	4		1,493		1,493	18,542	27,683,206
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	22,815	41,044,185
Det	5		1,799		1,799	8,120	14,607,880
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	10,013	17,071,313
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						175,880	271,257,214
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	178	2.40	427
2 bed	479	2.40	1,150
3 bed	779	2.40	1,870
4 bed	385	2.40	924
5 bed	56	2.40	134
		Residents	**4,505**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		241,007	m2
		24.101	ha
Gross - Net		42.349	ha
Shortfall / Surplus		18.248	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		1,126	116,625	103.57	116,275	103.26
Social Rent		563	44,142	78.41	43,436	77.15
Affordable Rent		0	0	78.41	0	77.15
Shared Ownership		188	15,112	80.38	15,056	80.09
First Homes		0	0	80.38	0	80.09
Total		**1,877**	**175,880**		**174,767**	
per ha			3,283		3,262	

HPBA SA14. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Green Belt Sit

Rear of Farm Way (Nth)

37	UNITS	**802**		Social Rent	75.00%	% of Aff	240.6	241	
	Affordable	40%	320.8	Affordable Re	0.00%		0	169	
				Shared Owne	25.00%		80.2	80	
				First Homes	0.00%		0	0	
							320.8	490	

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	34.860	Sub Area	Bushey
Net:Gross	66%		Gross	34.860	ha	Green Brov Green
			Net	22.914	ha	Use Agricultural

	Beds	m2	Circulation	Market 481.2		Rounded	m2	m2	Circulation	Social Rent 241		Rounded	m2	Affordable Rent 169		Rounded	m2	Shared Ownership 80		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	96.24	96	7,200	70	0.0%	20%	48.20	48	3,360	20%	33.80	34	2,380	35%	28.00	28	1,960	35%	0.00	0	0
Terrace	3	95	0.0%	10%	48.12	48	4,560	84	0.0%	25%	60.25	60	5,040	25%	42.25	42	3,528	30%	24.00	24	2,016	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	24.10	24	2,328	10%	16.90	17	1,649		0.00	0	0	0%	0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%	10%	24.10	24	1,896	10%	16.90	17	1,343	10%	8.00	8	632	10%	0.00	0	0
Semi	3	105	0.0%	35%	168.42	168	17,640	93	0.0%	10%	24.10	24	2,232	10%	16.90	17	1,581	10%	8.00	8	744	10%	0.00	0	0
Semi	4	120	0.0%	10%	48.12	48	5,760	106	0.0%	5%	12.05	12	1,272	5%	8.45	8	848	10%	8.00	8	848	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%	72.18	72	9,720	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%	5%	24.06	24	3,480	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%	5%	24.06	24	1,350	50	12.5%	20%	48.20	48	2,700	20%	33.80	34	1,913	5%	4.00	4	225	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**481.20**	**480**	**49,710**			**100%**	**241.00**	**240**	**18,828**	**100%**	**169.00**	**169**	**13,242**	**100%**	**80.00**	**80**	**6,425**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	14,900	21,545,400
Terrace	3		1,446		1,446	15,144	21,898,224
Terrace	4		1,446		1,446	3,977	5,750,742
Semi	2		1,493		1,493	3,871	5,779,403
Semi	3		1,493		1,493	22,197	33,140,121
Semi	4		1,493		1,493	8,728	13,030,904
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	9,720	17,486,280
Det	5		1,799		1,799	3,480	6,260,520
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	6,188	10,549,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						88,205	135,441,282
							1,536 £/m2

Occupants	Count	Population per unit	
1 bed	110	2.40	264
2 bed	255	2.40	612
3 bed	391	2.40	938
4 bed	189	2.40	454
5 bed	24	2.40	58
		Residents	**2,326**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		124,420	m2
		12.442	ha
Gross - Net		11.946	ha
Shortfall / Surplus		-0.496	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	480	49,710	103.56	49,560	103.25
Social Rent	240	18,828	78.45	18,528	77.20
Affordable Rent	169	13,242	78.45	13,029	77.20
Shared Ownership	80	6,425	80.31	6,400	80.00
First Homes	0	0	80.31	0	80.00
Total	**969**	**88,205**		**87,517**	
per ha		3,849		3,819	

HBUSA SA5. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Greenfield, G

Land at Elstree Road (Sth)

38	UNITS	**1300**		Social Rent	75.00%	% of Aff	
	Affordable	40%	520	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
	390	390
	0	0
	130	130
	0	0
	520	520

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	27.290		Sub Area	Bushey
Net:Gross	79%		Gross	27.290	ha	Green Brov	Green
			Net	21.667	ha	Use	Agricultural

	Beds	m2	Circulation	Market 780		Rounded	m2	m2	Circulation	Social Rent 390		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 130		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	156.00	156	11,700	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%	35%	273.00	273	25,935	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%	10%	78.00	78	8,580	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%	15%	117.00	117	12,285	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%	15%	117.00	117	14,040	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%	5%	39.00	21	1,181	50	12.5%	25%	97.50	98	5,513	25%	0.00	0	0	20%	26.00	26	1,463	20%	0.00	0	0
Flat to5	2	65	12.5%		0.00	0	0	61	12.5%	40%	156.00	156	10,706	40%	0.00	0	0	45%	58.50	59	4,049	45%	0.00	0	0
Flat to5	3	75	12.5%		0.00	0	0	74	12.5%	35%	136.50	137	11,405	35%	0.00	0	0	35%	45.50	46	3,830	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**780.00**	**762**	**73,721**			**100%**	**390.00**	**391**	**27,623**	**100%**	**0.00**	**0**	**0**	**100%**	**130.00**	**131**	**9,341**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	11,700	16,918,200
Terrace	3		1,446		1,446	25,935	37,502,010
Terrace	4		1,446		1,446	8,580	12,406,680
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	12,285	18,341,505
Semi	4		1,493		1,493	14,040	20,961,720
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	0	0
Det	5		1,799		1,799	0	0
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	8,156	13,906,406
Flat to5	2		1,705		1,705	14,754	25,156,209
Flat to5	3		1,705		1,705	15,235	25,975,249
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						110,685	171,167,979
							1,546 £/m2

Occupants	Count	Population per unit	
1 bed	145	2.40	348
2 bed	371	2.40	890
3 bed	573	2.40	1,375
4 bed	195	2.40	468
5 bed	0	2.40	0
		Residents	**3,082**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		164,866	m2
		16.487	ha
Gross - Net		5.623	ha
Shortfall / Surplus		-10.863	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	762	73,721	96.75	73,590	96.57
Social Rent	391	27,623	70.65	24,554	62.80
Affordable Rent	0	0	70.65	0	62.80
Shared Ownership	131	9,341	71.30	8,303	63.38
First Homes	0	0	71.30	0	63.38
Total	**1,284**	**110,685**		**106,447**	
per ha		5,109		4,913	

HBUSA SA6. Potential Strategic Site. Modelled based on information provided by HBC. Brownfield site. Mix of houses and flats. To

FOR APPRAISALS

SITE			Site 1 Large Brownfield LD Housing 500	Site 2 Large Brownfield HD Housing 500	Site 3 Large Brownfield LD Housing 250	Site 4 Brownfield LD Housing 150	Site 5 Brownfield HD Housing 150	Site 6 Brownfield LD Housing 80	Site 7 Brownfield HD Housing 80	Site 8 Brownfield LD Housing 40	Site 9 Brownfield HD Housing 40	Site 10 Brownfield LD Housing 20	Site 11 Brownfield HD Housing 20	Site 12 Brownfield Housing 12	Site 13 Brownfield Housing 9	Site 14 Brownfield Housing 6	Site 15 Brownfield Housing 3	Site 16 Flats 250 Tall Building	Site 17 Flats 80 Tall Building	Site 18 Flats 150	Site 19 Flats 80	Site 20 Flats 40	Site 21 Flats 20	Site 22 Flats 12	Site 23 Flats 9	Site 24 Flats 6	Site 25 Large Greenfield 500	Site 26 Large Greenfield 200	Site 27 Green field 100	Site 28 Greenfield 40	Site 29 Greenfield 12	Site 30 Greenfield 9	Site 35 Tesco / Canada Life	Site 36 Mutton Lane (Nth)	Site 37 Rear of Farm Way (Nth)	Site 38 Land at Elstree Road (Sth)
	Sub Area		1 Bushey & Potters Bar	2 Bushey & Potters Bar	3 Bushey & Potters Bar	4 Bushey & Potters Bar	5 Bushey & Potters Bar	6 Bushey & Potters Bar	7 Bushey & Potters Bar	8 Bushey & Potters Bar	9 Bushey & Potters Bar	10 Bushey & Potters Bar	11 Bushey & Potters Bar	12 Bushey & Potters Bar	13 Bushey & Potters Bar	14 Bushey & Potters Bar	15 Bushey & Potters Bar	16 Bushey & Potters Bar	17 Bushey & Potters Bar	18 Bushey & Potters Bar	19 Bushey & Potters Bar	20 Bushey & Potters Bar	21 Bushey & Potters Bar	22 Bushey & Potters Bar	23 Bushey & Potters Bar	24 Bushey & Potters Bar	25 Bushey & Potters Bar	26 Bushey & Potters Bar	27 Bushey & Potters Bar	28 Bushey & Potters Bar	29 Bushey & Potters Bar	30 Bushey & Potters Bar	35 Potters Bar	36 Potters Bar	37 Bushey	38 Bushey
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Brown	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	PDL	Agricultural	Agricultural	Agricultural
AREA																																				
	Total	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	4.780	95.920	34.860	27.290
	Gross	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	4.780	95.920	34.860	27.290
	Net	ha	16.667	12.500	7.143	4.286	3.333	2.286	1.778	1.143	0.889	0.571	0.444	0.267	0.200	0.133	0.067	1.563	0.500	1.250	0.667	0.444	0.267	0.160	0.150	0.100	16.667	6.667	3.333	1.333	0.400	0.300	3.190	53.571	22.914	21.667
UNITS																																				
	Units		500	500	250	150	150	80	80	40	40	20	20	12	9	6	3	250	80	150	80	40	20	12	9	6	500	200	100	40	12	9	957	1875	802	1300
UNIT SIZE																																				
Total	Market	sqm	103.56	98.56	104.28	104.76	99.71	103.28	92.76	102.55	93.59	104.69	90.52	95.00	106.11	95.00	115.00	82.60	82.39	79.13	79.22	79.45	78.28	79.55	78.13	76.88	103.56	103.56	103.56	103.80	105.71	103.00	82.18	103.57	103.56	96.75
	Social Rent	sqm	78.71	76.43	79.38	79.13	76.73	77.05	76.30	79.13	76.88	78.38	76.88	76.81	106.11	95.00	115.00	73.38	73.22	70.80	70.41	70.41	69.38	69.19	78.13	76.88	78.71	78.45	79.74	79.13	70.06	84.00	73.44	78.41	78.45	70.65
	Affordable Rent	sqm	78.71	76.43	79.38	79.13	76.73	77.05	76.30	79.13	76.88	78.38	76.88	76.81	106.11	95.00	115.00	73.38	73.22	70.80	70.41	70.41	69.38	69.19	78.13	76.88	78.71	78.45	79.74	79.13	70.06	84.00	73.44	78.41	78.45	70.65
	Shared Ownership	sqm	80.45	79.37	82.09	82.82	78.28	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	74.27	71.96	71.03	69.19	69.19	75.94	68.63	78.13	76.88	80.45	80.31	81.00	77.00	70.00	84.00	74.21	80.38	80.31	71.30
	First Homes	sqm	80.45	79.37	82.09	82.82	78.28	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	74.27	71.96	71.03	69.19	69.19	75.94	68.63	78.13	76.88	80.45	80.31	81.00	77.00	70.00	84.00	74.21	80.38	80.31	71.30
Saleable																																				
	Market	sqm	103.25	98.25	104.03	104.56	99.50	103.02	92.50	102.29	93.33	104.17	90.00	95.00	106.11	95.00	115.00	70.60	70.42	70.33	70.42	70.63	69.58	70.71	69.44	68.33	103.25	103.25	103.25	103.54	105.71	103.00	70.24	103.26	103.25	96.57
	Social Rent	sqm	77.50	75.22	78.29	78.02	75.62	75.75	75.00	78.08	75.83	77.33	75.83	75.25	106.11	95.00	115.00	62.72	62.58	62.93	62.58	62.58	61.67	61.50	69.44	68.33	77.50	77.20	78.70	78.08	68.50	84.00	62.77	77.15	77.20	62.80
	Affordable Rent	sqm	77.50	75.22	78.29	78.02	75.62	75.75	75.00	78.08	75.83	77.33	75.83	75.25	106.11	95.00	115.00	62.72	62.58	62.93	62.58	62.58	61.67	61.50	69.44	68.33	77.50	77.20	78.70	78.08	68.50	84.00	62.77	77.15	77.20	62.80
	Shared Ownership	sqm	80.20	79.12	81.84	82.40	77.87	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	63.48	61.50	63.13	61.50	61.50	67.50	61.00	69.44	68.33	80.20	80.00	81.00	77.00	70.00	84.00	63.43	80.09	80.00	63.38
	First Homes	sqm	80.20	79.12	81.84	82.40	77.87	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	63.48	61.50	63.13	61.50	61.50	67.50	61.00	69.44	68.33	80.20	80.00	81.00	77.00	70.00	84.00	63.43	80.09	80.00	63.38
BASE CONSTRUCTION																																				
	BCIS +	£/sqm	1,542	1,501	1,542	1,761	1,714	1,755	1,682	1,757	1,679	1,773	1,684	1,683	1,679	1,650	1,839	1,980	2,327	1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,542	1,542	1,757	1,758	1,737	1,738	1,980	1,542	1,536	1,546
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	5%	5%	10%	10%	10%	10%	10%	10%	10%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
	Extras		450,000	225,000	232,500	142,500	75,000	67,500	0	37,500	0	22,500	0	0	0	0	7,500	0	0	0	0	0	0	0	0	0	450,000	180,000	90,000	37,500	7,500	7,500	0	1,687,500	720,000	0
	Abnormals	%	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%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	2.5%	2.5%	2.5%
		£	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	0	0	0	0
	Contingency	%	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%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																																		
FEES																																				
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
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%	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%	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	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%	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%	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%	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%	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%	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%	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	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	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%	0.0%	0.0%
LAND																																				
	EUV		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	25,000	25,000	25,000	25,000	100,000	100,000	1,500,000	25,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%	0%	0%	20%	0%	0%	0%
	Premium	£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000	0	225,000	225,000	225,000
	Easements etc	£																																		
VALUES																																				
	Market	£/m2	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,500	7,500	7,500	7,500	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	6,400	7,500	7,500	7,500	7,500	7,500	7,500	6,400	7,475	7,475	7,475
	Social Rent	£/m2	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735
	Affordable Rent	£/m2	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420
	Shared Ownership	£/m2	5,233	5,233	5,233	5,233	5,233	5,233	5,233	5,233	5,233	5,233	5,233	5,250	5,250	5,250	5,250	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	4,480	5,250	5,250	5,250	5,250	5,250	5,250	4,480	5,233	5,233	5,233
	First Homes	£/m2	3,117	3,160	3,055	3,034	3,211	3,049	3,180	3,401	3,247	3,247	3,247	3,571	3,571	3,571	3,571	3,856	3,959	3,878	3,959	3,959	3,704	4,098	4,098	4,098	3,117	3,125	3,086	3,247	3,571	2,976	3,860	3,122	3,125	3,944
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	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	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	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	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	0	0
POLICY REQUIREMENTS																																				
	Biodiversity NG	%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.75%	0.15%	0.15%	0.15%
		£/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	0	0
	CO2 Plus	%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
		£/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	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	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%	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	0.00	0.00
		£/unit	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00
	Water	£/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	0.00	0.00
		£/unit	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
	Circular	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/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	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	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%	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	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	0	0
	Pre CIL s106	£/unit	10,255	10,255	10,315	10,315	10,315	10,278	10,278	10,340	10,340	10,215	10,215	10,298	10,715	10,715	10,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	10,255	10,240	10,315	10,340	10,298	10,715	5,715	40,715	40,715	40,715
	Post CIL s106	£/unit	10,255	10,255	10,315	10,315	10,315	10,278	10,278	10,340	10,340	10,215	10,215	10,298	10,715	10,715	10,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	10,255	10,240	10,315	10,340	10,298	10,715	5,715	40,715	40,715	40,715
CIL		Houses	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	200.84	200.84	301.26	301.26
		Flats	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	0.00	0.00	0.00
BSL		Greenfield																									47.37	47.37	47.37	47.37	47.37	47.37		47.37	47.37	47.37
		Brownfield	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69							23.69			
Affordable Housing																																				
	Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 35	Site 36	Site 37	Site 38
			Large Brownfield LD Housing 500	Large Brownfield HD Housing 500	Large Brownfield LD Housing 250	Brownfield LD Housing 150	Brownfield HD Housing 150	Brownfield LD Housing 80	Brownfield HD Housing 80	Brownfield LD Housing 40	Brownfield HD Housing 40	Brownfield LD Housing 20	Brownfield HD Housing 20	Brownfield Housing 12	Brownfield Housing 9	Brownfield Housing 6	Brownfield Housing 3	Flats 250 Tall Building	Flats 80 Tall Building	Flats 150	Flats 80	Flats 40	Flats 20	Flats 12	Flats 9	Flats 6	Large Greenfield 500	Large Greenfield 200	Green field 100	Greenfield 40	Greenfield 12	Greenfield 9	Tesco / Canada Life	Mutton Lane (Nth)	Rear of Farm Way (Nth)	Land at Elstree Road (Sth)
			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	30	35	36	37	38
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Brown	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	PDL	Agricultural	Agricultural	Agricultural
			Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Bushey & Potters Bar	Potters Bar	Potters Bar	Bushey	Bushey
Site Area	Gross	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	4.780	95.920	34.860	27.290
	Net	ha	16.667	12.500	7.143	4.286	3.333	2.286	1.778	1.143	0.889	0.571	0.444	0.267	0.200	0.133	0.067	1.563	0.500	1.250	0.667	0.444	0.267	0.160	0.150	0.100	16.667	6.667	3.333	1.333	0.400	0.300	3.190	53.571	22.914	21.667
Units			500	500	250	150	150	80	80	40	40	20	20	12	9	6	3	250	80	150	80	40	20	12	9	6	500	200	100	40	12	9	957	1,875	802	1,300
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	100.0%	100.0%	100.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	100.0%	100.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	0	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	25,000	25,000	25,000	25,000	100,000	100,000	1,500,000	25,000	25,000	25,000
		£ site	45,454,545	28,846,154	14,285,714	8,571,429	6,666,667	4,571,429	3,137,255	2,016,807	1,568,627	1,008,403	666,667	400,000	300,000	200,000	100,000	2,757,353	882,353	2,205,882	1,176,471	666,667	400,000	240,000	225,000	150,000	757,576	222,222	111,111	39,216	47,059	30,000	7,170,000	2,398,000	871,500	682,250
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000	350,000	350,000	300,000	350,000	225,000	225,000
		£ site	9,090,909	5,769,231	2,857,143	1,714,286	1,333,333	914,286	627,451	403,361	313,725	201,681	133,333	80,000	60,000	40,000	20,000	551,471	176,471	441,176	235,294	133,333	80,000	48,000	45,000	30,000	10,606,061	3,111,111	1,555,556	549,020	164,706	105,000	1,434,000	33,572,000	7,843,500	6,140,250
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark	Land Value	£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	375,000	375,000	375,000	375,000	450,000	450,000	1,800,000	375,000	250,000	250,000
		£ site	54,545,455	34,615,385	17,142,857	10,285,714	8,000,000	5,485,714	3,764,706	2,420,168	1,882,353	1,210,084	800,000	480,000	360,000	240,000	120,000	3,308,824	1,058,824	2,647,059	1,411,765	800,000	480,000	288,000	270,000	180,000	11,363,636	3,333,333	1,666,667	588,235	211,765	135,000	8,604,000	35,970,000	8,715,000	6,822,500
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	2,241,350	3,459,165	3,385,032	2,940,928	3,742,423	2,814,833	3,872,729	3,279,170	4,135,448	3,403,605	4,748,270	5,128,300	11,333,786	10,252,254	11,263,305	556,719	-4,156,525	690,652	716,231	630,637	511,398	557,606	4,032,090	4,001,677	2,292,995	2,972,627	2,573,656	2,898,238	3,195,705	3,582,942	115,217	1,792,160	2,247,730	4,026,423
	Net	£/ha	4,075,183	5,321,793	4,513,376	3,921,238	4,989,897	3,753,110	4,556,152	3,857,847	4,865,233	4,004,241	4,748,270	5,128,300	11,333,786	10,252,254	11,263,305	654,963	-4,890,030	812,532	842,625	630,637	511,398	557,606	4,032,090	4,001,677	4,169,082	3,963,502	3,431,541	3,409,692	3,759,653	3,582,942	172,645	3,208,875	3,419,520	5,071,435
		£ site	67,919,710	66,522,411	32,238,400	16,805,305	16,632,991	8,578,538	8,099,826	4,408,968	4,324,652	2,288,138	2,110,342	1,367,547	2,266,757	1,366,967	750,887	1,023,380	-2,445,015	1,015,665	561,750	280,283	136,373	89,217	604,813	400,168	69,484,700	26,423,348	11,438,472	4,546,256	1,503,861	1,074,883	550,736	171,904,014	78,355,863	109,881,089

Bushey & P Bar Appendix
Site 1

Site 1	1 Large Brownfie Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	300	7,475	231,538,125	31,069
Affordable Overall			40%	200			
Social Rent	78.71	77.50	30.00%	150	1,735	20,169,375	11,806
Affordable Rent	78.71	77.50	0.00%	0	3,420	0	0
Shared Ownersl	80.45	80.20	10.00%	50	5,233	20,982,325	4,023
First Homes	80.45	80.20	0.00%	0	3,117	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	16.667	ha	30	/ha		**272,689,825**	**46,898**
SITE AREA - Gro	30.303	ha	17	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**67,919,710**	**4,075,183**	**2,241,350**
Existing Use Value		45,454,545		1,500,000
Uplift	20%	9,090,909		300,000
Plus /ha	0	0		0
Benchmark Land Value		**54,545,455**		**1,800,000**
Additional Profit		**35,507,193**	**1,143**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 128,598,636

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				67,919,710	
	Stamp Duty			3,385,486		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,018,796	4,404,281	
Fees						
	Planning			116,800		
	Professional		8.00%	7,959,543	8,076,343	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	79,541,020		
		Extras		450,000		
		Unit extras	4,757.00	2,378,500		
		Site	10.00%	7,954,102		
	BNG			677,427		
	Contingency	5.00%		4,516,181		
	Abnormals	5.00%		3,977,051		
				0	99,494,282	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	8,180,695		
	Legals	%	0.5%	1,363,449		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,544,144	**189,438,760**

Developers Profit				
	Market Housing	% Value	17.50%	**40,519,172**
	Affordable Hou:	% Value	17.50%	**7,201,548**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		67,919,710
	Total	3,385,486

Stamp duty calc - AP		
Land payment		54,545,455
	Total	2,716,773

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	736,019	
		Total	736,019

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	301.26	£/sqm	**9,359,772**

BNG	0.75%	**Total**	677,427

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.87	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.06	**4,757.00**

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	70	70	70	70	70	70	70	10				
Market Housing		32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	4,630,763	0	0	0
Social Rent		2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	403,388	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,937,526	2,937,526	2,937,526	2,937,526	2,937,526	2,937,526	2,937,526	419,647	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**	**38,176,576**	**38,176,576**	**38,176,576**	**38,176,576**	**38,176,576**	**38,176,576**	**38,176,576**	**5,453,797**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,385,486											
Easements etc.	0											
Legals Acquisition	1,018,796											
Planning Fee	116,800											
Professional	7,959,543											
Build Cost - BCIS Base		12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	1,806,472	0	0	0
BSL/s106/CIL/Tariff		10,180,664	820,893	820,893	820,893	820,893	820,893	820,893	117,270	0	0	0
BNG		94,840	94,840	94,840	94,840	94,840	94,840	94,840	13,549	0	0	0
Contingency		632,265	632,265	632,265	632,265	632,265	632,265	632,265	90,324	0	0	0
Abnormals		556,787	556,787	556,787	556,787	556,787	556,787	556,787	79,541	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,145,297	1,145,297	1,145,297	1,145,297	1,145,297	1,145,297	1,145,297	163,614	0	0	0
Legals	0	190,883	190,883	190,883	190,883	190,883	190,883	190,883	27,269	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**12,480,624**	**25,446,044**	**16,086,272**	**16,086,272**	**16,086,272**	**16,086,272**	**16,086,272**	**16,086,272**	**2,298,039**	**0**	**0**	**0**
For Residual Va Land	**67,919,710**											
Interest		6,030,025	5,527,487	4,285,276	2,949,899	1,514,368	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-80,400,334	6,700,507	16,562,816	17,805,027	19,140,404	20,575,935	22,090,303	22,090,303	3,155,758	0	0	0
Opening Balance	0											
Closing Balance	-80,400,334	-73,699,828	-57,137,012	-39,331,984	-20,191,580	384,355	22,474,658	44,564,962	47,720,719	47,720,719	47,720,719	47,720,719

	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												40,519,172
rdable for Rent												7,201,548
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-47,720,719
Opening Balance												
Closing Balance	47,720,719	47,720,719	47,720,719	47,720,719	47,720,719	47,720,719	47,720,719	47,720,719	47,720,719	47,720,719	47,720,719	0

Bushey & P Bar Appendix
Site 2

Site 2	2 Large Brownfie Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	98.56	98.25	60.00%	300	7,475	220,325,625	29,569
Affordable Overall			40%	200			
Social Rent	76.43	75.22	30.00%	150	1,735	19,576,005	11,464
Affordable Rent	76.43	75.22	0.00%	0	3,420	0	0
Shared Ownersl	79.37	79.12	10.00%	50	5,233	20,699,770	3,969
First Homes	79.37	79.12	0.00%	0	3,160	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	12.500	ha	40	/ha		260,601,400	45,002
SITE AREA - Gro	19.231	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		66,522,411	5,321,793	3,459,165
Existing Use Value		28,846,154		1,500,000
Uplift	20%	5,769,231		300,000
Plus /ha	0	0		0
Benchmark Land Value		34,615,385		1,800,000
Additional Profit		62,349,525	2,109	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 122,133,816

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				66,522,411	
	Stamp Duty			3,315,621		
	Easements etc.			0		
	Legals /Acquisition		1.50%	997,836	4,313,457	
Fees						
	Planning			116,800		
	Professional		8.00%	7,431,465	7,548,265	
CONSTRUCTION						
	Build Cost	BCIS +	1,651	74,296,400		
		Extras		225,000		
		Unit extras	4,757.00	2,378,500		
		Site	10.00%	7,429,640		
	BNG			632,472		
	Contingency	5.00%		4,216,477		
	Abnormals	5.00%		3,714,820		
				0	92,893,308	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,818,042		
	Legals	%	0.5%	1,303,007		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,121,049	**180,398,489**

Developers Profit				
	Market Housing	% Value	17.50%	**38,556,984**
	Affordable Hou:	% Value	17.50%	**7,048,261**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		66,522,411
	Total	3,315,621

Stamp duty calc - AP		
Land payment		34,615,385
	Total	1,720,269

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	700,484	
		Total	700,484

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	301.26	£/sqm	**8,907,882**

BNG	0.75%	**Total**	632,472

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,500.89	Per Unit
CO2 Plus	8.00%		120.07	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.02	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	
			1,650.98	**4,757.00**

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	70	70	70	70	70	70	70	10				
Market Housing		30,845,588	30,845,588	30,845,588	30,845,588	30,845,588	30,845,588	30,845,588	4,406,513	0	0	0
Social Rent		2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	391,520	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,897,968	2,897,968	2,897,968	2,897,968	2,897,968	2,897,968	2,897,968	413,995	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**	**36,484,196**	**36,484,196**	**36,484,196**	**36,484,196**	**36,484,196**	**36,484,196**	**36,484,196**	**5,212,028**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,315,621											
Easements etc.	0											
Legals Acquisition	997,836											
Planning Fee	116,800											
Professional	7,431,465											
Build Cost - BCIS Base		11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	1,686,591	0	0	0
BSL/s106/CIL/Tariff		9,723,799	815,918	815,918	815,918	815,918	815,918	815,918	116,560	0	0	0
BNG		88,546	88,546	88,546	88,546	88,546	88,546	88,546	12,649	0	0	0
Contingency		590,307	590,307	590,307	590,307	590,307	590,307	590,307	84,330	0	0	0
Abnormals		520,075	520,075	520,075	520,075	520,075	520,075	520,075	74,296	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,094,526	1,094,526	1,094,526	1,094,526	1,094,526	1,094,526	1,094,526	156,361	0	0	0
Legals	0	182,421	182,421	182,421	182,421	182,421	182,421	182,421	26,060	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**11,861,722**	**24,005,809**	**15,097,928**	**15,097,928**	**15,097,928**	**15,097,928**	**15,097,928**	**15,097,928**	**2,156,847**	**0**	**0**	**0**
For Residual Va Land	**66,522,411**											
Interest		5,878,810	5,383,842	4,183,660	2,893,464	1,506,504	15,521	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-78,384,132	6,599,577	16,002,427	17,202,609	18,492,804	19,879,765	21,370,747	21,386,268	3,055,181	0	0	0
Opening Balance	0											
Closing Balance	-78,384,132	-71,784,555	-55,782,129	-38,579,520	-20,086,716	-206,951	21,163,796	42,550,064	45,605,245	45,605,245	45,605,245	45,605,245

	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												38,556,984
rdable for Rent												7,048,261
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-45,605,245
Opening Balance												
Closing Balance	45,605,245	45,605,245	45,605,245	45,605,245	45,605,245	45,605,245	45,605,245	45,605,245	45,605,245	45,605,245	45,605,245	0

Bushey & P Bar Appendix
Site 3

Site 3	3	Large Brownfie	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.28	104.03	60.00%	150	7,475	116,647,375	15,643
Affordable Overall			40%	100			
Social Rent	79.38	78.29	30.00%	75	1,735	10,187,920	5,953
Affordable Rent	79.38	78.29	0.00%	0	3,420	0	0
Shared Ownersl	82.09	81.84	10.00%	25	5,233	10,705,695	2,052
First Homes	82.09	81.84	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	7.143	ha	35	/ha		**137,540,990**	**23,648**
SITE AREA - Gro	9.524	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**32,238,400**	**4,513,376**	**3,385,032**
Existing Use Value		14,285,714		1,500,000
Uplift	20%	2,857,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		**17,142,857**		**1,800,000**
Additional Profit		**-11,647,585**	**-745**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 18,899,080

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				32,238,400	
	Stamp Duty			1,601,420		
	Easements etc.			0		
	Legals /Acquisition		1.50%	483,576	2,084,996	
Fees						
	Planning			69,550		
	Professional		8.00%	4,013,169	4,082,719	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	40,108,069		
		Extras		232,500		
		Unit extras	4,757.00	1,189,250		
		Site	10.00%	4,010,807		
	BNG			341,555		
	Contingency	5.00%		2,277,031		
	Abnormals	5.00%		2,005,403		
				0	50,164,615	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	4,126,230		
	Legals	%	0.5%	687,705		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,813,935	**93,384,665**

Developers Profit				
	Market Housing	% Value	17.50%	**20,413,291**
	Affordable Hou:	% Value	17.50%	**3,656,383**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		32,238,400
	Total	1,601,420

Stamp duty calc - AP		
Land payment		17,142,857
	Total	846,643

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	370,571	
		Total	370,571

Pre CIL s106	10,315	£/ Unit (all)	
		Total	2,578,750

Post CIL s106	10,315	£/ Unit (all)	
		Total	2,578,750

CIL	301.26	£/sqm	**4,712,460**

BNG	0.75%	**Total**	341,555

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.86	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.04	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	12				
Market Housing				0	0	0	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	6,532,253	5,599,074
Social Rent				0	0	0	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	489,020
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	599,519	513,873
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**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**7,702,295**	**6,601,968**
EXPENDITURE																								
Stamp Duty	1,601,420																							
Easements etc.	0																							
Legals Acquisition	483,576																							
Planning Fee	69,550																							
Professional	2,006,585		2,006,585																					
Build Cost - BCIS Base		0	850,092	1,700,183	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,428,833	1,578,742	728,650	0	0
BSL/BSL/s106/CIL/Tariff		0	1,226,252	1,274,388	1,322,525	1,322,525	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	158,285	110,149	62,012	20,752	17,787
BNG		0	6,376	12,751	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	18,216	11,841	5,465	0	0
Contingency		0	42,505	85,009	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	121,442	78,937	36,433	0	0
Abnormals		0	37,434	74,868	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	106,955	69,521	32,086	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	231,069	198,059
Legals	0	0	0	0	0	0	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	38,511	33,010
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**4,161,131**	**0**	**4,169,242**	**3,147,201**	**4,131,743**	**4,131,743**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,243,961**	**3,103,312**	**2,118,769**	**1,134,226**	**290,332**	**248,856**
For Residual Va Land	**32,238,400**																							
Interest		682,491	695,288	786,498	860,255	953,855	1,049,210	985,289	920,169	853,828	786,244	717,392	647,249	575,792	502,994	428,831	353,278	276,308	197,895	118,012	33,994	0	0	0
Developers Return																								
Market Housing																								20,413,291
rdable for Rent																								3,656,383
First Homes																								0
Cash Flow	-36,399,530	-682,491	-4,864,530	-3,933,698	-4,991,998	-5,085,598	3,409,125	3,473,046	3,538,166	3,604,506	3,672,091	3,740,943	3,811,085	3,882,543	3,955,341	4,029,503	4,105,057	4,182,026	4,260,439	4,480,972	5,549,533	6,568,069	7,411,963	-17,716,562
Opening Balance	0																							
Closing Balance	-36,399,530	-37,082,022	-41,946,552	-45,880,250	-50,872,248	-55,957,846	-52,548,721	-49,075,675	-45,537,509	-41,933,003	-38,260,912	-34,519,970	-30,708,884	-26,826,341	-22,871,001	-18,841,497	-14,736,441	-10,554,414	-6,293,975	-1,813,003	3,736,530	10,304,599	17,716,562	0

Bushey & P Bar Appendix
Site 4

Site 4	4	Brownfield LD I	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.76	104.56	60.00%	90	7,475	70,339,750	9,429
Affordable Overall			40%	60			
Social Rent	79.13	78.02	30.00%	45	1,735	6,091,585	3,561
Affordable Rent	79.13	78.02	0.00%	0	3,420	0	0
Shared Ownersl	82.82	82.40	10.00%	15	5,233	6,467,370	1,242
First Homes	82.82	82.40	0.00%	0	3,034	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		82,898,705	14,232
SITE AREA - Gro	5.714	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		16,805,305	3,921,238	2,940,928
Existing Use Value		8,571,429		1,500,000
Uplift	20%	1,714,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		10,285,714		1,800,000
Additional Profit		-1,195,315	-127	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 23,249,255

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				16,805,305	
	Stamp Duty			829,765		
	Easements etc.			0		
	Legals /Acquisition		1.50%	252,080	1,081,845	
Fees						
	Planning			50,650		
	Professional		8.00%	2,748,010	2,798,660	
CONSTRUCTION						
	Build Cost	BCIS +	1,937	27,566,329		
		Extras		142,500		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,756,633		
	BNG			233,843		
	Contingency	5.00%		1,558,951		
	Abnormals	5.00%		1,378,316		
				0	34,350,121	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,486,961		
	Legals	%	0.5%	414,494		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,901,455	**57,937,386**

Developers Profit				
	Market Housing	% Value	17.50%	**12,309,456**
	Affordable Hou:	% Value	17.50%	**2,197,817**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		16,805,305
	Total	829,765

Stamp duty calc - AP		
Land payment		10,285,714
	Total	503,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	223,367	
		Total	223,367

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

CIL	301.26	£/sqm	**2,840,505**

BNG	0.75%	**Total**	233,843

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,760.84	Per Unit
CO2 Plus	8.00%		140.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.22	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	
			1,936.93	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	10											
Market Housing				0	0	0	6,565,043	6,565,043	6,565,043	6,565,043	6,565,043	6,565,043	6,565,043	6,565,043	6,565,043	6,565,043	4,689,317	0	0	0	0	0	0	0
Social Rent				0	0	0	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	406,106	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	0	0	0	0	0
Shared Ownership				0	0	0	603,621	603,621	603,621	603,621	603,621	603,621	603,621	603,621	603,621	603,621	431,158	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**	**7,737,212**	**7,737,212**	**7,737,212**	**7,737,212**	**7,737,212**	**7,737,212**	**7,737,212**	**7,737,212**	**7,737,212**	**7,737,212**	**5,526,580**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	829,765																							
Easements etc.	0																							
Legals Acquisition	252,080																							
Planning Fee	50,650																							
Professional	1,374,005		1,374,005																					
Build Cost - BCIS Base		0	970,014	1,940,027	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,632,894	1,662,881	692,867	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	758,263	806,400	854,536	854,536	165,258	165,258	165,258	165,258	165,258	165,258	151,504	103,368	55,231	20,848	14,891	0	0	0	0	0	0	0
BNG		0	7,275	14,550	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	19,747	12,472	5,197	0	0	0	0	0	0	0	0	0
Contingency		0	48,501	97,001	145,502	145,502	145,502	145,502	145,502	145,502	145,502	145,502	131,645	83,144	34,643	0	0	0	0	0	0	0	0	0
Abnormals		0	42,881	85,762	128,643	128,643	128,643	128,643	128,643	128,643	128,643	128,643	116,391	73,510	30,629	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	232,116	232,116	232,116	232,116	232,116	232,116	232,116	232,116	232,116	232,116	165,797	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	38,686	38,686	38,686	38,686	38,686	38,686	38,686	38,686	38,686	38,686	27,633	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,506,500**	**0**	**3,200,938**	**2,943,741**	**4,060,548**	**4,060,548**	**3,642,071**	**3,642,071**	**3,642,071**	**3,642,071**	**3,642,071**	**3,642,071**	**3,322,984**	**2,206,177**	**1,089,369**	**291,650**	**208,321**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,805,305**																							
Interest		362,096	368,886	435,820	499,187	584,682	671,780	607,592	542,200	475,582	407,716	338,576	268,141	190,402	90,265	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								12,309,456
rdable for Rent																								2,197,817
First Homes																								0
Cash Flow	-19,311,805	-362,096	-3,569,824	-3,379,560	-4,559,734	-4,645,229	3,423,361	3,487,549	3,552,941	3,619,559	3,687,425	3,756,565	4,146,088	5,340,634	6,557,578	7,445,562	5,318,259	0	0	0	0	0	0	-14,507,273
Opening Balance	0																							
Closing Balance	-19,311,805	-19,673,901	-23,243,725	-26,623,285	-31,183,020	-35,828,249	-32,404,887	-28,917,338	-25,364,397	-21,744,838	-18,057,413	-14,300,848	-10,154,760	-4,814,126	1,743,452	9,189,014	14,507,273	14,507,273	14,507,273	14,507,273	14,507,273	14,507,273	14,507,273	0

Bushey & P Bar Appendix
Site 5

Site 5	5	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	99.71	99.50	60.00%	90	7,475	66,938,625	8,974
Affordable Overall			40%	60			
Social Rent	76.73	75.62	30.00%	45	1,735	5,904,205	3,453
Affordable Rent	76.73	75.62	0.00%	0	3,420	0	0
Shared Ownersl	78.28	77.87	10.00%	15	5,233	6,111,560	1,174
First Homes	78.28	77.87	0.00%	0	3,211	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		**78,954,390**	**13,601**
SITE AREA - Gro	4.444	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**16,632,991**	**4,989,897**	**3,742,423**
Existing Use Value		6,666,667		1,500,000
Uplift	20%	1,333,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		**8,000,000**		**1,800,000**
Additional Profit		**2,429,972**	**271**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 21,848,453

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				16,632,991	
	Stamp Duty			821,150		
	Easements etc.			0		
	Legals /Acquisition		1.50%	249,495	1,070,644	
Fees						
	Planning			50,650		
	Professional		8.00%	2,555,253	2,605,903	
CONSTRUCTION						
	Build Cost	BCIS +	1,885	25,639,213		
		Extras		75,000		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,563,921		
	BNG			217,438		
	Contingency	5.00%		1,449,584		
	Abnormals	5.00%		1,281,961		
				0	31,940,666	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,368,632		
	Legals	%	0.5%	394,772		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,763,404	**55,013,608**

Developers Profit				
	Market Housing	% Value	17.50%	**11,714,259**
	Affordable Hou:	% Value	17.50%	**2,102,759**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		16,632,991
	Total	821,150

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	212,588	
		Total	212,588

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

CIL	301.26	£/sqm	**2,703,432**

BNG	0.75%	**Total**	217,438

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,713.73	Per Unit
CO2 Plus	8.00%		137.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.27	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	
			1,885.10	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	10											
Market Housing				0	0	0	6,247,605	6,247,605	6,247,605	6,247,605	6,247,605	6,247,605	6,247,605	6,247,605	6,247,605	6,247,605	4,462,575	0	0	0	0	0	0	0
Social Rent				0	0	0	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	393,614	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	0	0	0	0	0
Shared Ownership				0	0	0	570,412	570,412	570,412	570,412	570,412	570,412	570,412	570,412	570,412	570,412	407,437	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**	**7,369,076**	**7,369,076**	**7,369,076**	**7,369,076**	**7,369,076**	**7,369,076**	**7,369,076**	**7,369,076**	**7,369,076**	**7,369,076**	**5,263,626**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	821,150																							
Easements etc.	0																							
Legals Acquisition	249,495																							
Planning Fee	50,650																							
Professional	1,277,627		1,277,627																					
Build Cost - BCIS Base		0	901,963	1,803,927	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,448,187	1,546,223	644,260	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	723,995	772,131	820,268	820,268	164,252	164,252	164,252	164,252	164,252	164,252	150,498	102,362	54,225	19,842	14,173	0	0	0	0	0	0	0
BNG		0	6,765	13,529	20,294	20,294	20,294	20,294	20,294	20,294	20,294	20,294	18,361	11,597	4,832	0	0	0	0	0	0	0	0	0
Contingency		0	45,098	90,196	135,295	135,295	135,295	135,295	135,295	135,295	135,295	135,295	122,409	77,311	32,213	0	0	0	0	0	0	0	0	0
Abnormals		0	39,883	79,766	119,650	119,650	119,650	119,650	119,650	119,650	119,650	119,650	108,254	68,371	28,488	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	221,072	221,072	221,072	221,072	221,072	221,072	221,072	221,072	221,072	221,072	157,909	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	36,845	36,845	36,845	36,845	36,845	36,845	36,845	36,845	36,845	36,845	26,318	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,398,921**	**0**	**2,995,331**	**2,759,551**	**3,801,397**	**3,801,397**	**3,403,298**	**3,403,298**	**3,403,298**	**3,403,298**	**3,403,298**	**3,403,298**	**3,105,628**	**2,063,781**	**1,021,935**	**277,759**	**198,399**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,632,991**																							
Interest		356,848	363,539	426,518	486,257	566,650	648,551	586,353	522,989	458,437	392,674	325,678	257,426	182,314	86,258	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,714,259
rdable for Rent																								2,102,759
First Homes																								0
Cash Flow	-19,031,912	-356,848	-3,358,870	-3,186,069	-4,287,654	-4,368,047	3,317,227	3,379,425	3,442,789	3,507,342	3,573,104	3,640,100	4,006,022	5,122,981	6,260,884	7,091,317	5,065,227	0	0	0	0	0	0	-13,817,018
Opening Balance	0																							
Closing Balance	-19,031,912	-19,388,760	-22,747,630	-25,933,699	-30,221,353	-34,589,400	-31,272,173	-27,892,748	-24,449,958	-20,942,617	-17,369,513	-13,729,413	-9,723,390	-4,600,409	1,660,475	8,751,792	13,817,018	13,817,018	13,817,018	13,817,018	13,817,018	13,817,018	13,817,018	0

Bushey & P Bar Appendix
Site 6

Site 6	6 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.28	103.02	60.00%	48	7,475	36,963,875	4,958
Affordable Overall			40%	32			
Social Rent	77.05	75.75	30.00%	24	1,735	3,154,230	1,849
Affordable Rent	77.05	75.75	0.00%	0	3,420	0	0
Shared Ownersl	82.00	82.00	10.00%	8	5,233	3,432,520	656
First Homes	82.00	82.00	0.00%	0	3,049	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	2.286	ha	35	/ha		**43,550,625**	**7,463**
SITE AREA - Gro	3.048	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**8,578,538**	**3,753,110**	**2,814,833**
Existing Use Value		4,571,429		1,500,000
Uplift	20%	914,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**5,485,714**		**1,800,000**
Additional Profit		**-4,180,794**	**-843**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 8,006,080

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				8,578,538	
	Stamp Duty			418,427		
	Easements etc.			0		
	Legals /Acquisition		1.50%	128,678	547,105	
Fees						
	Planning			37,420		
	Professional		8.00%	1,436,023	1,473,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,930	14,404,671		
		Extras		67,500		
		Unit extras	4,757.00	380,560		
		Site	10.00%	1,440,467		
	BNG			122,199		
	Contingency	5.00%		814,660		
	Abnormals	5.00%		720,234		
				0	17,950,290	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,306,519		
	Legals	%	0.5%	217,753		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,524,272	**30,073,648**

Developers Profit				
	Market Housing	% Value	17.50%	**6,468,678**
	Affordable Hou:	% Value	17.50%	**1,152,681**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		8,578,538
	Total	418,427

Stamp duty calc - AP		
Land payment		5,485,714
	Total	263,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	117,443	
		Total	117,443

Pre CIL s106	10,278	£/ Unit (all)	
		Total	822,200

Post CIL s106	10,278	£/ Unit (all)	
		Total	822,200

CIL	301.26	£/sqm	**1,493,496**

BNG	0.75%	**Total**	122,199

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,754.74	Per Unit
CO2 Plus	8.00%		140.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.09	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	
			1,930.21	**4,757.00**

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			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5						
Market Housing				0	0	0	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	2,310,242	0	0
Social Rent				0	0	0	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	214,533	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**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**2,721,914**	**0**	**0**
EXPENDITURE																								
Stamp Duty	418,427																							
Easements etc.	0																							
Legals Acquisition	128,678																							
Planning Fee	37,420																							
Professional	718,012		718,012																					
Build Cost - BCIS Base		0	339,442	678,883	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	678,883	339,442	0	0	0	0
BSL/s106/CIL/Tariff		0	390,503	407,632	424,762	424,762	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	41,599	24,469	7,340	7,340	0	0
BNG		0	2,546	5,092	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	5,092	2,546	0	0	0	0
Contingency		0	16,972	33,944	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	33,944	16,972	0	0	0	0
Abnormals		0	15,005	30,010	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	30,010	15,005	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	81,657	0	0
Legals	0	0	0	0	0	0	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	13,610	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,302,537**	**0**	**1,482,479**	**1,155,561**	**1,546,655**	**1,546,655**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**1,275,888**	**884,794**	**493,701**	**102,607**	**102,607**	**0**	**0**
For Residual Va Land	**8,578,538**																							
Interest		185,270	188,744	220,079	245,873	279,483	313,723	292,492	270,863	248,829	226,381	203,513	180,216	156,482	132,303	107,671	82,577	57,012	30,968	0	0	0	0	0
Developers Return																								
Market Housing																								6,468,678
rdable for Rent																								1,152,681
First Homes																								0
Cash Flow	-9,881,074	-185,270	-1,671,223	-1,375,641	-1,792,527	-1,826,137	1,132,304	1,153,534	1,175,163	1,197,197	1,219,645	1,242,513	1,265,810	1,289,544	1,313,723	1,338,355	1,363,450	1,389,014	1,806,152	2,228,213	2,619,307	2,619,307	0	-7,621,359
Opening Balance	0																							
Closing Balance	-9,881,074	-10,066,345	-11,737,568	-13,113,208	-14,905,736	-16,731,873	-15,599,570	-14,446,035	-13,270,872	-12,073,675	-10,854,030	-9,611,517	-8,345,707	-7,056,162	-5,742,439	-4,404,084	-3,040,634	-1,651,620	154,532	2,382,746	5,002,053	7,621,359	7,621,359	0

Bushey & P Bar Appendix
Site 7

Site 7	7	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	92.76	92.50	60.00%	48	7,475	33,189,000	4,453
Affordable Overall			40%	32			
Social Rent	76.30	75.00	30.00%	24	1,735	3,123,000	1,831
Affordable Rent	76.30	75.00	0.00%	0	3,420	0	0
Shared Ownersl	78.63	78.63	10.00%	8	5,233	3,291,243	629
First Homes	78.63	78.63	0.00%	0	3,180	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	1.778	ha	45	/ha		**39,603,243**	**6,913**
SITE AREA - Gro	2.092	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**8,099,826**	**4,556,152**	**3,872,729**
Existing Use Value		3,137,255		1,500,000
Uplift	20%	627,451		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,764,706**		**1,800,000**
Additional Profit		**-1,219,484**	**-274**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 7,195,702

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				8,099,826	
	Stamp Duty			394,491		
	Easements etc.			0		
	Legals /Acquisition		1.50%	121,497	515,989	
Fees						
	Planning			37,420		
	Professional		8.00%	1,273,542	1,310,962	
CONSTRUCTION						
	Build Cost	BCIS +	1,850	12,789,481		
		Extras		0		
		Unit extras	4,757.00	380,560		
		Site	10.00%	1,278,948		
	BNG			108,367		
	Contingency	5.00%		722,449		
	Abnormals	5.00%		639,474		
				0	15,919,280	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,188,097		
	Legals	%	0.5%	198,016		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,386,113	**27,232,172**

Developers Profit				
	Market Housing	% Value	17.50%	**5,808,075**
	Affordable Hou:	% Value	17.50%	**1,122,492**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		8,099,826
	Total	394,491

Stamp duty calc - AP		
Land payment		3,764,706
	Total	177,735

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	105,480	
		Total	105,480

Pre CIL s106	10,278	£/ Unit (all)	
		Total	822,200

Post CIL s106	10,278	£/ Unit (all)	
		Total	822,200

CIL	301.26	£/sqm	**1,341,360**

BNG	0.75%	**Total**	108,367

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,681.94	Per Unit
CO2 Plus	8.00%		134.55	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.64	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	
			1,850.13	**4,757.00**

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			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5						
Market Housing				0	0	0	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	2,074,313	0	0
Social Rent				0	0	0	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	205,703	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**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**2,475,203**	**0**	**0**
EXPENDITURE																								
Stamp Duty	394,491																							
Easements etc.	0																							
Legals Acquisition	121,497																							
Planning Fee	37,420																							
Professional	636,771		636,771																					
Build Cost - BCIS Base		0	301,021	602,041	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	602,041	301,021	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	352,469	369,598	386,728	386,728	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	40,851	23,722	6,592	6,592	0	0
BNG		0	2,258	4,515	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	4,515	2,258	0	0	0	0
Contingency		0	15,051	30,102	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	30,102	15,051	0	0	0	0
Abnormals		0	13,322	26,645	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	26,645	13,322	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	74,256	0	0
Legals	0	0	0	0	0	0	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	12,376	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,190,180**	**0**	**1,320,892**	**1,032,902**	**1,381,683**	**1,381,683**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**1,139,567**	**790,786**	**442,005**	**93,225**	**93,225**	**0**	**0**
For Residual Va Land	**8,099,826**																							
Interest		174,188	177,454	205,548	228,769	258,965	289,727	270,116	250,137	229,784	209,050	187,926	166,407	144,483	122,149	99,396	76,217	52,603	28,546	0	0	0	0	0
Developers Return																								
Market Housing																								5,808,075
rdable for Rent																								1,122,492
First Homes																								0
Cash Flow	-9,290,007	-174,188	-1,498,346	-1,238,449	-1,610,451	-1,640,647	1,045,909	1,065,520	1,085,498	1,105,851	1,126,586	1,147,709	1,169,229	1,191,152	1,213,486	1,236,239	1,259,419	1,283,033	1,655,870	2,033,197	2,381,978	2,381,978	0	-6,930,567
Opening Balance	0																							
Closing Balance	-9,290,007	-9,464,194	-10,962,540	-12,200,989	-13,811,440	-15,452,087	-14,406,179	-13,340,659	-12,255,161	-11,149,309	-10,022,723	-8,875,014	-7,705,785	-6,514,633	-5,301,147	-4,064,907	-2,805,489	-1,522,456	133,414	2,166,611	4,548,589	6,930,567	6,930,567	0

Bushey & P Bar Appendix
Site 8

Site 8	8 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	102.55	102.29	60.00%	24	7,475	18,351,125	2,461
Affordable Overall			40%	16			
Social Rent	79.13	78.08	30.00%	12	1,735	1,625,695	950
Affordable Rent	79.13	78.08	0.00%	0	3,420	0	0
Shared Ownersl	73.50	73.50	10.00%	4	5,233	1,538,355	294
First Homes	73.50	73.50	0.00%	0	3,401	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	1.143	ha	35	/ha		**21,515,175**	**3,705**
SITE AREA - Gro	1.345	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,408,968	3,857,847	3,279,170
Existing Use Value		2,016,807		1,500,000
Uplift	20%	403,361		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,420,168**		**1,800,000**

Additional Profit	734,967	299	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,965,249

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				4,408,968	
	Stamp Duty			209,948		
	Easements etc.			0		
	Legals /Acquisition		1.50%	66,135	276,083	
Fees						
	Planning			25,400		
	Professional		8.00%	714,342	739,742	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	7,161,264		
		Extras		37,500		
		Unit extras	4,757.00	190,280		
		Site	10.00%	716,126		
	BNG			60,789		
	Contingency	5.00%		405,259		
	Abnormals	5.00%		358,063		
				0	8,929,281	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	645,455		
	Legals	%	0.5%	107,576		
		£/unit	0	0		
	Misc.	%	0.0%	0	753,031	**15,107,106**

Developers Profit				
	Market Housing	% Value	17.50%	**3,211,447**
	Affordable Hou	% Value	17.50%	**553,709**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,408,968
	Total	209,948

Stamp duty calc - AP		
Land payment		2,420,168
	Total	110,508

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	58,307	
		Total	58,307

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	301.26	£/sqm	**741,476**

BNG	0.75%	**Total**	60,789

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.27	Per Unit
CO2 Plus	8.00%		140.58	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.15	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	
			1,933.00	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,293,891	2,293,891	2,293,891	2,293,891	2,293,891	2,293,891	2,293,891	2,293,891	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	203,212	203,212	203,212	203,212	203,212	203,212	203,212	203,212	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	0	0	0	0	0
Shared Ownership				0	0	0	192,294	192,294	192,294	192,294	192,294	192,294	192,294	192,294	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**	**2,689,397**	**2,689,397**	**2,689,397**	**2,689,397**	**2,689,397**	**2,689,397**	**2,689,397**	**2,689,397**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	209,948																							
Easements etc.	0																							
Legals Acquisition	66,135																							
Planning Fee	25,400																							
Professional	357,171		357,171																					
Build Cost - BCIS Base		0	337,715	675,431	1,013,146	1,013,146	1,013,146	1,013,146	1,013,146	1,013,146	675,431	337,715	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	202,602	219,836	237,069	237,069	58,988	58,988	58,988	58,988	41,755	24,522	7,288	7,288	0	0	0	0	0	0	0	0	0	0
BNG		0	2,533	5,066	7,599	7,599	7,599	7,599	7,599	7,599	5,066	2,533	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,886	33,772	50,657	50,657	50,657	50,657	50,657	50,657	33,772	16,886	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,919	29,839	44,758	44,758	44,758	44,758	44,758	44,758	29,839	14,919	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	80,682	80,682	80,682	80,682	80,682	80,682	80,682	80,682	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,447	13,447	13,447	13,447	13,447	13,447	13,447	13,447	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**658,655**	**0**	**931,827**	**963,942**	**1,353,229**	**1,353,229**	**1,269,277**	**1,269,277**	**1,269,277**	**1,269,277**	**879,991**	**490,704**	**101,417**	**101,417**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,408,968**																							
Interest		95,018	96,800	116,086	136,337	164,266	192,719	169,705	146,260	122,375	98,043	65,955	25,966	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,211,447
rdable for Rent																								553,709
First Homes																								0
Cash Flow	-5,067,623	-95,018	-1,028,627	-1,080,029	-1,489,566	-1,517,495	1,227,400	1,250,414	1,273,859	1,297,744	1,711,364	2,132,738	2,562,014	2,587,980	0	0	0	0	0	0	0	0	0	-3,765,156
Opening Balance	0																							
Closing Balance	-5,067,623	-5,162,641	-6,191,267	-7,271,296	-8,760,862	-10,278,357	-9,050,957	-7,800,543	-6,526,684	-5,228,940	-3,517,576	-1,384,838	1,177,176	3,765,156	3,765,156	3,765,156	3,765,156	3,765,156	3,765,156	3,765,156	3,765,156	3,765,156	3,765,156	0

Bushey & P Bar Appendix
Site 9

Site 9	9	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	93.59	93.33	60.00%	24	7,475	16,744,000	2,246
Affordable Overall			40%	16			
Social Rent	76.88	75.83	30.00%	12	1,735	1,578,850	923
Affordable Rent	76.88	75.83	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	4	5,233	1,611,610	308
First Homes	77.00	77.00	0.00%	0	3,247	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	0.889	ha	45	/ha		19,934,460	3,477
SITE AREA - Gro	1.046	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,324,652	4,865,233	4,135,448
Existing Use Value		1,568,627		1,500,000
Uplift	20%	313,725		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,882,353		1,800,000
Additional Profit		1,466,221	653	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,407,677

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				4,324,652	
	Stamp Duty			205,733		
	Easements etc.			0		
	Legals /Acquisition		1.50%	64,870	270,602	
Fees						
	Planning			25,400		
	Professional		8.00%	639,252	664,652	
CONSTRUCTION						
	Build Cost	BCIS +	1,847	6,420,300		
		Extras		0		
		Unit extras	4,757.00	190,280		
		Site	10.00%	642,030		
	BNG			54,395		
	Contingency	5.00%		362,630		
	Abnormals	5.00%		321,015		
				0	7,990,650	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	598,034		
	Legals	%	0.5%	99,672		
		£/unit	0	0		
	Misc.	%	0.0%	0	697,706	13,948,262

Developers Profit				
	Market Housing	% Value	17.50%	2,930,200
	Affordable Hou:	% Value	17.50%	558,331
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,324,652
	Total	205,733

Stamp duty calc - AP		
Land payment		1,882,353
	Total	83,618

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	53,214	
		Total	53,214

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	301.26	£/sqm	**676,705**

BNG	0.75%	**Total**	54,395

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,678.76	Per Unit
CO2 Plus	8.00%		134.30	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.58	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	
			1,846.64	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,093,000	2,093,000	2,093,000	2,093,000	2,093,000	2,093,000	2,093,000	2,093,000	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	197,356	197,356	197,356	197,356	197,356	197,356	197,356	197,356	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	0	0	0	0	0
Shared Ownership				0	0	0	201,451	201,451	201,451	201,451	201,451	201,451	201,451	201,451	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**	**2,491,808**	**2,491,808**	**2,491,808**	**2,491,808**	**2,491,808**	**2,491,808**	**2,491,808**	**2,491,808**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	205,733																							
Easements etc.	0																							
Legals Acquisition	64,870																							
Planning Fee	25,400																							
Professional	319,626		319,626																					
Build Cost - BCIS Base		0	302,192	604,384	906,576	906,576	906,576	906,576	906,576	906,576	604,384	302,192	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	186,410	203,643	220,876	220,876	58,352	58,352	58,352	58,352	41,118	23,885	6,652	6,652	0	0	0	0	0	0	0	0	0	0
BNG		0	2,266	4,533	6,799	6,799	6,799	6,799	6,799	6,799	4,533	2,266	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,110	30,219	45,329	45,329	45,329	45,329	45,329	45,329	30,219	15,110	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,376	26,751	40,127	40,127	40,127	40,127	40,127	40,127	26,751	13,376	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	74,754	74,754	74,754	74,754	74,754	74,754	74,754	74,754	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,459	12,459	12,459	12,459	12,459	12,459	12,459	12,459	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**615,629**	**0**	**838,979**	**869,530**	**1,219,708**	**1,219,708**	**1,144,396**	**1,144,396**	**1,144,396**	**1,144,396**	**794,219**	**444,042**	**93,865**	**93,865**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,324,652**																							
Interest		92,630	94,367	111,867	130,269	155,581	181,367	159,504	137,231	114,540	91,423	61,308	24,062	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,930,200
rdable for Rent																								558,331
First Homes																								0
Cash Flow	-4,940,280	-92,630	-933,346	-981,398	-1,349,976	-1,375,288	1,166,044	1,187,907	1,210,181	1,232,872	1,606,165	1,986,458	2,373,881	2,397,943	0	0	0	0	0	0	0	0	0	-3,488,531
Opening Balance	0																							
Closing Balance	-4,940,280	-5,032,911	-5,966,257	-6,947,655	-8,297,631	-9,672,919	-8,506,875	-7,318,968	-6,108,787	-4,875,915	-3,269,750	-1,283,293	1,090,588	3,488,531	3,488,531	3,488,531	3,488,531	3,488,531	3,488,531	3,488,531	3,488,531	3,488,531	3,488,531	0

Bushey & P Bar Appendix
Site 10

Site 10	10	Brownfield LD I	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.69	104.17	60.00%	12	7,475	9,343,750	1,256
Affordable Overall			40%	8			
Social Rent	78.38	77.33	30.00%	6	1,735	805,040	470
Affordable Rent	78.38	77.33	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	2	5,233	805,805	154
First Homes	77.00	77.00	0.00%	0	3,247	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	0.571	ha	35	/ha		10,954,595	1,881
SITE AREA - Gro	0.672	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,288,138	4,004,241	3,403,605
Existing Use Value		1,008,403		1,500,000
Uplift	20%	201,681		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,210,084		1,800,000
Additional Profit		812,101	646	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,329,021

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,288,138	
	Stamp Duty			103,907		
	Easements etc.			0		
	Legals /Acquisition		1.50%	34,322	138,229	
Fees						
	Planning			12,700		
	Professional		8.00%	365,998	378,698	
CONSTRUCTION						
	Build Cost	BCIS +	1,951	3,668,301		
		Extras		22,500		
		Unit extras	4,757.00	95,140		
		Site	10.00%	366,830		
	BNG			31,146		
	Contingency	5.00%		207,639		
	Abnormals	5.00%		183,415		
				0	4,574,971	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	328,638		
	Legals	%	0.5%	54,773		
		£/unit	0	0		
	Misc.	%	0.0%	0	383,411	7,763,447

Developers Profit				
	Market Housing	% Value	17.50%	1,635,156
	Affordable Hou:	% Value	17.50%	281,898
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		2,288,138
	Total	103,907

Stamp duty calc - AP		
Land payment		1,210,084
	Total	50,004

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	29,761	
		Total	29,761

Pre CIL s106	10,215	£/ Unit (all)	
		Total	204,300

Post CIL s106	10,215	£/ Unit (all)	
		Total	204,300

CIL	301.26	£/sqm	**378,458**

BNG	0.75%	**Total**	31,146

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,773.37	Per Unit
CO2 Plus	8.00%		141.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.47	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	
			1,950.71	**4,757.00**

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			5	5	5	5																		
Market Housing				0	0	0	2,335,938	2,335,938	2,335,938	2,335,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	201,260	201,260	201,260	201,260	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	0	0	0	0	0
Shared Ownership				0	0	0	201,451	201,451	201,451	201,451	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**	**2,738,649**	**2,738,649**	**2,738,649**	**2,738,649**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	103,907																							
Easements etc.	0																							
Legals Acquisition	34,322																							
Planning Fee	12,700																							
Professional	182,999		182,999																					
Build Cost - BCIS Base		0	346,064	692,129	1,038,193	1,038,193	692,129	346,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	111,639	128,664	145,689	145,689	41,490	24,465	7,440	7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,595	5,191	7,786	7,786	5,191	2,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,303	34,606	51,910	51,910	34,606	17,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	15,285	30,569	45,854	45,854	30,569	15,285	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	82,159	82,159	82,159	82,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,693	13,693	13,693	13,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**333,928**	**0**	**675,886**	**891,160**	**1,289,432**	**1,289,432**	**899,838**	**501,565**	**103,293**	**103,293**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,288,138**																							
Interest		49,164	50,086	63,698	81,601	107,308	133,497	101,522	61,480	13,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,635,156
rdable for Rent																								281,898
First Homes																								0
Cash Flow	-2,622,066	-49,164	-725,971	-954,857	-1,371,033	-1,396,740	1,705,314	2,135,561	2,573,875	2,622,136	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,917,054
Opening Balance	0																							
Closing Balance	-2,622,066	-2,671,230	-3,397,201	-4,352,058	-5,723,092	-7,119,832	-5,414,518	-3,278,957	-705,081	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	1,917,054	0

Bushey & P Bar Appendix
Site 11

Site 11	11	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	90.52	90.00	60.00%	12	7,475	8,073,000	1,086
Affordable Overall			40%	8			
Social Rent	76.88	75.83	30.00%	6	1,735	789,425	461
Affordable Rent	76.88	75.83	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	2	5,233	805,805	154
First Homes	77.00	77.00	0.00%	0	3,247	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		9,668,230	1,702
SITE AREA - Gro	0.444	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,110,342	4,748,270	4,748,270
Existing Use Value		666,667		1,500,000
Uplift	20%	133,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		800,000		1,800,000

Additional Profit	1,155,362	1,064	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 3,781,091

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				2,110,342	
	Stamp Duty			95,017		
	Easements etc.			0		
	Legals /Acquisition		1.50%	31,655	126,672	
Fees						
	Planning			12,700		
	Professional		8.00%	314,022	326,722	
CONSTRUCTION						
	Build Cost	BCIS +	1,853	3,152,410		
		Extras		0		
		Unit extras	4,757.00	95,140		
		Site	10.00%	315,241		
	BNG			26,721		
	Contingency	5.00%		178,140		
	Abnormals	5.00%		157,621		
				0	3,925,272	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	290,047		
	Legals	%	0.5%	48,341		
		£/unit	0	0		
	Misc.	%	0.0%	0	338,388	6,827,397

Developers Profit				
	Market Housing	% Value	17.50%	1,412,775
	Affordable Hou:	% Value	17.50%	279,165
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		2,110,342
	Total	95,017

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	25,733	
		Total	25,733

Pre CIL s106	10,215	£/ Unit (all)	
		Total	204,300

Post CIL s106	10,215	£/ Unit (all)	
		Total	204,300

CIL	301.26	£/sqm	**327,244**

BNG	0.75%	**Total**	26,721

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,684.29	Per Unit
CO2 Plus	8.00%		134.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.69	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	
			1,852.72	**4,757.00**

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			5	5	5	5																		
Market Housing				0	0	0	2,018,250	2,018,250	2,018,250	2,018,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	197,356	197,356	197,356	197,356	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	0	0	0	0	0
Shared Ownership				0	0	0	201,451	201,451	201,451	201,451	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**	**2,417,058**	**2,417,058**	**2,417,058**	**2,417,058**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	95,017																							
Easements etc.	0																							
Legals Acquisition	31,655																							
Planning Fee	12,700																							
Professional	157,011		157,011																					
Build Cost - BCIS Base		0	296,899	593,799	890,698	890,698	593,799	296,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	98,836	115,861	132,886	132,886	40,483	23,458	6,433	6,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,227	4,453	6,680	6,680	4,453	2,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,845	29,690	44,535	44,535	29,690	14,845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,135	26,270	39,405	39,405	26,270	13,135	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	72,512	72,512	72,512	72,512	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,085	12,085	12,085	12,085	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**296,383**	**0**	**582,953**	**770,073**	**1,114,204**	**1,114,204**	**779,292**	**435,161**	**91,030**	**91,030**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,110,342**																							
Interest		45,126	45,972	57,765	73,287	95,552	118,235	89,744	54,266	11,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,412,775
rdable for Rent																								279,165
First Homes																								0
Cash Flow	-2,406,725	-45,126	-628,925	-827,838	-1,187,491	-1,209,756	1,519,530	1,892,152	2,271,761	2,314,357	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,691,940
Opening Balance	0																							
Closing Balance	-2,406,725	-2,451,852	-3,080,777	-3,908,614	-5,096,105	-6,305,861	-4,786,330	-2,894,178	-622,417	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	1,691,940	0

Bushey & P Bar Appendix
Site 12

Site 12	12	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	60.00%	7	7,500	5,130,000	684
Affordable Overall			40%	4.8			
Social Rent	76.81	75.25	30.00%	4	1,735	470,012	277
Affordable Rent	76.81	75.25	0.00%	0	3,420	0	0
Shared Ownersl	70.00	70.00	10.00%	1	5,250	441,000	84
First Homes	70.00	70.00	0.00%	0	3,571	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		6,041,012	1,045
SITE AREA - Gro	0.267	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,367,547	5,128,300	5,128,300
Existing Use Value		400,000		1,500,000
Uplift	20%	80,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		480,000		1,800,000
Additional Profit		808,920	1,183	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,156,827

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,367,547	
	Stamp Duty			57,877		
	Easements etc.			0		
	Legals /Acquisition		1.50%	20,513	78,391	
Fees						
	Planning			7,620		
	Professional		8.00%	192,548	200,168	
CONSTRUCTION						
	Build Cost	BCIS +	1,852	1,934,051		
		Extras		0		
		Unit extras	4,757.00	57,084		
		Site	10.00%	193,405		
	BNG			16,384		
	Contingency	5.00%		109,227		
	Abnormals	5.00%		96,703		
				0	2,406,854	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	181,230		
	Legals	%	0.5%	30,205		
		£/unit	0	0		
	Misc.	%	0.0%	0	211,435	**4,264,395**

Developers Profit				
	Market Housing	% Value	17.50%	**897,750**
	Affordable Hou	% Value	17.50%	**159,427**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		1,367,547
	Total	57,877

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	16,204	
		Total	16,204

Pre CIL s106	10,298	£/ Unit (all)	
		Total	123,580

Post CIL s106	10,298	£/ Unit (all)	
		Total	123,580

CIL	301.26	£/sqm	**206,062**

BNG	0.75%	**Total**	16,384

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,683.28	Per Unit
CO2 Plus	8.00%		134.66	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.67	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	
			1,851.61	**4,757.00**

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	1,282,500	1,282,500	1,282,500	1,282,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	117,503	117,503	117,503	117,503	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	0	0	0	0	0
Shared Ownership				0	0	0	110,250	110,250	110,250	110,250	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**	**1,510,253**	**1,510,253**	**1,510,253**	**1,510,253**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	57,877																							
Easements etc.	0																							
Legals Acquisition	20,513																							
Planning Fee	7,620																							
Professional	96,274		96,274																					
Build Cost - BCIS Base		0	182,045	364,090	546,135	546,135	364,090	182,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	61,814	72,112	82,410	82,410	24,648	14,349	4,051	4,051	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,365	2,731	4,096	4,096	2,731	1,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,102	18,205	27,307	27,307	18,205	9,102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,059	16,117	24,176	24,176	16,117	8,059	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	45,308	45,308	45,308	45,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,551	7,551	7,551	7,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**182,285**	**0**	**358,659**	**473,254**	**684,124**	**684,124**	**478,649**	**267,779**	**56,910**	**56,910**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,367,547**																							
Interest		29,059	29,604	36,884	46,449	60,147	74,103	56,149	33,906	7,291	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								897,750
rdable for Rent																								159,427
First Homes																								0
Cash Flow	-1,549,832	-29,059	-388,263	-510,139	-730,573	-744,271	957,501	1,186,324	1,419,437	1,446,052	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,057,177
Opening Balance	0																							
Closing Balance	-1,549,832	-1,578,891	-1,967,154	-2,477,293	-3,207,866	-3,952,137	-2,994,636	-1,808,312	-388,875	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	0

Bushey & P Bar Appendix
Site 13

Site 13	13	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	106.11	106.11	100.00%	9	7,500	7,162,500	955
Affordable Overall			0%	0			
Social Rent	106.11	106.11	0.00%	0	1,735	0	0
Affordable Rent	106.11	106.11	0.00%	0	3,420	0	0
Shared Ownersl	106.11	106.11	0.00%	0	5,250	0	0
First Homes	106.11	106.11	0.00%	0	3,571	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	0.200	ha	45	/ha		**7,162,500**	**955**
SITE AREA - Gro	0.200	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,266,757**	**11,333,786**	**11,333,786**
Existing Use Value		300,000		1,500,000
Uplift	20%	60,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**360,000**		**1,800,000**

Additional Profit	2,011,854	2,107	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,373,562

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				2,266,757	
	Stamp Duty			102,838		
	Easements etc.			0		
	Legals /Acquisition		1.50%	34,001	136,839	
Fees						
	Planning			5,715		
	Professional		8.00%	174,831	180,546	
CONSTRUCTION						
	Build Cost	BCIS +	1,847	1,763,949		
		Extras		0		
		Unit extras	4,757.00	42,813		
		Site	10.00%	176,395		
	BNG			14,874		
	Contingency	5.00%		99,158		
	Abnormals	5.00%		88,197		
				0	2,185,386	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	214,875		
	Legals	%	0.5%	35,813		
		£/unit	0	0		
	Misc.	%	0.0%	0	250,688	**5,020,216**

Developers Profit				
	Market Housing	% Value	17.50%	**1,253,438**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		2,266,757
	Total	102,838

Stamp duty calc - AP		
Land payment		360,000
	Total	7,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	22,624	
		Total	22,624

Pre CIL s106	10,715	£/ Unit (all)	
		Total	96,435

Post CIL s106	10,715	£/ Unit (all)	
		Total	96,435

CIL	301.26	£/sqm	**287,703**

BNG	0.75%	**Total**	14,874

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.15	Per Unit
CO2 Plus	8.00%		134.33	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.58	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	
			1,847.07	**4,757.00**

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																			
Market Housing				0	0	0	2,387,500	2,387,500	2,387,500	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**2,387,500**	**2,387,500**	**2,387,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	102,838																							
Easements etc.	0																							
Legals Acquisition	34,001																							
Planning Fee	5,715																							
Professional	87,415		87,415																					
Build Cost - BCIS Base		0	220,351	440,702	661,052	440,702	220,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	82,641	93,356	104,071	93,356	18,256	7,541	7,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,653	3,305	4,958	3,305	1,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,018	22,035	33,053	22,035	11,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,800	19,599	29,399	19,599	9,800	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	71,625	71,625	71,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,938	11,938	11,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**229,970**	**0**	**412,877**	**578,997**	**832,533**	**578,997**	**344,639**	**91,104**	**91,104**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,266,757**																							
Interest		46,814	47,691	56,327	68,239	85,129	97,581	61,107	19,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,253,438
rdable for Rent																								0
First Homes																								0
Cash Flow	-2,496,727	-46,814	-460,568	-635,324	-900,772	-664,126	1,945,279	2,235,289	2,277,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,253,438
Opening Balance	0																							
Closing Balance	-2,496,727	-2,543,541	-3,004,109	-3,639,433	-4,540,205	-5,204,331	-3,259,052	-1,023,763	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	0

Bushey & P Bar Appendix
Site 14

Site 14	14	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	100.00%	6	7,500	4,275,000	570
Affordable Overall			0%	0			
Social Rent	95.00	95.00	0.00%	0	1,735	0	0
Affordable Rent	95.00	95.00	0.00%	0	3,420	0	0
Shared Ownersl	95.00	95.00	0.00%	0	5,250	0	0
First Homes	95.00	95.00	0.00%	0	3,571	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	0.133	ha	45	/ha		4,275,000	570
SITE AREA - Gro	0.133	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,366,967	10,252,254	10,252,254
Existing Use Value		200,000		1,500,000
Uplift	20%	40,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		240,000		1,800,000

Additional Profit	1,182,140	2,074	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,368,841

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,366,967	
	Stamp Duty			57,848		
	Easements etc.			0		
	Legals /Acquisition		1.50%	20,505	78,353	
Fees						
	Planning			3,810		
	Professional		8.00%	102,828	106,638	
CONSTRUCTION						
	Build Cost	BCIS +	1,815	1,034,550		
		Extras		0		
		Unit extras	4,757.00	28,542		
		Site	10.00%	103,455		
	BNG			8,749		
	Contingency	5.00%		58,327		
	Abnormals	5.00%		51,728		
				0	1,285,351	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	128,250		
	Legals	%	0.5%	21,375		
		£/unit	0	0		
	Misc.	%	0.0%	0	149,625	**2,986,934**

Developers Profit				
	Market Housing	% Value	17.50%	**748,125**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		1,366,967
	Total	57,848

Stamp duty calc - AP		
Land payment		240,000
	Total	1,800

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	13,503	
		Total	13,503

Pre CIL s106	10,715	£/ Unit (all)	
		Total	64,290

Post CIL s106	10,715	£/ Unit (all)	
		Total	64,290

CIL	301.26	£/sqm	**171,718**

BNG	0.75%	**Total**	8,749

Unit Build Time	3	Quarters

Build Cost		/m2	
		1,650.00	Per Unit
CO2 Plus	8.00%	132.00	0.00
	per sqm	0.00	
Acc & Adpt	0.00%	0.00	2,757.00
	per sqm	0.00	
Water		0.00	2,000.00
Over Extra 1	2.00%	33.00	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	
		1,815.00	**4,757.00**

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	1,425,000	1,425,000	1,425,000	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,425,000**	**1,425,000**	**1,425,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	57,848																							
Easements etc.	0																							
Legals Acquisition	20,505																							
Planning Fee	3,810																							
Professional	51,414		51,414																					
Build Cost - BCIS Base		0	129,616	259,233	388,849	259,233	129,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	75,831	65,802	72,945	14,287	11,644	4,501	4,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	972	1,944	2,916	1,944	972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,481	12,962	19,442	12,962	6,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,748	11,495	17,243	11,495	5,748	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	42,750	42,750	42,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,125	7,125	7,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**133,577**	**0**	**270,061**	**351,436**	**501,396**	**299,920**	**204,336**	**54,376**	**54,376**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,366,967**																							
Interest		28,135	28,663	34,264	41,496	51,675	58,267	36,472	11,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								748,125
rdable for Rent																								0
First Homes																								0
Cash Flow	-1,500,544	-28,135	-298,724	-385,699	-542,891	-351,595	1,162,396	1,334,152	1,359,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-748,125
Opening Balance	0																							
Closing Balance	-1,500,544	-1,528,680	-1,827,404	-2,213,103	-2,755,995	-3,107,590	-1,945,193	-611,042	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	0

Bushey & P Bar Appendix
Site 15

Site 15	15	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	115.00	115.00	100.00%	3	7,500	2,587,500	345
Affordable Overall			0%	0			
Social Rent	115.00	115.00	0.00%	0	1,735	0	0
Affordable Rent	115.00	115.00	0.00%	0	3,420	0	0
Shared Ownersl	115.00	115.00	0.00%	0	5,250	0	0
First Homes	115.00	115.00	0.00%	0	3,571	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	0.067	ha	45	/ha		**2,587,500**	**345**
SITE AREA - Gro	0.067	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**750,887**	**11,263,305**	**11,263,305**
Existing Use Value		100,000		1,500,000
Uplift	20%	20,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**120,000**		**1,800,000**
Additional Profit		**658,242**	**1,908**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 865,499

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				750,887	
	Stamp Duty			27,044		
	Easements etc.			0		
	Legals /Acquisition		1.50%	11,263	38,308	
Fees						
	Planning			1,905		
	Professional		8.00%	69,569	71,474	
CONSTRUCTION						
	Build Cost	BCIS +	2,023	697,785		
		Extras		7,500		
		Unit extras	4,757.00	14,271		
		Site	10.00%	69,779		
	BNG			5,920		
	Contingency	5.00%		39,467		
	Abnormals	5.00%		34,889		
				0	869,610	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	77,625		
	Legals	%	0.5%	12,938		
		£/unit	0	0		
	Misc.	%	0.0%	0	90,563	**1,820,842**

Developers Profit				
	Market Housing	% Value	17.50%	**452,813**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		750,887
	Total	27,044

Stamp duty calc - AP		
Land payment		120,000
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	8,173	
		Total	8,173

Pre CIL s106	10,715	£/ Unit (all)	
		Total	32,145

Post CIL s106	10,715	£/ Unit (all)	
		Total	32,145

CIL	301.26	£/sqm	**103,935**

BNG	0.75%	**Total**	5,920

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,838.70	Per Unit
CO2 Plus	8.00%		147.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		36.77	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	
			2,022.57	**4,757.00**

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	862,500	862,500	862,500	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**862,500**	**862,500**	**862,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	27,044																							
Easements etc.	0																							
Legals Acquisition	11,263																							
Planning Fee	1,905																							
Professional	34,784		34,784																					
Build Cost - BCIS Base		0	87,704	175,408	263,112	175,408	87,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	45,146	38,324	41,895	7,143	6,296	2,724	2,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	658	1,316	1,973	1,316	658	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,385	8,770	13,156	8,770	4,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	3,877	7,753	11,630	7,753	3,877	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	25,875	25,875	25,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,313	4,313	4,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**74,997**	**0**	**176,553**	**231,571**	**331,766**	**200,390**	**133,107**	**32,912**	**32,912**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**750,887**																							
Interest		15,485	15,776	19,382	24,087	30,759	35,094	22,075	6,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								452,813
rdable for Rent																								0
First Homes																								0
Cash Flow	-825,884	-15,485	-192,329	-250,952	-355,853	-231,150	694,300	807,513	822,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-452,813
Opening Balance	0																							
Closing Balance	-825,884	-841,370	-1,033,699	-1,284,651	-1,640,504	-1,871,653	-1,177,354	-369,841	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	0

Bushey & P Bar Appendix
Site 16

Site 16	16 Flats 250 Tall B	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.60	70.60	60.00%	150	6,400	67,776,000	12,390
Affordable Overall			40%	100			
Social Rent	73.38	62.72	30.00%	75	1,735	8,161,440	5,504
Affordable Rent	73.38	62.72	0.00%	0	3,420	0	0
Shared Ownersl	74.27	63.48	10.00%	25	4,480	7,109,760	1,857
First Homes	74.27	63.48	0.00%	0	3,856	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	1.563	ha	160	/ha		**83,047,200**	**19,751**
SITE AREA - Gro	1.838	ha	136	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,023,380	654,963	556,719
Existing Use Value		2,757,353		1,500,000
Uplift	20%	551,471		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,308,824**		**1,800,000**
Additional Profit		-9,566,099	-772	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 170,388,101

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,023,380	
	Stamp Duty			40,669		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,351	56,020	
Fees						
	Planning			69,550		
	Professional		8.00%	4,093,895	4,163,445	
CONSTRUCTION						
	Build Cost	BCIS +	2,178	43,017,177		
		Extras		0		
		Unit extras	4,757.00	1,189,250		
		Site	5.00%	2,150,859		
	BNG			347,680		
	Contingency	5.00%		2,317,864		
	Abnormals	5.00%		2,150,859		
				0	51,173,689	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,491,416		
	Legals	%	0.5%	415,236		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,906,652	**59,323,186**

Developers Profit				
	Market Housing	% Value	17.50%	**11,860,800**
	Affordable Hou:	% Value	17.50%	**2,672,460**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		1,023,380
	Total	40,669

Stamp duty calc - AP		
Land payment		3,308,824
	Total	154,941

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	293,526	
		Total	293,526

Pre CIL s106	5,715	£/ Unit (all)	
		Total	1,428,750

Post CIL s106	5,715	£/ Unit (all)	
		Total	1,428,750

CIL	301.26	£/sqm	**3,732,702**

BNG	0.75%	**Total**	347,680

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,980.00	Per Unit
CO2 Plus	8.00%		158.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		39.60	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	
			2,178.00	**4,757.00**

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			50	100	100																			
Market Housing				0	0	0	13,555,200	27,110,400	27,110,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,632,288	3,264,576	3,264,576	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	0	0	0	0	0
Shared Ownership				0	0	0	1,421,952	2,843,904	2,843,904	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**	**16,609,440**	**33,218,880**	**33,218,880**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	40,669																							
Easements etc.	0																							
Legals Acquisition	15,351																							
Planning Fee	69,550																							
Professional	2,046,948		2,046,948																					
Build Cost - BCIS Base		0	3,090,486	9,271,457	15,452,429	12,361,943	6,180,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	1,028,425	1,218,925	1,409,425	1,314,175	249,205	117,410	117,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	23,179	69,536	115,893	92,715	46,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	154,524	463,573	772,621	618,097	309,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	143,391	430,172	716,953	573,562	286,781	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	498,283	996,566	996,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	83,047	166,094	166,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,172,518**	**0**	**6,486,952**	**11,453,663**	**18,467,322**	**14,960,492**	**7,653,694**	**1,280,071**	**1,280,071**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,023,380**																							
Interest		59,923	61,047	183,822	402,024	755,825	1,050,506	902,282	320,348	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,860,800
rdable for Rent																								2,672,460
First Homes																								0
Cash Flow	-3,195,898	-59,923	-6,547,999	-11,637,485	-18,869,346	-15,716,317	7,905,240	31,036,526	31,618,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-14,533,260
Opening Balance	0																							
Closing Balance	-3,195,898	-3,255,821	-9,803,820	-21,441,304	-40,310,651	-56,026,968	-48,121,728	-17,085,201	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	14,533,260	0

Bushey & P Bar Appendix
Site 17

Site 17	17	Flats 80 Tall Bui	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.39	70.42	60.00%	48	6,400	21,632,000	3,955
Affordable Overall			40%	32			
Social Rent	73.22	62.58	30.00%	24	1,735	2,605,970	1,757
Affordable Rent	73.22	62.58	0.00%	0	3,420	0	0
Shared Ownersl	71.96	61.50	10.00%	8	4,480	2,204,160	576
First Homes	71.96	61.50	0.00%	0	3,959	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	160	/ha		**26,442,130**	**6,288**
SITE AREA - Gro	0.588	ha	136	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-2,445,015	-4,890,030	-4,156,525
Existing Use Value		882,353		1,500,000
Uplift	20%	176,471		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,058,824**		**1,800,000**

Additional Profit	-5,924,144	-1,498	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 54,747,336

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				-2,445,015	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-36,675	-36,675	
Fees						
	Planning			37,420		
	Professional		8.00%	1,526,231	1,563,651	
CONSTRUCTION						
	Build Cost	BCIS +	2,560	16,094,319		
		Extras		0		
		Unit extras	4,757.00	380,560		
		Site	5.00%	804,716		
	BNG			129,597		
	Contingency	5.00%		863,980		
	Abnormals	5.00%		804,716		
				0	19,077,887	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	793,264		
	Legals	%	0.5%	132,211		
		£/unit	0	0		
	Misc.	%	0.0%	0	925,475	**19,085,323**

Developers Profit				
	Market Housing	% Value	17.50%	**3,785,600**
	Affordable Hou:	% Value	17.50%	**841,773**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		-2,445,015
	Total	0

Stamp duty calc - AP		
Land payment		1,058,824
	Total	42,441

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	93,684	
		Total	93,684

Pre CIL s106	5,715	£/ Unit (all)	
		Total	457,200

Post CIL s106	5,715	£/ Unit (all)	
		Total	457,200

CIL	301.26	£/sqm	**1,191,363**

BNG	0.75%	**Total**	129,597

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,327.00	Per Unit
CO2 Plus	8.00%		186.16	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		46.54	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	
			2,559.70	**4,757.00**

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			20	20	20	20																		
Market Housing				0	0	0	5,408,000	5,408,000	5,408,000	5,408,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	651,493	651,493	651,493	651,493	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	0	0	0	0	0
Shared Ownership				0	0	0	551,040	551,040	551,040	551,040	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**	**6,610,533**	**6,610,533**	**6,610,533**	**6,610,533**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-36,675																							
Planning Fee	37,420																							
Professional	763,115		763,115																					
Build Cost - BCIS Base		0	1,439,966	2,879,932	4,319,899	4,319,899	2,879,932	1,439,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	335,941	374,041	412,141	412,141	99,621	61,521	23,421	23,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	10,800	21,599	32,399	32,399	21,599	10,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	71,998	143,997	215,995	215,995	143,997	71,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	67,060	134,119	201,179	201,179	134,119	67,060	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	198,316	198,316	198,316	198,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	33,053	33,053	33,053	33,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**763,861**	**0**	**2,688,880**	**3,553,689**	**5,181,612**	**5,181,612**	**3,510,638**	**1,882,714**	**254,790**	**254,790**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,445,015**																							
Interest		0	0	18,895	85,881	184,646	285,264	232,489	148,202	31,810	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,785,600
rdable for Rent																								841,773
First Homes																								0
Cash Flow	1,681,154	0	-2,688,880	-3,572,583	-5,267,493	-5,366,259	2,814,631	4,495,330	6,207,541	6,323,932	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,627,373
Opening Balance	0																							
Closing Balance	1,681,154	1,681,154	-1,007,726	-4,580,309	-9,847,802	-15,214,061	-12,399,430	-7,904,100	-1,696,560	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	0

Bushey & P Bar Appendix
Site 18

Site 18	18 Flats 150	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.13	70.33	60.00%	90	6,400	40,512,000	7,121
Affordable Overall			40%	60			
Social Rent	70.80	62.93	30.00%	45	1,735	4,913,520	3,186
Affordable Rent	70.80	62.93	0.00%	0	3,420	0	0
Shared Ownersl	71.03	63.13	10.00%	15	4,480	4,242,560	1,065
First Homes	71.03	63.13	0.00%	0	3,878	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	1.250	ha	120	/ha		49,668,080	11,373
SITE AREA - Gro	1.471	ha	102	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,015,665	812,532	690,652
Existing Use Value		2,205,882		1,500,000
Uplift	20%	441,176		300,000
Plus /ha	0	0		0
Benchmark Land Value		2,647,059		1,800,000
Additional Profit		-6,101,885	-857	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 103,963,829

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					1,015,665	
Stamp Duty				40,283		
Easements etc.				0		
Legals /Acquisition			1.50%	15,235	55,518	
Fees						
Planning				50,650		
Professional			8.00%	2,424,433	2,475,083	
CONSTRUCTION						
Build Cost	BCIS +		2,142	24,356,751		
	Extras			0		
	Unit extras		4,757.00	713,550		
	Site		10.00%	2,435,675		
BNG				206,295		
Contingency		5.00%		1,375,299		
Abnormals		5.00%		1,217,838		
				0	30,305,407	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	1,490,042		
Legals	%		0.5%	248,340		
	£/unit		0	0		
Misc.	%		0.0%	0	1,738,383	35,590,056

Developers Profit				
Market Housing	% Value	17.50%		7,089,600
Affordable Hou:	% Value	17.50%		1,602,314
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		1,015,665
	Total	40,283

Stamp duty calc - AP		
Land payment		2,647,059
	Total	121,853

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	168,702	
		Total	168,702

Pre CIL s106	5,715	£/ Unit (all)	
		Total	857,250

Post CIL s106	5,715	£/ Unit (all)	
		Total	857,250

CIL	301.26	£/sqm	2,145,348

BNG	0.75%	Total	206,295

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	4,757.00

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			50	50	50																			
Market Housing				0	0	0	13,504,000	13,504,000	13,504,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,637,840	1,637,840	1,637,840	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	0	0	0	0	0
Shared Ownership				0	0	0	1,414,187	1,414,187	1,414,187	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**	**16,556,027**	**16,556,027**	**16,556,027**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	40,283																							
Easements etc.	0																							
Legals Acquisition	15,235																							
Planning Fee	50,650																							
Professional	1,212,216		1,212,216																					
Build Cost - BCIS Base		0	3,056,220	6,112,439	9,168,659	6,112,439	3,056,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	631,587	726,837	822,087	726,837	151,484	56,234	56,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	22,922	45,843	68,765	45,843	22,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	152,811	305,622	458,433	305,622	152,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	135,315	270,631	405,946	270,631	135,315	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	496,681	496,681	496,681	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	82,780	82,780	82,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,318,385**	**0**	**5,211,071**	**7,461,372**	**10,923,889**	**7,461,372**	**4,098,213**	**635,695**	**635,695**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,015,665**																							
Interest		43,763	44,584	143,128	285,712	495,892	645,091	423,602	133,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								7,089,600
rdable for Rent																								1,602,314
First Homes																								0
Cash Flow	-2,334,050	-43,763	-5,255,655	-7,604,499	-11,209,601	-7,957,264	11,812,724	15,496,730	15,787,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-8,691,914
Opening Balance	0																							
Closing Balance	-2,334,050	-2,377,813	-7,633,468	-15,237,967	-26,447,569	-34,404,832	-22,592,109	-7,095,379	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	8,691,914	0

Bushey & P Bar Appendix
Site 19

Site 19	19 Flats 80	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.22	70.42	60.00%	48	6,400	21,632,000	3,803
Affordable Overall			40%	32			
Social Rent	70.41	62.58	30.00%	24	1,735	2,605,970	1,690
Affordable Rent	70.41	62.58	0.00%	0	3,420	0	0
Shared Ownersl	69.19	61.50	10.00%	8	4,480	2,204,160	554
First Homes	69.19	61.50	0.00%	0	3,959	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	0.667	ha	120	/ha		26,442,130	6,046
SITE AREA - Gro	0.784	ha	102	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		561,750	842,625	716,231
Existing Use Value		1,176,471		1,500,000
Uplift	20%	235,294		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,411,765		1,800,000

Additional Profit	-3,315,868	-872	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 53,723,664

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					561,750	
Stamp Duty				17,587		
Easements etc.				0		
Legals /Acquisition			1.50%	8,426	26,014	
Fees						
Planning				37,420		
Professional			8.00%	1,288,946	1,326,366	
CONSTRUCTION						
Build Cost	BCIS +		2,142	12,948,183		
	Extras			0		
	Unit extras		4,757.00	380,560		
	Site		10.00%	1,294,818		
BNG				109,677		
Contingency		5.00%		731,178		
Abnormals		5.00%		647,409		
				0	16,111,825	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	793,264		
Legals	%		0.5%	132,211		
	£/unit		0	0		
Misc.	%		0.0%	0	925,475	**18,951,430**

Developers Profit				
Market Housing	% Value	17.50%		**3,785,600**
Affordable Hou:	% Value	17.50%		**841,773**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		561,750
	Total	17,587

Stamp duty calc - AP		
Land payment		1,411,765
	Total	60,088

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	90,081	
		Total	90,081

Pre CIL s106	5,715	£/ Unit (all)	
		Total	457,200

Post CIL s106	5,715	£/ Unit (all)	
		Total	457,200

CIL	301.26	£/sqm	**1,145,541**

BNG	0.75%	**Total**	109,677

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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			20	20	20	20																		
Market Housing				0	0	0	5,408,000	5,408,000	5,408,000	5,408,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	651,493	651,493	651,493	651,493	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	0	0	0	0	0
Shared Ownership				0	0	0	551,040	551,040	551,040	551,040	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**	**6,610,533**	**6,610,533**	**6,610,533**	**6,610,533**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	17,587																							
Easements etc.	0																							
Legals Acquisition	8,426																							
Planning Fee	37,420																							
Professional	644,473		644,473																					
Build Cost - BCIS Base		0	1,218,630	2,437,260	3,655,890	3,655,890	2,437,260	1,218,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	324,485	362,585	400,685	400,685	98,720	60,620	22,520	22,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	9,140	18,279	27,419	27,419	18,279	9,140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	60,932	121,863	182,795	182,795	121,863	60,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	53,951	107,902	161,852	161,852	107,902	53,951	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	198,316	198,316	198,316	198,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	33,053	33,053	33,053	33,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**707,907**	**0**	**2,311,610**	**3,047,889**	**4,428,642**	**4,428,642**	**3,015,393**	**1,634,641**	**253,889**	**253,889**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**561,750**																							
Interest		23,806	24,252	68,050	126,474	211,882	298,892	237,087	148,235	31,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,785,600
rdable for Rent																								841,773
First Homes																								0
Cash Flow	-1,269,657	-23,806	-2,335,863	-3,115,939	-4,555,115	-4,640,524	3,296,247	4,738,804	6,208,409	6,324,816	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,627,373
Opening Balance	0																							
Closing Balance	-1,269,657	-1,293,463	-3,629,326	-6,745,265	-11,300,381	-15,940,904	-12,644,657	-7,905,853	-1,697,444	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	4,627,373	0

Bushey & P Bar Appendix
Site 20

Site 20	20 Flats 40	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.45	70.63	60.00%	24	6,400	10,848,000	1,907
Affordable Overall			40%	16			
Social Rent	70.41	62.58	30.00%	12	1,735	1,302,985	845
Affordable Rent	70.41	62.58	0.00%	0	3,420	0	0
Shared Ownersl	69.19	61.50	10.00%	4	4,480	1,102,080	277
First Homes	69.19	61.50	0.00%	0	3,959	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	90	/ha		13,253,065	3,029
SITE AREA - Gro	0.444	ha	90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		280,283	630,637	630,637
Existing Use Value		666,667		1,500,000
Uplift	20%	133,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		**800,000**		**1,800,000**
Additional Profit		-1,737,799	-911	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 27,620,350

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				280,283	
	Stamp Duty			3,514		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,204	7,718	
Fees						
	Planning			25,400		
	Professional		8.00%	645,642	671,042	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	6,486,138		
		Extras		0		
		Unit extras	4,757.00	190,280		
		Site	10.00%	648,614		
	BNG			54,938		
	Contingency	5.00%		366,252		
	Abnormals	5.00%		324,307		
				0	8,070,529	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	397,592		
	Legals	%	0.5%	66,265		
		£/unit	0	0		
	Misc.	%	0.0%	0	463,857	9,493,430

Developers Profit				
	Market Housing	% Value	17.50%	1,898,400
	Affordable Hou:	% Value	17.50%	420,886
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		280,283
	Total	3,514

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	45,174	
		Total	45,174

Pre CIL s106	5,715	£/ Unit (all)	
		Total	228,600

Post CIL s106	5,715	£/ Unit (all)	
		Total	228,600

CIL	301.26	£/sqm	**574,465**

BNG	0.75%	**Total**	54,938

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	20	10																			
Market Housing				0	0	0	2,712,000	5,424,000	2,712,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	325,746	651,493	325,746	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	0	0	0	0	0
Shared Ownership				0	0	0	275,520	551,040	275,520	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**	**3,313,266**	**6,626,533**	**3,313,266**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	3,514																							
Easements etc.	0																							
Legals Acquisition	4,204																							
Planning Fee	25,400																							
Professional	322,821		322,821																					
Build Cost - BCIS Base		0	610,419	1,831,258	2,441,677	1,831,258	610,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	162,666	200,766	219,816	200,766	30,343	22,587	11,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,578	13,734	18,313	13,734	4,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,521	91,563	122,084	91,563	30,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,026	81,077	108,102	81,077	27,026	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	99,398	198,796	99,398	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,566	33,133	16,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**355,940**	**0**	**1,158,031**	**2,218,398**	**2,909,992**	**2,218,398**	**818,852**	**254,516**	**127,258**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**280,283**																							
Interest		11,929	12,153	34,094	76,328	132,322	176,398	132,935	15,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,898,400
rdable for Rent																								420,886
First Homes																								0
Cash Flow	-636,223	-11,929	-1,170,184	-2,252,492	-2,986,321	-2,350,720	2,318,017	6,239,082	3,170,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,319,286
Opening Balance	0																							
Closing Balance	-636,223	-648,152	-1,818,336	-4,070,829	-7,057,149	-9,407,869	-7,089,852	-850,770	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	2,319,286	0

Bushey & P Bar Appendix
Site 21

Site 21	21 Flats 20	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	78.28	69.58	60.00%	12	6,400	5,344,000	939
Affordable Overall			40%	8			
Social Rent	69.38	61.67	30.00%	6	1,735	641,950	416
Affordable Rent	69.38	61.67	0.00%	0	3,420	0	0
Shared Ownersl	75.94	67.50	10.00%	2	4,480	604,800	152
First Homes	75.94	67.50	0.00%	0	3,704	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	75	/ha		6,590,750	1,508
SITE AREA - Gro	0.267	ha	75	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		136,373	511,398	511,398
Existing Use Value		400,000		1,500,000
Uplift	20%	80,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		480,000		1,800,000
Additional Profit		-946,975	-1,008	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 14,159,365

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				136,373	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,046	2,046	
Fees						
	Planning			12,700		
	Professional		8.00%	321,418	334,118	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	3,228,613		
		Extras		0		
		Unit extras	4,757.00	95,140		
		Site	10.00%	322,861		
	BNG			27,350		
	Contingency	5.00%		182,331		
	Abnormals	5.00%		161,431		
				0	4,017,725	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	197,723		
	Legals	%	0.5%	32,954		
		£/unit	0	0		
	Misc.	%	0.0%	0	230,676	4,720,938

Developers Profit				
	Market Housing	% Value	17.50%	935,200
	Affordable Hou:	% Value	17.50%	218,181
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		136,373
	Total	0

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	22,254	
		Total	22,254

Pre CIL s106	5,715	£/ Unit (all)	
		Total	114,300

Post CIL s106	5,715	£/ Unit (all)	
		Total	114,300

CIL	301.26	£/sqm	282,996

BNG	0.75%	Total	27,350

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	4,757.00

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																				
Market Housing				0	0	0	2,672,000	2,672,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	320,975	320,975	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	0	0	0	0	0
Shared Ownership				0	0	0	302,400	302,400	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**	**3,295,375**	**3,295,375**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	2,046																							
Planning Fee	12,700																							
Professional	160,709		160,709																					
Build Cost - BCIS Base		0	607,769	1,215,538	1,215,538	607,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	89,799	108,849	108,849	89,799	11,127	11,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,558	9,117	9,117	4,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,388	60,777	60,777	30,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,905	53,810	53,810	26,905	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	98,861	98,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	16,477	16,477	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	**175,455**	**0**	**920,129**	**1,448,091**	**1,448,091**	**759,420**	**126,465**	**126,465**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**136,373**																							
Interest		5,847	5,956	23,320	50,909	79,016	94,736	37,096	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								935,200
rdable for Rent																								218,181
First Homes																								0
Cash Flow	-311,828	-5,847	-926,085	-1,471,411	-1,499,000	-838,436	3,074,174	3,131,814	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,153,381
Opening Balance	0																							
Closing Balance	-311,828	-317,675	-1,243,760	-2,715,171	-4,214,171	-5,052,607	-1,978,433	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	1,153,381	0

Bushey & P Bar Appendix
Site 22

Site 22	22 Flats 12	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.55	70.71	60.00%	7	6,400	3,258,514	573
Affordable Overall			40%	4.8			
Social Rent	69.19	61.50	30.00%	4	1,735	384,129	249
Affordable Rent	69.19	61.50	0.00%	0	3,420	0	0
Shared Ownersl	68.63	61.00	10.00%	1	4,480	327,936	82
First Homes	68.63	61.00	0.00%	0	4,098	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		3,970,579	904
SITE AREA - Gro	0.160	ha	75	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		89,217	557,606	557,606
Existing Use Value		240,000		1,500,000
Uplift	20%	48,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		288,000		1,800,000
Additional Profit		-558,883	-976	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 8,481,581

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					89,217	
Stamp Duty				0		
Easements etc.				0		
Legals /Acquisition			1.50%	1,338	1,338	
Fees						
Planning				7,620		
Professional			8.00%	192,791	200,411	
CONSTRUCTION						
Build Cost	BCIS +		2,142	1,936,548		
	Extras			0		
	Unit extras		4,757.00	57,084		
	Site		10.00%	193,655		
BNG				16,405		
Contingency		5.00%		109,364		
Abnormals		5.00%		96,827		
				0	2,409,883	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	119,117		
Legals	%		0.5%	19,853		
	£/unit		0	0		
Misc.	%		0.0%	0	138,970	2,839,820

Developers Profit				
Market Housing	% Value	17.50%		570,240
Affordable Hou:	% Value	17.50%		124,611
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		89,217
	Total	0

Stamp duty calc - AP		
Land payment		288,000
	Total	3,900

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	13,569	
		Total	13,569

Pre CIL s106	5,715	£/ Unit (all)	
		Total	68,580

Post CIL s106	5,715	£/ Unit (all)	
		Total	68,580

CIL	301.26	£/sqm	172,557

BNG	0.75%	Total	16,405

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	4,757.00

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	6																				
Market Housing				0	0	0	1,629,257	1,629,257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	192,065	192,065	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	0	0	0	0	0
Shared Ownership				0	0	0	163,968	163,968	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**	**1,985,290**	**1,985,290**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,338																							
Planning Fee	7,620																							
Professional	96,395		96,395																					
Build Cost - BCIS Base		0	364,548	729,096	729,096	364,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	80,453	74,627	74,627	11,430	6,785	6,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,734	5,468	5,468	2,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	18,227	36,455	36,455	18,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	16,138	32,276	32,276	16,138	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	59,559	59,559	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	9,926	9,926	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	**105,354**	**0**	**578,496**	**877,922**	**877,922**	**413,077**	**76,270**	**76,270**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**89,217**																							
Interest		3,648	3,717	14,633	31,368	48,418	57,071	22,347	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								570,240
rdable for Rent																								124,611
First Homes																								0
Cash Flow	-194,571	-3,648	-582,212	-892,555	-909,290	-461,495	1,851,949	1,886,673	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-694,851
Opening Balance	0																							
Closing Balance	-194,571	-198,219	-780,431	-1,672,986	-2,582,276	-3,043,771	-1,191,822	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	694,851	0

Bushey & P Bar Appendix
Site 23

Site 23	23 Flats 9	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	78.13	69.44	100.00%	9	6,400	4,000,000	703
Affordable Overall			0%	0			
Social Rent	78.13	69.44	0.00%	0	1,735	0	0
Affordable Rent	78.13	69.44	0.00%	0	3,420	0	0
Shared Ownersl	78.13	69.44	0.00%	0	4,480	0	0
First Homes	78.13	69.44	0.00%	0	4,098	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	0.150	ha	60	/ha		**4,000,000**	**703**
SITE AREA - Gro	0.150	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**604,813**	**4,032,090**	**4,032,090**
Existing Use Value		225,000		1,500,000
Uplift	20%	45,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**270,000**		**1,800,000**
Additional Profit		**5,538**	**8**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 8,957,742

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				604,813	
	Stamp Duty			19,741		
	Easements etc.			0		
	Legals /Acquisition		1.50%	9,072	28,813	
Fees						
	Planning			5,715		
	Professional		8.00%	149,783	155,498	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	1,505,883		
		Extras		0		
		Unit extras	4,757.00	42,813		
		Site	10.00%	150,588		
	BNG			12,745		
	Contingency	5.00%		84,964		
	Abnormals	5.00%		75,294		
				0	1,872,287	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	120,000		
	Legals	%	0.5%	20,000		
		£/unit	0	0		
	Misc.	%	0.0%	0	140,000	**2,801,412**

Developers Profit				
	Market Housing	% Value	17.50%	**700,000**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		604,813
	Total	19,741

Stamp duty calc - AP		
Land payment		270,000
	Total	3,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	16,657	
		Total	16,657

Pre CIL s106	5,715	£/ Unit (all)	
		Total	51,435

Post CIL s106	5,715	£/ Unit (all)	
		Total	51,435

CIL	301.26	£/sqm	**211,823**

BNG	0.75%	**Total**	12,745

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	5																				
Market Housing				0	0	0	1,777,778	2,222,222	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,777,778**	**2,222,222**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	19,741																							
Easements etc.	0																							
Legals Acquisition	9,072																							
Planning Fee	5,715																							
Professional	74,891		74,891																					
Build Cost - BCIS Base		0	251,746	566,428	566,428	314,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	92,349	80,692	80,692	9,525	7,403	9,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,888	4,248	4,248	2,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,587	28,321	28,321	15,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,155	25,098	25,098	13,943	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	53,333	66,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,889	11,111	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	**109,420**	**0**	**444,617**	**704,788**	**704,788**	**356,245**	**69,625**	**87,032**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**604,813**																							
Interest		13,392	13,643	22,235	35,867	49,754	57,367	26,415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								700,000
rdable for Rent																								0
First Homes																								0
Cash Flow	-714,233	-13,392	-458,260	-727,023	-740,655	-405,999	1,650,786	2,108,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-700,000
Opening Balance	0																							
Closing Balance	-714,233	-727,625	-1,185,885	-1,912,908	-2,653,563	-3,059,562	-1,408,776	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	0

Bushey & P Bar Appendix
Site 24

Site 24	24 Flats 6	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	76.88	68.33	100.00%	6	6,400	2,624,000	461
Affordable Overall			0%	0			
Social Rent	76.88	68.33	0.00%	0	1,735	0	0
Affordable Rent	76.88	68.33	0.00%	0	3,420	0	0
Shared Ownersl	76.88	68.33	0.00%	0	4,480	0	0
First Homes	76.88	68.33	0.00%	0	4,098	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	0.100	ha	60	/ha		**2,624,000**	**461**
SITE AREA - Gro	0.100	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**400,168**	**4,001,677**	**4,001,677**
Existing Use Value		150,000		1,500,000
Uplift	20%	30,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**180,000**		**1,800,000**

Additional Profit	3,299	7	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 5,904,055

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				400,168	
	Stamp Duty			9,508		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,003	15,511	
Fees						
	Planning			3,810		
	Professional		8.00%	98,296	102,106	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	987,859		
		Extras		0		
		Unit extras	4,757.00	28,542		
		Site	10.00%	98,786		
	BNG			8,364		
	Contingency	5.00%		55,759		
	Abnormals	5.00%		49,393		
				0	1,228,703	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	78,720		
	Legals	%	0.5%	13,120		
		£/unit	0	0		
	Misc.	%	0.0%	0	91,840	**1,838,328**

Developers Profit				
	Market Housing	% Value	17.50%	**459,200**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		400,168
	Total	9,508

Stamp duty calc - AP		
Land payment		180,000
	Total	600

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	10,927	
		Total	10,927

Pre CIL s106	5,715	£/ Unit (all)	
		Total	34,290

Post CIL s106	5,715	£/ Unit (all)	
		Total	34,290

CIL	301.26	£/sqm	**138,956**

BNG	0.75%	**Total**	8,364

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	1,312,000	1,312,000	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,312,000**	**1,312,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	9,508																							
Easements etc.	0																							
Legals Acquisition	6,003																							
Planning Fee	3,810																							
Professional	49,148		49,148																					
Build Cost - BCIS Base		0	185,865	371,729	371,729	185,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	61,297	53,117	53,117	5,715	5,464	5,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,394	2,788	2,788	1,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,293	18,586	18,586	9,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,232	16,464	16,464	8,232	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	39,360	39,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,560	6,560	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	**68,469**	**0**	**315,229**	**462,685**	**462,685**	**210,499**	**51,384**	**51,384**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**400,168**																							
Interest		8,787	8,952	15,030	23,987	33,112	37,680	14,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								459,200
rdable for Rent																								0
First Homes																								0
Cash Flow	-468,637	-8,787	-324,181	-477,715	-486,672	-243,611	1,222,936	1,245,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-459,200
Opening Balance	0																							
Closing Balance	-468,637	-477,424	-801,605	-1,279,320	-1,765,992	-2,009,603	-786,666	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	459,200	0

Bushey & P Bar Appendix
Site 25

Site 25	25 Large Greenfiel Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	300	7,500	232,312,500	31,069
Affordable Overall			40%	200			
Social Rent	78.71	77.50	30.00%	150	1,735	20,169,375	11,806
Affordable Rent	78.71	77.50	0.00%	0	3,420	0	0
Shared Ownersl	80.45	80.20	10.00%	50	5,250	21,052,500	4,023
First Homes	80.45	80.20	0.00%	0	3,117	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	16.667	ha	30	/ha		273,534,375	46,898
SITE AREA - Gro	30.303	ha	17	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		69,484,700	4,169,082	2,292,995
Existing Use Value		757,576		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,606,061		350,000
Benchmark Land Value		11,363,636		375,000

Additional Profit	103,074,307	3,318	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 132,031,227

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				69,484,700	
	Stamp Duty			3,463,735		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,042,271	4,506,006	
Fees						
	Planning			116,800		
	Professional		8.00%	7,903,053	8,019,853	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	79,541,020		
		Extras		450,000		
		Unit extras	4,757.00	2,378,500		
		Site	15.00%	11,931,153		
	BNG			141,451		
	Contingency	2.50%		2,357,517		
	Abnormals	2.50%		1,988,526		
				0	98,788,167	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	8,206,031		
	Legals	%	0.5%	1,367,672		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,573,703	**190,372,430**

Developers Profit				
	Market Housing	% Value	17.50%	**40,654,688**
	Affordable Hou:	% Value	17.50%	**7,213,828**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		69,484,700
	Total	3,463,735

Stamp duty calc - AP		
Land payment		11,363,636
	Total	557,682

Building Safety Levy			
Greenfield	47.37	1,471,727	
Brownfield	0.00	0	
		Total	1,471,727

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	301.26	£/sqm	**9,359,772**

BNG	0.15%	**Total**	141,451

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.87	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.06	**4,757.00**

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	70	70	70	70	70	70	70	10				
Market Housing		32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	4,646,250	0	0	0
Social Rent		2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	403,388	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	421,050	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**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**5,470,688**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,463,735											
Easements etc.	0											
Legals Acquisition	1,042,271											
Planning Fee	116,800											
Professional	7,903,053											
Build Cost - BCIS Base		13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	1,886,013	0	0	0
BSL/s106/CIL/Tariff		923,892	4,667,800	3,731,823	3,731,823	923,892	923,892	923,892	131,985	0	0	0
BNG		19,803	19,803	19,803	19,803	19,803	19,803	19,803	2,829	0	0	0
Contingency		330,052	330,052	330,052	330,052	330,052	330,052	330,052	47,150	0	0	0
Abnormals		278,394	278,394	278,394	278,394	278,394	278,394	278,394	39,771	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	164,121	0	0	0
Legals	0	191,474	191,474	191,474	191,474	191,474	191,474	191,474	27,353	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**12,525,859**	**16,094,554**	**19,838,462**	**18,902,485**	**18,902,485**	**16,094,554**	**16,094,554**	**16,094,554**	**2,299,222**	**0**	**0**	**0**
For Residual Va Land	**69,484,700**											
Interest		6,150,792	4,947,082	3,933,887	2,774,504	1,528,167	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-82,010,560	16,049,467	13,509,268	15,458,441	16,617,824	20,672,092	22,200,259	22,200,259	3,171,466	0	0	0
Opening Balance	0											
Closing Balance	-82,010,560	-65,961,093	-52,451,824	-36,993,384	-20,375,560	296,532	22,496,791	44,697,050	47,868,516	47,868,516	47,868,516	47,868,516

	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												
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
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												40,654,688
rdable for Rent												7,213,828
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-47,868,516
Closing Balance	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	0

Bushey & P Bar Appendix
Site 26

Site 26	26 Large Greenfiel Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	120	7,500	92,925,000	12,428
Affordable Overall			40%	80			
Social Rent	78.45	77.20	30.00%	60	1,735	8,036,520	4,707
Affordable Rent	78.45	77.20	0.00%	0	3,420	0	0
Shared Ownersl	80.31	80.00	10.00%	20	5,250	8,400,000	1,606
First Homes	80.31	80.00	0.00%	0	3,125	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	6.667	ha	30	/ha		**109,361,520**	**18,741**
SITE AREA - Gro	8.889	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**26,423,348**	**3,963,502**	**2,972,627**
Existing Use Value		222,222		25,000
Uplift	0%	0		0
Plus /ha	350,000	3,111,111		350,000
Benchmark Land Value		**3,333,333**		**375,000**
Additional Profit		**17,760,804**	**1,429**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 19,473,114

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				26,423,348	
	Stamp Duty			1,310,667		
	Easements etc.			0		
	Legals /Acquisition		1.50%	396,350	1,707,018	
Fees						
	Planning			60,100		
	Professional		8.00%	3,159,243	3,219,343	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	31,795,899		
		Extras		180,000		
		Unit extras	4,757.00	951,400		
		Site	15.00%	4,769,385		
	BNG			56,545		
	Contingency	2.50%		942,417		
	Abnormals	2.50%		794,897		
				0	39,490,543	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,280,846		
	Legals	%	0.5%	546,808		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,827,653	**74,667,906**

Developers Profit				
	Market Housing	% Value	17.50%	**16,261,875**
	Affordable Hou:	% Value	17.50%	**2,876,391**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		26,423,348
	Total	1,310,667

Stamp duty calc - AP		
Land payment		3,333,333
	Total	156,167

Building Safety Levy			
Greenfield	47.37	588,691	
Brownfield	0.00	0	
		Total	588,691

Pre CIL s106	10,240	£/ Unit (all)	
		Total	2,048,000

Post CIL s106	10,240	£/ Unit (all)	
		Total	2,048,000

CIL	301.26	£/sqm	**3,743,909**

BNG	0.15%	**Total**	56,545

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.38	Per Unit
CO2 Plus	8.00%		123.39	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.62	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	14	14	14	14	4							
Market Housing				0	0	0	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	1,858,500	0	0	0
Social Rent				0	0	0	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	160,730	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	168,000	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**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**2,187,230**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,310,667																							
Easements etc.	0																							
Legals Acquisition	396,350																							
Planning Fee	60,100																							
Professional	1,579,622		1,579,622																					
Build Cost - BCIS Base		0	879,589	1,759,179	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,010,490	1,130,901	251,311	0	0	0	0	0
BSL/s106/CIL/Tariff		0	983,764	1,031,550	1,079,337	1,079,337	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	150,435	102,648	54,862	41,208	11,774	0	0	0
BNG		0	1,319	2,639	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,016	1,696	377	0	0	0	0	0
Contingency		0	21,990	43,979	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	50,262	28,273	6,283	0	0	0	0	0
Abnormals		0	18,548	37,095	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	42,395	23,847	5,299	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	65,617	0	0	0
Legals	0	0	0	0	0	0	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	10,936	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**3,346,740**	**0**	**3,484,832**	**2,874,443**	**3,843,675**	**3,843,675**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**2,524,533**	**1,555,300**	**586,068**	**309,144**	**88,327**	**0**	**0**	**0**
For Residual Va Land	**26,423,348**																							
Interest		558,189	568,655	644,658	710,641	796,035	883,029	816,365	748,450	679,263	608,778	536,971	463,818	389,293	313,371	236,026	157,230	63,976	0	0	0	0	0	0
Developers Return																								
Market Housing																								16,261,875
rdable for Rent																								2,876,391
First Homes																								0
Cash Flow	-29,770,087	-558,189	-4,053,487	-3,519,101	-4,554,316	-4,639,710	3,555,435	3,622,100	3,690,014	3,759,202	3,829,687	3,901,493	3,974,646	4,049,171	4,125,093	4,202,438	4,973,543	6,036,030	7,069,239	7,346,162	2,098,904	0	0	-19,138,266
Opening Balance	0																							
Closing Balance	-29,770,087	-30,328,276	-34,381,763	-37,900,864	-42,455,180	-47,094,890	-43,539,455	-39,917,355	-36,227,341	-32,468,140	-28,638,453	-24,736,960	-20,762,314	-16,713,143	-12,588,050	-8,385,611	-3,412,068	2,623,961	9,693,200	17,039,362	19,138,266	19,138,266	19,138,266	0

Bushey & P Bar Appendix
Site 27

Site 27	27	Green field 100	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	60	7,500	46,462,500	6,214
Affordable Overall			40%	40			
Social Rent	79.74	78.70	30.00%	30	1,735	4,096,335	2,392
Affordable Rent	79.74	78.70	0.00%	0	3,420	0	0
Shared Ownersl	81.00	81.00	10.00%	10	5,250	4,252,500	810
First Homes	81.00	81.00	0.00%	0	3,086	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	30	/ha		**54,811,335**	**9,416**
SITE AREA - Gro	4.444	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**11,438,472**	**3,431,541**	**2,573,656**
Existing Use Value		111,111		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,555,556		350,000
Benchmark Land Value		**1,666,667**		**375,000**
Additional Profit		**9,111,648**	**1,466**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 17,119,246

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				11,438,472	
	Stamp Duty			561,424		
	Easements etc.			0		
	Legals /Acquisition		1.50%	171,577	733,001	
Fees						
	Planning			41,200		
	Professional		8.00%	1,801,563	1,842,763	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	18,199,333		
		Extras		90,000		
		Unit extras	4,757.00	475,700		
		Site	15.00%	2,729,900		
	BNG			32,242		
	Contingency	2.50%		537,373		
	Abnormals	2.50%		454,983		
				0	22,519,532	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,644,340		
	Legals	%	0.5%	274,057		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,918,397	**38,452,164**

Developers Profit				
	Market Housing	% Value	17.50%	**8,130,938**
	Affordable Hou:	% Value	17.50%	**1,461,046**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		11,438,472
	Total	561,424

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	47.37	294,345	
Brownfield	0.00	0	
		Total	294,345

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,031,500

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,031,500

CIL	301.26	£/sqm	**1,871,954**

BNG	0.15%	**Total**	32,242

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.10	Per Unit
CO2 Plus	8.00%		140.57	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.14	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	
			1,932.81	**4,757.00**

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			14	14	14	14	14	14	14	2														
Market Housing				0	0	0	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	929,250	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	573,487	573,487	573,487	573,487	573,487	573,487	573,487	81,927	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	0	0	0	0	0
Shared Ownership				0	0	0	595,350	595,350	595,350	595,350	595,350	595,350	595,350	85,050	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**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**1,096,227**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	561,424																							
Easements etc.	0																							
Legals Acquisition	171,577																							
Planning Fee	41,200																							
Professional	900,781		900,781																					
Build Cost - BCIS Base		0	1,003,097	2,006,194	3,009,291	3,009,291	3,009,291	3,009,291	3,009,291	2,149,493	1,146,396	143,300	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	516,125	564,262	612,399	612,399	185,618	185,618	185,618	144,358	96,222	48,085	41,208	5,887	0	0	0	0	0	0	0	0	0	0
BNG		0	1,505	3,009	4,514	4,514	4,514	4,514	4,514	3,224	1,720	215	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,077	50,155	75,232	75,232	75,232	75,232	75,232	53,737	28,660	3,582	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	21,233	42,465	63,698	63,698	63,698	63,698	63,698	45,498	24,266	3,033	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	230,208	230,208	230,208	230,208	230,208	230,208	230,208	32,887	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	38,368	38,368	38,368	38,368	38,368	38,368	38,368	5,481	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,674,982**	**0**	**2,467,818**	**2,666,085**	**3,765,133**	**3,765,133**	**3,606,928**	**3,606,928**	**3,606,928**	**2,664,887**	**1,565,839**	**466,791**	**309,784**	**44,255**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**11,438,472**																							
Interest		245,877	250,487	301,456	357,097	434,389	513,130	446,501	378,623	309,473	221,362	110,992	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,130,938
rdable for Rent																								1,461,046
First Homes																								0
Cash Flow	-13,113,454	-245,877	-2,718,305	-2,967,541	-4,122,230	-4,199,522	3,553,529	3,620,157	3,688,035	4,699,227	5,886,386	7,095,804	7,363,803	1,051,972	0	0	0	0	0	0	0	0	0	-9,591,984
Opening Balance	0																							
Closing Balance	-13,113,454	-13,359,331	-16,077,637	-19,045,177	-23,167,407	-27,366,929	-23,813,401	-20,193,243	-16,505,208	-11,805,981	-5,919,595	1,176,209	8,540,012	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	0

Bushey & P Bar Appendix
Site 28

Site 28	28	Greenfield 40	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.80	103.54	60.00%	24	7,500	18,637,500	2,491
Affordable Overall			40%	16			
Social Rent	79.13	78.08	30.00%	12	1,735	1,625,695	950
Affordable Rent	79.13	78.08	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	4	5,250	1,617,000	308
First Homes	77.00	77.00	0.00%	0	3,247	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	30	/ha		21,880,195	3,749
SITE AREA - Gro	1.569	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,546,256	3,409,692	2,898,238
Existing Use Value		39,216		25,000
Uplift	0%	0		0
Plus /ha	350,000	549,020		350,000
Benchmark Land Value		588,235		375,000
Additional Profit		3,532,789	1,418	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,553,326

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				4,546,256	
	Stamp Duty			216,813		
	Easements etc.			0		
	Legals /Acquisition		1.50%	68,194	285,007	
Fees						
	Planning			25,400		
	Professional		8.00%	717,671	743,071	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	7,247,823		
		Extras		37,500		
		Unit extras	4,757.00	190,280		
		Site	15.00%	1,087,173		
	BNG			12,844		
	Contingency	2.50%		214,069		
	Abnormals	2.50%		181,196		
				0	8,970,886	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	656,406		
	Legals	%	0.5%	109,401		
		£/unit	0	0		
	Misc.	%	0.0%	0	765,807	15,311,026

Developers Profit				
	Market Housing	% Value	17.50%	3,261,563
	Affordable Hou:	% Value	17.50%	567,472
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,546,256
	Total	216,813

Stamp duty calc - AP		
Land payment		588,235
	Total	18,912

Building Safety Levy			
Greenfield	47.37	118,011	
Brownfield	0.00	0	
		Total	118,011

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	301.26	£/sqm	**750,514**

BNG	0.15%	**Total**	12,844

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.63	Per Unit
CO2 Plus	8.00%		140.61	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.15	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	
			1,933.40	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	203,212	203,212	203,212	203,212	203,212	203,212	203,212	203,212	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	0	0	0	0	0
Shared Ownership				0	0	0	202,125	202,125	202,125	202,125	202,125	202,125	202,125	202,125	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**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	216,813																							
Easements etc.	0																							
Legals Acquisition	68,194																							
Planning Fee	25,400																							
Professional	358,835		358,835																					
Build Cost - BCIS Base		0	356,782	713,565	1,070,347	1,070,347	1,070,347	1,070,347	1,070,347	1,070,347	713,565	356,782	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	204,862	222,095	239,328	239,328	66,451	66,451	66,451	66,451	49,218	31,985	14,751	14,751	0	0	0	0	0	0	0	0	0	0
BNG		0	535	1,070	1,606	1,606	1,606	1,606	1,606	1,606	1,070	535	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,920	17,839	26,759	26,759	26,759	26,759	26,759	26,759	17,839	8,920	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,550	15,100	22,649	22,649	22,649	22,649	22,649	22,649	15,100	7,550	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	82,051	82,051	82,051	82,051	82,051	82,051	82,051	82,051	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,675	13,675	13,675	13,675	13,675	13,675	13,675	13,675	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**669,242**	**0**	**937,484**	**969,669**	**1,360,689**	**1,360,689**	**1,283,538**	**1,283,538**	**1,283,538**	**1,283,538**	**892,518**	**501,497**	**110,477**	**110,477**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,546,256**																							
Interest		97,791	99,624	119,070	139,484	167,612	196,268	172,732	148,756	124,329	99,445	66,763	26,136	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,261,563
rdable for Rent																								567,472
First Homes																								0
Cash Flow	-5,215,498	-97,791	-1,037,108	-1,088,739	-1,500,173	-1,528,301	1,255,219	1,278,754	1,302,731	1,327,157	1,743,061	2,166,764	2,598,411	2,624,547	0	0	0	0	0	0	0	0	0	-3,829,034
Opening Balance	0																							
Closing Balance	-5,215,498	-5,313,289	-6,350,397	-7,439,136	-8,939,309	-10,467,610	-9,212,392	-7,933,637	-6,630,907	-5,303,750	-3,560,688	-1,393,924	1,204,487	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	0

Bushey & P Bar Appendix
Site 29

Site 29	29	Greenfield 12	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	105.71	105.71	60.00%	7	7,500	5,708,571	761
Affordable Overall			40%	4.8			
Social Rent	70.06	68.50	30.00%	4	1,735	427,851	252
Affordable Rent	70.06	68.50	0.00%	0	3,420	0	0
Shared Ownersl	70.00	70.00	10.00%	1	5,250	441,000	84
First Homes	70.00	70.00	0.00%	0	3,571	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	0.400	ha	30	/ha		6,577,422	1,097
SITE AREA - Gro	0.471	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,503,861	3,759,653	3,195,705
Existing Use Value		47,059		100,000
Uplift	0%	0		0
Plus /ha	350,000	164,706		350,000
Benchmark Land Value		211,765		450,000

Additional Profit	1,291,570	1,697	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,343,590

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,503,861	
	Stamp Duty			64,693		
	Easements etc.			0		
	Legals /Acquisition		1.50%	22,558	87,251	
Fees						
	Planning			7,620		
	Professional		8.00%	207,510	215,130	
CONSTRUCTION						
	Build Cost	BCIS +	1,911	2,096,746		
		Extras		7,500		
		Unit extras	4,757.00	57,084		
		Site	15.00%	314,512		
	BNG			3,714		
	Contingency	2.50%		61,896		
	Abnormals	2.50%		52,419		
				0	2,593,870	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	197,323		
	Legals	%	0.5%	32,887		
		£/unit	0	0		
	Misc.	%	0.0%	0	230,210	4,630,322

Developers Profit				
	Market Housing	% Value	17.50%	999,000
	Affordable Hou:	% Value	17.50%	152,049
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		1,503,861
	Total	64,693

Stamp duty calc - AP		
Land payment		211,765
	Total	1,235

Building Safety Levy			
Greenfield	47.37	36,055	
Brownfield	0.00	0	
		Total	36,055

Pre CIL s106	10,298	£/ Unit (all)	
		Total	123,580

Post CIL s106	10,298	£/ Unit (all)	
		Total	123,580

CIL	301.26	£/sqm	**229,302**

BNG	0.15%	**Total**	3,714

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,737.00	Per Unit
CO2 Plus	8.00%		138.96	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.74	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	
			1,910.70	**4,757.00**

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	1,427,143	1,427,143	1,427,143	1,427,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	106,963	106,963	106,963	106,963	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	0	0	0	0	0
Shared Ownership				0	0	0	110,250	110,250	110,250	110,250	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**	**1,644,356**	**1,644,356**	**1,644,356**	**1,644,356**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	64,693																							
Easements etc.	0																							
Legals Acquisition	22,558																							
Planning Fee	7,620																							
Professional	103,755		103,755																					
Build Cost - BCIS Base		0	206,320	412,640	618,960	618,960	412,640	206,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	67,624	77,922	88,220	88,220	29,611	19,312	9,014	9,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	309	619	928	928	619	309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,158	10,316	15,474	15,474	10,316	5,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,368	8,736	13,105	13,105	8,736	4,368	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	49,331	49,331	49,331	49,331	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,222	8,222	8,222	8,222	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**198,626**	**0**	**387,534**	**510,234**	**736,688**	**736,688**	**519,475**	**293,020**	**66,566**	**66,566**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,503,861**																							
Interest		31,922	32,520	40,396	50,721	65,484	80,525	60,943	36,749	7,854	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								999,000
rdable for Rent																								152,049
First Homes																								0
Cash Flow	-1,702,487	-31,922	-420,055	-550,630	-787,408	-802,172	1,044,356	1,290,392	1,541,041	1,569,935	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,151,049
Opening Balance	0																							
Closing Balance	-1,702,487	-1,734,409	-2,154,464	-2,705,094	-3,492,502	-4,294,674	-3,250,319	-1,959,927	-418,886	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	0

Bushey & P Bar Appendix
Site 30

Site 30	30	Greenfield 9	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.00	103.00	60.00%	5	7,500	4,171,500	556
Affordable Overall			40%	3.6			
Social Rent	84.00	84.00	30.00%	3	1,735	393,498	227
Affordable Rent	84.00	84.00	0.00%	0	3,420	0	0
Shared Ownersl	84.00	84.00	10.00%	1	5,250	396,900	76
First Homes	84.00	84.00	0.00%	0	2,976	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	0.300	ha	30	/ha		**4,961,898**	**859**
SITE AREA - Gro	0.300	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,074,883**	**3,582,942**	**3,582,942**
Existing Use Value		30,000		100,000
Uplift	0%	0		0
Plus /ha	350,000	105,000		350,000
Benchmark Land Value		**135,000**		**450,000**
Additional Profit		**984,912**	**1,771**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,831,676

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,074,883	
	Stamp Duty			43,244		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,123	59,367	
Fees						
	Planning			5,715		
	Professional		8.00%	162,440	168,155	
CONSTRUCTION						
	Build Cost	BCIS +	1,912	1,641,551		
		Extras		7,500		
		Unit extras	4,757.00	42,813		
		Site	15.00%	246,233		
	BNG			2,907		
	Contingency	2.50%		48,452		
	Abnormals	2.50%		41,039		
				0	2,030,495	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	148,857		
	Legals	%	0.5%	24,809		
		£/unit	0	0		
	Misc.	%	0.0%	0	173,666	**3,506,567**

Developers Profit				
	Market Housing	% Value	17.50%	**730,013**
	Affordable Hou:	% Value	17.50%	**138,320**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		1,074,883
	Total	43,244

Stamp duty calc - AP		
Land payment		135,000
	Total	0

Building Safety Levy			
Greenfield	47.37	26,347	
Brownfield	0.00	0	
		Total	26,347

Pre CIL s106	10,715	£/ Unit (all)	
		Total	96,435

Post CIL s106	10,715	£/ Unit (all)	
		Total	96,435

CIL	301.26	£/sqm	**167,561**

BNG	0.15%	**Total**	2,907

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,738.08	Per Unit
CO2 Plus	8.00%		139.05	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.76	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	
			1,911.89	**4,757.00**

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																			
Market Housing				0	0	0	1,390,500	1,390,500	1,390,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,166	131,166	131,166	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	0	0	0	0	0
Shared Ownership				0	0	0	132,300	132,300	132,300	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**	**1,653,966**	**1,653,966**	**1,653,966**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	43,244																							
Easements etc.	0																							
Legals Acquisition	16,123																							
Planning Fee	5,715																							
Professional	81,220		81,220																					
Build Cost - BCIS Base		0	215,344	430,688	646,032	430,688	215,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	77,739	71,698	82,413	21,430	19,497	8,782	8,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	323	646	969	646	323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,384	10,767	16,151	10,767	5,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,560	9,120	13,680	9,120	4,560	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	49,619	49,619	49,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,270	8,270	8,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**146,303**	**0**	**384,570**	**522,919**	**759,245**	**472,651**	**302,997**	**66,671**	**66,671**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,074,883**																							
Interest		22,897	23,327	30,975	41,360	56,371	66,291	42,203	13,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								730,013
rdable for Rent																								138,320
First Homes																								0
Cash Flow	-1,221,185	-22,897	-407,896	-553,894	-800,605	-529,023	1,284,679	1,545,092	1,574,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-868,332
Opening Balance	0																							
Closing Balance	-1,221,185	-1,244,082	-1,651,979	-2,205,873	-3,006,478	-3,535,501	-2,250,822	-705,730	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	0

Bushey & P Bar Appendix
Site 35

Site 35	35 Tesco / Canada Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				957	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.18	70.24	60.00%	574	6,400	258,136,353	47,191
Affordable Overall			40%	382.8			
Social Rent	73.44	62.77	30.00%	287	1,735	31,266,916	21,085
Affordable Rent	73.44	62.77	0.00%	0	3,420	0	0
Shared Ownersl	74.21	63.43	10.00%	96	4,480	27,193,474	7,102
First Homes	74.21	63.43	0.00%	0	3,860	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	3.190	ha	300	/ha		316,596,743	75,377
SITE AREA - Gro	4.780	ha	200	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		550,736	172,645	115,217
Existing Use Value		7,170,000		1,500,000
Uplift	20%	1,434,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		8,604,000		1,800,000

Additional Profit	19,973,461	423	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 129,800,270

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				550,736	
	Stamp Duty			17,037		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,261	25,298	
Fees						
	Planning			203,173		
	Professional		8.00%	17,014,098	17,217,271	
CONSTRUCTION						
	Build Cost	BCIS +	2,178	164,171,788		
		Extras		0		
		Unit extras	4,757.00	4,552,449		
		Site	15.00%	24,625,768		
	BNG			1,450,125		
	Contingency	5.00%		9,667,500		
	Abnormals	5.00%		8,208,589		
				0	212,676,220	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	9,497,902		
	Legals	%	0.5%	1,582,984		
		£/unit	0	0		
	Misc.	%	0.0%	0	11,080,886	241,550,411

Developers Profit				
	Market Housing	% Value	17.50%	45,173,862
	Affordable Hou:	% Value	17.50%	10,230,568
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	957		
No dwgs under	50	635	31,750
No dwgs over 5	907	189	171,423
		Total	203,173

Stamp duty calc - Residual		
Land payment		550,736
	Total	17,037

Stamp duty calc - AP		
Land payment		8,604,000
	Total	419,700

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	1,117,944	
		Total	1,117,944

Pre CIL s106	5,715	£/ Unit (all)	
		Total	5,469,255

Post CIL s106	5,715	£/ Unit (all)	
		Total	5,469,255

CIL	200.84	£/sqm	9,477,750

BNG	0.75%	Total	1,450,125

Unit Build Time		3	Quarters

Build Cost			/m2	
			1,980.00	Per Unit
CO2 Plus	8.00%		158.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		39.60	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	
			2,178.00	4,757.00

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	110	110	110	110	110	110	110	110	77			
Market Housing		29,670,845	29,670,845	29,670,845	29,670,845	29,670,845	29,670,845	29,670,845	29,670,845	20,769,592	0	0
Social Rent		3,593,898	3,593,898	3,593,898	3,593,898	3,593,898	3,593,898	3,593,898	3,593,898	2,515,729	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		3,125,687	3,125,687	3,125,687	3,125,687	3,125,687	3,125,687	3,125,687	3,125,687	2,187,981	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**	**36,390,430**	**36,390,430**	**36,390,430**	**36,390,430**	**36,390,430**	**36,390,430**	**36,390,430**	**36,390,430**	**25,473,301**	**0**	**0**
EXPENDITURE												
Stamp Duty	17,037											
Easements etc.	0											
Legals Acquisition	8,261											
Planning Fee	203,173											
Professional	17,014,098											
Build Cost - BCIS Base		22,224,139	22,224,139	22,224,139	22,224,139	22,224,139	22,224,139	22,224,139	22,224,139	15,556,897	0	0
BSL/s106/CIL/Tariff		10,234,900	757,149	757,149	757,149	757,149	757,149	757,149	757,149	530,005	0	0
BNG		166,681	166,681	166,681	166,681	166,681	166,681	166,681	166,681	116,677	0	0
Contingency		1,111,207	1,111,207	1,111,207	1,111,207	1,111,207	1,111,207	1,111,207	1,111,207	777,845	0	0
Abnormals		943,516	943,516	943,516	943,516	943,516	943,516	943,516	943,516	660,461	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,091,713	1,091,713	1,091,713	1,091,713	1,091,713	1,091,713	1,091,713	1,091,713	764,199	0	0
Legals	0	181,952	181,952	181,952	181,952	181,952	181,952	181,952	181,952	127,367	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**17,242,569**	**35,954,107**	**26,476,357**	**26,476,357**	**26,476,357**	**26,476,357**	**26,476,357**	**26,476,357**	**26,476,357**	**18,533,450**	**0**	**0**
For Residual Va Land	**550,736**											
Interest		1,334,498	1,401,861	763,445	77,148	0	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-17,793,305	-898,175	8,512,212	9,150,628	9,836,925	9,914,073	9,914,073	9,914,073	9,914,073	6,939,851	0	0
Opening Balance	0											
Closing Balance	-17,793,305	-18,691,480	-10,179,268	-1,028,640	8,808,286	18,722,359	28,636,432	38,550,505	48,464,579	55,404,430	55,404,430	55,404,430

	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												
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
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												45,173,862
rdable for Rent												10,230,568
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-55,404,430
Closing Balance	55,404,430	55,404,430	55,404,430	55,404,430	55,404,430	55,404,430	55,404,430	55,404,430	55,404,430	55,404,430	55,404,430	0

Bushey & P Bar Appendix
Site 36

Site 36	36 Mutton Lane (N Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				1,875	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.57	103.26	60.00%	1,125	7,475	868,383,728	116,521
Affordable Overall			40%	750			
Social Rent	78.41	77.15	30.00%	563	1,735	75,294,532	44,103
Affordable Rent	78.41	77.15	0.00%	0	3,420	0	0
Shared Ownersl	80.38	80.09	10.00%	188	5,233	78,570,997	15,072
First Homes	80.38	80.09	0.00%	0	3,122	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	53.571	ha	35	/ha		1,022,249,257	175,697
SITE AREA - Gro	95.920	ha	20	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		171,904,014	3,208,875	1,792,160
Existing Use Value		2,398,000		25,000
Uplift	0%	0		0
Plus /ha	350,000	33,572,000		350,000
Benchmark Land Value		35,970,000		375,000
Additional Profit		283,337,922	2,432	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 257,826,860

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				171,904,014	
	Stamp Duty			8,584,701		
	Easements etc.			0		
	Legals /Acquisition		1.50%	2,578,560	11,163,261	
Fees						
	Planning			376,675		
	Professional		8.00%	30,323,335	30,700,010	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	298,072,524		
		Extras		1,687,500		
		Unit extras	4,757.00	8,919,375		
		Site	15.00%	44,710,879		
	BNG			530,085		
	Contingency	5.00%		17,669,514		
	Abnormals	2.50%		7,451,813		
				0	379,041,690	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	30,667,478		
	Legals	%	0.5%	5,111,246		
		£/unit	0	0		
	Misc.	%	0.0%	0	35,778,724	**628,587,699**

Developers Profit				
	Market Housing	% Value	17.50%	**151,967,152**
	Affordable Hou:	% Value	17.50%	**26,926,468**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,875		
No dwgs under	50	635	31,750
No dwgs over 5	1825	189	344,925
		Total	376,675

Stamp duty calc - Residual		
Land payment		171,904,014
	Total	8,584,701

Stamp duty calc - AP		
Land payment		35,970,000
	Total	1,788,000

Building Safety Levy			
Greenfield	47.37	5,519,620	
Brownfield	0.00	0	
		Total	5,519,620

Pre CIL s106	40,715	£/ Unit (all)	
		Total	76,340,625

Post CIL s106	40,715	£/ Unit (all)	
		Total	76,340,625

CIL	200.84	£/sqm	**23,402,163**

BNG	0.15%	**Total**	530,085

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.29	Per Unit
CO2 Plus	8.00%		123.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.52	**4,757.00**

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	120	120	120	120	120	120	120	120	120	120	120	120
Market Housing		55,576,559	55,576,559	55,576,559	55,576,559	55,576,559	55,576,559	55,576,559	55,576,559	55,576,559	55,576,559	55,576,559
Social Rent		4,818,850	4,818,850	4,818,850	4,818,850	4,818,850	4,818,850	4,818,850	4,818,850	4,818,850	4,818,850	4,818,850
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		5,028,544	5,028,544	5,028,544	5,028,544	5,028,544	5,028,544	5,028,544	5,028,544	5,028,544	5,028,544	5,028,544
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**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**
EXPENDITURE												
Stamp Duty	8,584,701											
Easements etc.	0											
Legals Acquisition	2,578,560											
Planning Fee	376,675											
Professional	30,323,335											
Build Cost - BCIS Base		22,616,978	22,616,978	22,616,978	22,616,978	22,616,978	22,616,978	22,616,978	22,616,978	22,616,978	22,616,978	22,616,978
BSL/s106/CIL/Tariff		28,641,219	5,239,056	5,239,056	5,239,056	5,239,056	5,239,056	5,239,056	5,239,056	5,239,056	5,239,056	5,239,056
BNG		33,925	33,925	33,925	33,925	33,925	33,925	33,925	33,925	33,925	33,925	33,925
Contingency		1,130,849	1,130,849	1,130,849	1,130,849	1,130,849	1,130,849	1,130,849	1,130,849	1,130,849	1,130,849	1,130,849
Abnormals		476,916	476,916	476,916	476,916	476,916	476,916	476,916	476,916	476,916	476,916	476,916
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,962,719	1,962,719	1,962,719	1,962,719	1,962,719	1,962,719	1,962,719	1,962,719	1,962,719	1,962,719	1,962,719
Legals	0	327,120	327,120	327,120	327,120	327,120	327,120	327,120	327,120	327,120	327,120	327,120
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**41,863,271**	**55,189,725**	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**
For Residual Va Land	**171,904,014**											
Interest		16,032,546	16,467,420	15,179,748	13,795,499	12,307,433	10,707,761	8,988,114	7,139,493	5,152,226	3,015,913	719,377
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-213,767,286	-5,798,319	17,168,970	18,456,643	19,840,891	21,328,958	22,928,630	24,648,277	26,496,897	28,484,165	30,620,477	32,917,013
Opening Balance	0											
Closing Balance	-213,767,286	-219,565,605	-202,396,635	-183,939,992	-164,099,102	-142,770,144	-119,841,514	-95,193,238	-68,696,340	-40,212,175	-9,591,698	23,325,315

	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	120	120	120	75								
Market Housing	55,576,559	55,576,559	55,576,559	55,576,559	34,735,349	0	0	0	0	0	0	0
Social Rent	4,818,850	4,818,850	4,818,850	4,818,850	3,011,781	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	5,028,544	5,028,544	5,028,544	5,028,544	3,142,840	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	**65,423,952**	**65,423,952**	**65,423,952**	**65,423,952**	**40,889,970**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty												
Easements etc.												
Legals Acquisition												
Planning Fee												
Professional												
Build Cost - BCIS Base	22,616,978	22,616,978	22,616,978	22,616,978	14,135,611	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	5,239,056	5,239,056	5,239,056	5,239,056	3,274,410	0	0	0	0	0	0	0
BNG	33,925	33,925	33,925	33,925	21,203	0	0	0	0	0	0	0
Contingency	1,130,849	1,130,849	1,130,849	1,130,849	706,781	0	0	0	0	0	0	0
Abnormals	476,916	476,916	476,916	476,916	298,073	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	1,962,719	1,962,719	1,962,719	1,962,719	1,226,699	0	0	0	0	0	0	0
Legals	327,120	327,120	327,120	327,120	204,450	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**31,787,562**	**31,787,562**	**31,787,562**	**31,787,562**	**19,867,226**	**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												151,967,152
rdable for Rent												26,926,468
First Homes												0
Cash Flow	33,636,390	33,636,390	33,636,390	33,636,390	21,022,744	0	0	0	0	0	0	-178,893,620
Opening Balance												
Closing Balance	56,961,705	90,598,095	124,234,486	157,870,876	178,893,620	178,893,620	178,893,620	178,893,620	178,893,620	178,893,620	178,893,620	0

Bushey & P Bar Appendix
Site 37

Site 37	37	Rear of Farm W	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				802	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	481	7,475	371,387,153	49,834
Affordable Overall			40%	320.8			
Social Rent	78.45	77.20	30.00%	241	1,735	32,226,445	18,875
Affordable Rent	78.45	77.20	0.00%	0	3,420	0	0
Shared Ownersl	80.31	80.00	10.00%	80	5,233	33,571,720	6,441
First Homes	80.31	80.00	0.00%	0	3,125	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	22.914	ha	35	/ha		437,185,318	75,150
SITE AREA - Gro	34.860	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		78,355,863	3,419,520	2,247,730
Existing Use Value		871,500		25,000
Uplift	0%	0		0
Plus /ha	225,000	7,843,500		225,000
Benchmark Land Value		8,715,000		250,000

Additional Profit	147,503,702	2,960	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -78,394,066

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				78,355,863	
	Stamp Duty			3,907,293		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,175,338	5,082,631	
Fees						
	Planning			173,878		
	Professional		8.00%	12,914,887	13,088,765	
CONSTRUCTION						
	Build Cost	BCIS +	1,689	126,935,862		
		Extras		720,000		
		Unit extras	4,757.00	3,815,114		
		Site	15.00%	19,040,379		
	BNG			225,767		
	Contingency	5.00%		7,525,568		
	Abnormals	2.50%		3,173,397		
				0	161,436,087	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	13,115,560		
	Legals	%	0.5%	2,185,927		
		£/unit	0	0		
	Misc.	%	0.0%	0	15,301,486	**273,264,833**

Developers Profit				
	Market Housing	% Value	17.50%	**64,992,752**
	Affordable Hou:	% Value	17.50%	**11,514,679**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	802		
No dwgs under	50	635	31,750
No dwgs over 5	752	189	142,128
		Total	173,878

Stamp duty calc - Residual		
Land payment		78,355,863
	Total	3,907,293

Stamp duty calc - AP		
Land payment		8,715,000
	Total	425,250

Building Safety Levy			
Greenfield	47.37	2,360,650	
Brownfield	0.00	0	
		Total	2,360,650

Pre CIL s106	40,715	£/ Unit (all)	
		Total	32,653,430

Post CIL s106	40,715	£/ Unit (all)	
		Total	32,653,430

CIL	301.26	£/sqm	**15,013,074**

BNG	0.15%	**Total**	225,767

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,535.54	Per Unit
CO2 Plus	8.00%		122.84	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.71	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	
			1,689.09	**4,757.00**

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	70	70	70	70	70	70	70	70	70	70	70	32
Market Housing		32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338	32,415,338
Social Rent		2,812,782	2,812,782	2,812,782	2,812,782	2,812,782	2,812,782	2,812,782	2,812,782	2,812,782	2,812,782	2,812,782
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,930,200	2,930,200	2,930,200	2,930,200	2,930,200	2,930,200	2,930,200	2,930,200	2,930,200	2,930,200	2,930,200
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**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**	**38,158,320**
EXPENDITURE												
Stamp Duty	3,907,293											
Easements etc.	0											
Legals Acquisition	1,175,338											
Planning Fee	173,878											
Professional	12,914,887											
Build Cost - BCIS Base		13,136,901	13,136,901	13,136,901	13,136,901	13,136,901	13,136,901	13,136,901	13,136,901	13,136,901	13,136,901	13,136,901
BSL/s106/CIL/Tariff		18,069,165	3,056,092	3,056,092	3,056,092	3,056,092	3,056,092	3,056,092	3,056,092	3,056,092	3,056,092	3,056,092
BNG		19,705	19,705	19,705	19,705	19,705	19,705	19,705	19,705	19,705	19,705	19,705
Contingency		656,845	656,845	656,845	656,845	656,845	656,845	656,845	656,845	656,845	656,845	656,845
Abnormals		276,980	276,980	276,980	276,980	276,980	276,980	276,980	276,980	276,980	276,980	276,980
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,144,750	1,144,750	1,144,750	1,144,750	1,144,750	1,144,750	1,144,750	1,144,750	1,144,750	1,144,750	1,144,750
Legals	0	190,792	190,792	190,792	190,792	190,792	190,792	190,792	190,792	190,792	190,792	190,792
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**18,171,396**	**33,495,138**	**18,482,064**	**18,482,064**	**18,482,064**	**18,482,064**	**18,482,064**	**18,482,064**	**18,482,064**	**18,482,064**	**18,482,064**	**18,482,064**
For Residual Va Land	**78,355,863**											
Interest		7,239,544	7,432,772	6,514,510	5,527,380	4,466,214	3,325,461	2,099,151	780,869	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-96,527,260	-2,576,363	12,243,483	13,161,745	14,148,875	15,210,041	16,350,794	17,577,104	18,895,387	19,676,255	19,676,255	19,676,255
Opening Balance	0											
Closing Balance	-96,527,260	-99,103,623	-86,860,140	-73,698,395	-59,549,520	-44,339,479	-27,988,684	-10,411,581	8,483,806	28,160,061	47,836,316	67,512,571

	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	14,818,440	0	0	0	0	0	0	0	0	0	0	0
Social Rent	1,285,843	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	1,339,520	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	**17,443,803**	**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	6,005,441	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	1,397,071	0	0	0	0	0	0	0	0	0	0	0
BNG	9,008	0	0	0	0	0	0	0	0	0	0	0
Contingency	300,272	0	0	0	0	0	0	0	0	0	0	0
Abnormals	126,619	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	523,314	0	0	0	0	0	0	0	0	0	0	0
Legals	87,219	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**8,448,944**	**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												64,992,752
rdable for Rent												11,514,679
First Homes												0
Cash Flow	8,994,859	0	0	0	0	0	0	0	0	0	0	-76,507,431
Opening Balance												
Closing Balance	76,507,431	76,507,431	76,507,431	76,507,431	76,507,431	76,507,431	76,507,431	76,507,431	76,507,431	76,507,431	76,507,431	0

Bushey & P Bar Appendix
Site 38

Site 38	38 Land at Elstree Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				1,300	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	96.75	96.57	60.00%	780	7,475	563,079,390	75,463
Affordable Overall			40%	520			
Social Rent	70.65	62.80	30.00%	390	1,735	42,492,236	27,553
Affordable Rent	70.65	62.80	0.00%	0	3,420	0	0
Shared Ownersl	71.30	63.38	10.00%	130	5,233	43,113,803	9,270
First Homes	71.30	63.38	0.00%	0	3,944	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	21.667	ha	60	/ha		648,685,428	112,285
SITE AREA - Gro	27.290	ha	48	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		109,881,089	5,071,435	4,026,423
Existing Use Value		682,250		25,000
Uplift	0%	0		0
Plus /ha	225,000	6,140,250		225,000
Benchmark Land Value		6,822,500		250,000
Additional Profit		175,460,314	2,325	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 882,452,431

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				109,881,089	
	Stamp Duty			5,483,554		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,648,216	7,131,771	
Fees						
	Planning			268,000		
	Professional		8.00%	19,379,722	19,647,722	
CONSTRUCTION						
	Build Cost	BCIS +	1,701	191,005,647		
		Extras		0		
		Unit extras	4,757.00	6,184,100		
		Site	15.00%	28,650,847		
	BNG			338,761		
	Contingency	5.00%		11,292,030		
	Abnormals	2.50%		4,775,141		
				0	242,246,526	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	19,460,563		
	Legals	%	0.5%	3,243,427		
		£/unit	0	0		
	Misc.	%	0.0%	0	22,703,990	401,611,098

Developers Profit				
	Market Housing	% Value	17.50%	98,538,893
	Affordable Hou:	% Value	17.50%	14,981,057
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,300		
No dwgs under	50	635	31,750
No dwgs over 5	1250	189	236,250
		Total	268,000

Stamp duty calc - Residual		
Land payment		109,881,089
	Total	5,483,554

Stamp duty calc - AP		
Land payment		6,822,500
	Total	330,625

Building Safety Levy			
Greenfield	47.37	3,574,668	
Brownfield	0.00	0	
		Total	3,574,668

Pre CIL s106	40,715	£/ Unit (all)	
		Total	52,929,500

Post CIL s106	40,715	£/ Unit (all)	
		Total	52,929,500

CIL	301.26	£/sqm	22,733,892

BNG	0.15%	Total	338,761

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,546.44	Per Unit
CO2 Plus	8.00%		123.71	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.93	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	
			1,701.08	4,757.00

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	110	110	110	110	110	110	110	110	110	110	110	90
Market Housing		47,645,179	47,645,179	47,645,179	47,645,179	47,645,179	47,645,179	47,645,179	47,645,179	47,645,179	47,645,179	47,645,179
Social Rent		3,595,497	3,595,497	3,595,497	3,595,497	3,595,497	3,595,497	3,595,497	3,595,497	3,595,497	3,595,497	3,595,497
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		3,648,091	3,648,091	3,648,091	3,648,091	3,648,091	3,648,091	3,648,091	3,648,091	3,648,091	3,648,091	3,648,091
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**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**	**54,888,767**
EXPENDITURE												
Stamp Duty	5,483,554											
Easements etc.	0											
Legals Acquisition	1,648,216											
Planning Fee	268,000											
Professional	19,379,722											
Build Cost - BCIS Base		19,109,589	19,109,589	19,109,589	19,109,589	19,109,589	19,109,589	19,109,589	19,109,589	19,109,589	19,109,589	19,109,589
BSL/s106/CIL/Tariff		27,515,014	4,781,122	4,781,122	4,781,122	4,781,122	4,781,122	4,781,122	4,781,122	4,781,122	4,781,122	4,781,122
BNG		28,664	28,664	28,664	28,664	28,664	28,664	28,664	28,664	28,664	28,664	28,664
Contingency		955,479	955,479	955,479	955,479	955,479	955,479	955,479	955,479	955,479	955,479	955,479
Abnormals		404,050	404,050	404,050	404,050	404,050	404,050	404,050	404,050	404,050	404,050	404,050
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,646,663	1,646,663	1,646,663	1,646,663	1,646,663	1,646,663	1,646,663	1,646,663	1,646,663	1,646,663	1,646,663
Legals	0	274,444	274,444	274,444	274,444	274,444	274,444	274,444	274,444	274,444	274,444	274,444
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**26,779,493**	**49,933,904**	**27,200,012**	**27,200,012**	**27,200,012**	**27,200,012**	**27,200,012**	**27,200,012**	**27,200,012**	**27,200,012**	**27,200,012**	**27,200,012**
For Residual Va Land	**109,881,089**											
Interest		10,249,544	10,646,645	9,368,486	7,994,466	6,517,395	4,929,543	3,222,602	1,387,640	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-136,660,582	-5,294,680	17,042,111	18,320,269	19,694,289	21,171,361	22,759,213	24,466,154	26,301,115	27,688,755	27,688,755	27,688,755
Opening Balance	0											
Closing Balance	-136,660,582	-141,955,263	-124,913,152	-106,592,883	-86,898,594	-65,727,234	-42,968,021	-18,501,867	7,799,248	35,488,003	63,176,759	90,865,514

	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	38,982,419	0	0	0	0	0	0	0	0	0	0	0
Social Rent	2,941,770	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	2,984,802	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	**44,908,991**	**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	15,635,118	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff	3,911,827	0	0	0	0	0	0	0	0	0	0	0
BNG	23,453	0	0	0	0	0	0	0	0	0	0	0
Contingency	781,756	0	0	0	0	0	0	0	0	0	0	0
Abnormals	330,587	0	0	0	0	0	0	0	0	0	0	0
Finance Fees												
Legal and Valuation												
Agents	1,347,270	0	0	0	0	0	0	0	0	0	0	0
Legals	224,545	0	0	0	0	0	0	0	0	0	0	0
Misc.												
COSTS BEFORE LAND INT AND I	**22,254,555**	**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												98,538,893
rdable for Rent												14,981,057
First Homes												0
Cash Flow	22,654,436	0	0	0	0	0	0	0	0	0	0	-113,519,950
Opening Balance												
Closing Balance	113,519,950	113,519,950	113,519,950	113,519,950	113,519,950	113,519,950	113,519,950	113,519,950	113,519,950	113,519,950	113,519,950	0

Other Areas - Appendix Cover

Hertsmere Borough Council LPVA - June 2025

All Other Areas

25/09/2026
13:41

Large Brownfield LD Housing 500

1	UNITS	**500**	Social Rent	75.00%	% of Aff	150	150	Rounded
	Affordable	40%	200 Affordable Re	0.00%		0	0	
			Shared Owne	25.00%		50	50	
			First Homes	0.00%		0	0	
						200	200	

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	30.303		Sub Area	All other areas
Net:Gross	55%		Gross	30.303	ha	Green Brov	Brown
			Net	16.667	ha	Use	PDL

	Beds	m2	Circulation	Market 300		Rounded	m2	m2	Circulation	Social Rent 150		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 50		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	20%	30.00	30	2,100	20%	0.00	0	0	35%	17.50	18	1,260	35%	0.00	0	0
Terrace	3	95	0.0%	10%	30.00	30	2,850	84	0.0%	25%	37.50	38	3,192	25%	0.00	0	0	30%	15.00	15	1,260	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	15.00	15	1,455	10%	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%	10%	15.00	15	1,185	10%	0.00	0	0	10%	5.00	5	395	10%	0.00	0	0
Semi	3	105	0.0%	35%	105.00	105	11,025	93	0.0%	10%	15.00	15	1,395	10%	0.00	0	0	10%	5.00	5	465	10%	0.00	0	0
Semi	4	120	0.0%	10%	30.00	30	3,600	106	0.0%	5%	7.50	8	848	5%	0.00	0	0	10%	5.00	5	530	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%	45.00	45	6,075	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**31,069**			**100%**	**150.00**	**150**	**11,806**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**4,023**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	7,860	11,365,560
Terrace	3		1,446		1,446	7,302	10,558,692
Terrace	4		1,446		1,446	1,455	2,103,930
Semi	2		1,493		1,493	1,580	2,358,940
Semi	3		1,493		1,493	12,885	19,237,305
Semi	4		1,493		1,493	4,978	7,432,154
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	6,075	10,928,925
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						46,898	72,310,019
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	46	2.40	110
2 bed	128	2.40	307
3 bed	208	2.40	499
4 bed	103	2.40	247
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	64,200	m2
	6.420	ha
Gross - Net	13.636	ha
Shortfall / Surplus	7.216	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	300	31,069	103.56	30,975	103.25
Social Rent	150	11,806	78.71	11,625	77.50
Affordable Rent	0	0	78.71	0	77.50
Shared Ownership	50	4,023	80.45	4,010	80.20
First Homes	0	0	80.45	0	80.20
Total	**500**	**46,898**		**46,610**	
per ha		2,814		2,797	

Large PDL site, modelled as lower density housing.

Large Brownfield HD Housing 500

2	UNITS	**500**		Social Rent	75.00%	% of Aff	150	150
	Affordable	40%	200	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		50	50
				First Homes	0.00%		0	0
							200	200

Rounded

Modelling			Area ha			Characteristics	
Density	40	units/ha	Total	19.231		Sub Area	All other areas
Net:Gross	65%		Gross	19.231	ha	Green Brov	Brown
			Net	12.500	ha	Use	PDL

	Beds	m2	Circulation	Market 300		Rounded	m2	m2	Circulation	Social Rent 150		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 50		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	30%	45.00	45	3,150	30%	0.00	0	0	40%	20.00	20	1,400	40%	0.00	0	0
Terrace	3	95	0.0%	35%	105.00	105	9,975	84	0.0%	35%	52.50	53	4,452	35%	0.00	0	0	40%	20.00	20	1,680	40%	0.00	0	0
Terrace	4	110	0.0%	10%	30.00	30	3,300	97	0.0%	15%	22.50	23	2,231	15%	0.00	0	0	15%	7.50	8	776	15%	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%	30.00	30	3,150	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%	10%	30.00	30	3,600	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%	5%	15.00	15	2,025	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	300	**29,569**			**100%**	**150.00**	150	**11,464**	**100%**	**0.00**	0	**0**	**100%**	**50.00**	50	**3,969**	**100%**	**0.00**	0	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	9,050	13,086,300
Terrace	3		1,446		1,446	16,107	23,290,722
Terrace	4		1,446		1,446	6,307	9,119,922
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	3,150	4,702,950
Semi	4		1,493		1,493	3,600	5,374,800
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	2,025	3,642,975
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						45,002	67,542,182
							1,501 £/m2

Occupants	Count	Population per unit	
1 bed	46	2.40	110
2 bed	125	2.40	300
3 bed	208	2.40	499
4 bed	106	2.40	254
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		64,200	m2
		6.420	ha
Gross - Net		6.731	ha
Shortfall / Surplus		0.311	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	300	29,569	98.56	29,475	98.25
Social Rent	150	11,464	76.43	11,283	75.22
Affordable Rent	0	0	76.43	0	75.22
Shared Ownership	50	3,969	79.37	3,956	79.12
First Homes	0	0	79.37	0	79.12
Total	**500**	**45,002**		**44,714**	
per ha		3,600		3,577	

Flatted scheme. Mix as per SHMA. POS (0.040ha) offsite

Large Brownfield LD Housing 250

3	UNITS	**250**		Social Rent	75.00%	% of Aff	75	75
	Affordable	40%	100	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		25	25
				First Homes	0.00%		0	0
							100	100

Rounded

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	9.524		Sub Area	All other areas
Net:Gross	75%		Gross	9.524	ha	Green Brov	Brown
			Net	7.143	ha	Use	PDL

	Beds	m2	Circulation	Market 150		Rounded	m2	m2	Circulation	Social Rent 75		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 25		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	30.00	30	2,250	70	0.0%	20%	15.00	15	1,050	20%	0.00	0	0	35%	8.75	7	490	35%	0.00	0	0
Terrace	3	95	0.0%	10%	15.00	15	1,425	84	0.0%	25%	18.75	19	1,596	25%	0.00	0	0	30%	7.50	8	672	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	7.50	8	776	10%	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%	10%	7.50	8	632	10%	0.00	0	0	10%	2.50	3	237	10%	0.00	0	0
Semi	3	105	0.0%	35%	52.50	53	5,565	93	0.0%	10%	7.50	8	744	10%	0.00	0	0	10%	2.50	3	279	10%	0.00	0	0
Semi	4	120	0.0%	10%	15.00	15	1,800	106	0.0%	5%	3.75	4	424	5%	0.00	0	0	10%	2.50	3	318	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%	22.50	23	3,105	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%	5%	7.50	8	1,160	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%	5%	7.50	6	338	50	12.5%	20%	15.00	13	731	20%	0.00	0	0	5%	1.25	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**150.00**	**150**	**15,643**			**100%**	**75.00**	**75**	**5,953**	**100%**	**0.00**	**0**	**0**	**100%**	**25.00**	**25**	**2,052**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	3,790	5,480,340
Terrace	3		1,446		1,446	3,693	5,340,078
Terrace	4		1,446		1,446	776	1,122,096
Semi	2		1,493		1,493	869	1,297,417
Semi	3		1,493		1,493	6,588	9,835,884
Semi	4		1,493		1,493	2,542	3,795,206
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	3,105	5,585,895
Det	5		1,799		1,799	1,160	2,086,840
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	1,125	1,918,125
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						23,648	36,461,881
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	20	2.40	48
2 bed	63	2.40	151
3 bed	106	2.40	254
4 bed	53	2.40	127
5 bed	8	2.40	19
		Residents	**600**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		32,100	m2
		3.210	ha
Gross - Net		2.381	ha
Shortfall / Surplus		-0.829	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		150	15,643	104.28	15,605	104.03
Social Rent		75	5,953	79.38	5,872	78.29
Affordable Rent		0	0	79.38	0	78.29
Shared Ownership		25	2,052	82.09	2,046	81.84
First Homes		0	0	82.09	0	81.84
Total		**250**	**23,648**		**23,523**	
per ha			3,311		3,293	

Large PDL site, modelled as lower density housing.

Brownfield LD Housing 150

4	UNITS	**150**		Social Rent	75.00%	% of Aff	
	Affordable	40%	60	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

	Rounded
45	45
0	0
15	15
0	0
60	60

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	5.714		Sub Area	All other areas
Net:Gross	75%		Gross	5.714	ha	Green Brov	Brown
			Net	4.286	ha	Use	PDL

	Beds	m2	Circulation	Market 90		Rounded	m2	m2	Circulation	Social Rent 45		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	18.00	18	1,350	70	0.0%	20%	9.00	9	630	20%	0.00	0	0	35%	5.25	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	9.00	9	855	84	0.0%	25%	11.25	11	924	25%	0.00	0	0	30%	4.50	5	420	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.50	5	485	10%	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%	10%	4.50	5	395	10%	0.00	0	0	10%	1.50	2	158	10%	0.00	0	0
Semi	3	105	0.0%	35%	31.50	32	3,360	93	0.0%	10%	4.50	5	465	10%	0.00	0	0	10%	1.50	2	186	10%	0.00	0	0
Semi	4	120	0.0%	10%	9.00	9	1,080	106	0.0%	5%	2.25	2	212	5%	0.00	0	0	10%	1.50	2	212	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%	13.50	14	1,890	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%	5%	4.50	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%	5%	4.50	3	169	50	12.5%	20%	9.00	8	450	20%	0.00	0	0	5%	0.75	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**9,429**			**100%**	**45.00**	**45**	**3,561**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,242**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	2,190	3,613,500
Terrace	3			1,650	1,650	2,199	3,628,350
Terrace	4			1,650	1,650	485	800,250
Semi	2			1,708	1,708	553	944,524
Semi	3			1,708	1,708	4,011	6,850,788
Semi	4			1,708	1,708	1,504	2,568,832
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	1,890	3,859,380
Det	5			2,042	2,042	725	1,480,450
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	675	1,314,225
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						14,232	25,060,299
							1,761 £/m2

Occupants	Count	Population per unit	
1 bed	12	2.40	29
2 bed	37	2.40	89
3 bed	64	2.40	154
4 bed	32	2.40	77
5 bed	5	2.40	12
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	19,260	m2
	1.926	ha
Gross - Net	1.429	ha
Shortfall / Surplus	-0.497	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	90	9,429	104.76	9,410	104.56
Social Rent	45	3,561	79.13	3,511	78.02
Affordable Rent	0	0	79.13	0	78.02
Shared Ownership	15	1,242	82.82	1,236	82.40
First Homes	0	0	82.82	0	82.40
Total	**150**	**14,232**		**14,157**	
per ha		3,321		3,303	

PDL site, modelled as lower density housing.

Brownfield HD Housing 150

5	UNITS	**150**	Social Rent	75.00%	% of Aff	45	45
	Affordable	40%	60 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		15	15
			First Homes	0.00%		0	0
						60	60

Rounded

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	4.444		Sub Area	All other areas
Net:Gross	75%		Gross	4.444	ha	Green Brov	Brown
			Net	3.333	ha	Use	PDL

	Beds	m2	Circulation	Market 90		Rounded	m2	m2	Circulation	Social Rent 45		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	18.00	18	1,350	70	0.0%	30%	13.50	14	980	30%	0.00	0	0	40%	6.00	6	420	40%	0.00	0	0
Terrace	3	95	0.0%	35%	31.50	32	3,040	84	0.0%	35%	15.75	16	1,344	35%	0.00	0	0	40%	6.00	6	504	40%	0.00	0	0
Terrace	4	110	0.0%	10%	9.00	9	990	97	0.0%	15%	6.75	7	679	15%	0.00	0	0	15%	2.25	2	194	15%	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%	9.00	9	945	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%	10%	9.00	9	1,080	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%	5%	4.50	5	675	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%	5%	4.50	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%	5%	4.50	3	169	50	12.5%	20%	9.00	8	450	20%	0.00	0	0	5%	0.75	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**8,974**			**100%**	**45.00**	**45**	**3,453**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,174**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	2,750	4,537,500
Terrace	3			1,650	1,650	4,888	8,065,200
Terrace	4			1,650	1,650	1,863	3,073,950
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	945	1,614,060
Semi	4			1,708	1,708	1,080	1,844,640
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	675	1,378,350
Det	5			2,042	2,042	725	1,480,450
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	675	1,314,225
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						13,601	23,308,375
							1,714 £/m2

Occupants	Count	Population per unit	
1 bed	12	2.40	29
2 bed	38	2.40	91
3 bed	63	2.40	151
4 bed	32	2.40	77
5 bed	5	2.40	12
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	19,260	m2
	1.926	ha
Gross - Net	1.111	ha
Shortfall / Surplus	-0.815	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	90	8,974	99.71	8,955	99.50
Social Rent	45	3,453	76.73	3,403	75.62
Affordable Rent	0	0	76.73	0	75.62
Shared Ownership	15	1,174	78.28	1,168	77.87
First Homes	0	0	78.28	0	77.87
Total	**150**	**13,601**		**13,526**	
per ha		4,080		4,058	

PDL site, modelled as higher density housing.

Brownfield LD Housing 80

6	UNITS	**80**	Social Rent	75.00%	% of Aff	24	24
	Affordable	40%	32 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		8	8
			First Homes	0.00%		0	0
						32	32

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	3.048		Sub Area	All other areas
Net:Gross	75%		Gross	3.048	ha	Green Brov	Brown
			Net	2.286	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	9.60	10	750	70	0.0%	20%	4.80	6	420	20%	0.00	0	0	35%	2.80	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	4.80	5	475	84	0.0%	25%	6.00	6	504	25%	0.00	0	0	30%	2.40	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	2.40	2	194	10%	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%	10%	2.40	2	158	10%	0.00	0	0	10%	0.80	1	79	10%	0.00	0	0
Semi	3	105	0.0%	35%	16.80	17	1,785	93	0.0%	10%	2.40	2	186	10%	0.00	0	0	10%	0.80	1	93	10%	0.00	0	0
Semi	4	120	0.0%	10%	4.80	5	600	106	0.0%	5%	1.20	1	106	5%	0.00	0	0	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%	7.20	7	945	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%	5%	2.40	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%	5%	2.40	2	113	50	12.5%	20%	4.80	5	281	20%	0.00	0	0	5%	0.40	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**4,958**			**100%**	**24.00**	**24**	**1,849**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**656**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,380	2,277,000
Terrace	3			1,650	1,650	1,147	1,892,550
Terrace	4			1,650	1,650	194	320,100
Semi	2			1,708	1,708	237	404,796
Semi	3			1,708	1,708	2,064	3,525,312
Semi	4			1,708	1,708	812	1,386,896
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	945	1,929,690
Det	5			2,042	2,042	290	592,180
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	394	766,631
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						7,463	13,095,155
							1,755 £/m2

Occupants	Count	Population per unit	
1 bed	7	2.40	17
2 bed	22	2.40	53
3 bed	33	2.40	79
4 bed	16	2.40	38
5 bed	2	2.40	5
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	10,272	m2
	1.027	ha
Gross - Net	0.762	ha
Shortfall / Surplus	-0.265	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		48	4,958	103.28	4,945	103.02
Social Rent		24	1,849	77.05	1,818	75.75
Affordable Rent		0	0	77.05	0	75.75
Shared Ownership		8	656	82.00	656	82.00
First Homes		0	0	82.00	0	82.00
Total		**80**	**7,463**		**7,419**	
per ha			3,265		3,246	

PDL site, modelled as Lower density housing.

Brownfield HD Housing 80

7	UNITS	**80**	Social Rent	75.00%	% of Aff	24	24
	Affordable	40%	32 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		8	8
			First Homes	0.00%		0	0
						32	32

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	2.092		Sub Area	All other areas
Net:Gross	85%		Gross	2.092	ha	Green Brov	Brown
			Net	1.778	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	14.40	14	1,050	70	0.0%	30%	7.20	7	490	30%	0.00	0	0	40%	3.20	4	280	40%	0.00	0	0
Terrace	3	95	0.0%	20%	9.60	10	950	84	0.0%	35%	8.40	8	672	35%	0.00	0	0	40%	3.20	3	252	40%	0.00	0	0
Terrace	4	110	0.0%	10%	4.80	5	550	97	0.0%	15%	3.60	4	388	15%	0.00	0	0	15%	1.20	1	97	15%	0.00	0	0
Semi	2	85	0.0%	10%	4.80	5	425	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%	4.80	5	525	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%	15%	7.20	7	840	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%	5%	2.40	2	113	50	12.5%	20%	4.80	5	281	20%	0.00	0	0	5%	0.40	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**4,453**			**100%**	**24.00**	**24**	**1,831**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**629**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,820	3,003,000
Terrace	3			1,650	1,650	1,874	3,092,100
Terrace	4			1,650	1,650	1,035	1,707,750
Semi	2			1,708	1,708	425	725,900
Semi	3			1,708	1,708	525	896,700
Semi	4			1,708	1,708	840	1,434,720
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	394	766,631
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						6,913	11,626,801
							1,682 £/m2

Occupants	Count	Population per unit	
1 bed	7	2.40	17
2 bed	30	2.40	72
3 bed	26	2.40	62
4 bed	17	2.40	41
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	10,272	m2
	1.027	ha
Gross - Net	0.314	ha
Shortfall / Surplus	-0.713	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	48	4,453	92.76	4,440	92.50
Social Rent	24	1,831	76.30	1,800	75.00
Affordable Rent	0	0	76.30	0	75.00
Shared Ownership	8	629	78.63	629	78.63
First Homes	0	0	78.63	0	78.63
Total	**80**	**6,913**		**6,869**	
per ha		3,888		3,864	

PDL site, modelled as higher density housing.

Brownfield LD Housing 40

8	UNITS	**40**	Social Rent	75.00%	% of Aff	12	Rounded 12
	Affordable	40%	16 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		4	4
			First Homes	0.00%		0	0
						16	16

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	1.345		Sub Area	All other areas
Net:Gross	85%		Gross	1.345	ha	Green Brov	Brown
			Net	1.143	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	4.80	6	450	70	0.0%	20%	2.40	3	210	20%	0.00	0	0	35%	1.40	3	210	35%	0.00	0	0
Terrace	3	95	0.0%	10%	2.40	2	190	84	0.0%	25%	3.00	3	252	25%	0.00	0	0	30%	1.20	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	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%	10%	1.20	1	79	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	8.40	8	840	93	0.0%	10%	1.20	1	93	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	2.40	2	240	106	0.0%	5%	0.60	1	106	5%	0.00	0	0	10%	0.40	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%	3.60	4	540	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%	5%	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,461**			**100%**	**12.00**	**12**	**950**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**294**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	870	1,435,500
Terrace	3			1,650	1,650	526	867,900
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	933	1,593,564
Semi	4			1,708	1,708	346	590,968
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	540	1,102,680
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,705	6,510,240
							1,757 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	13	2.40	31
3 bed	15	2.40	36
4 bed	8	2.40	19
5 bed	1	2.40	2
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	5,136	m2
	0.514	ha
Gross - Net	0.202	ha
Shortfall / Surplus	-0.312	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	24	2,461	102.55	2,455	102.29
Social Rent	12	950	79.13	937	78.08
Affordable Rent	0	0	79.13	0	78.08
Shared Ownership	4	294	73.50	294	73.50
First Homes	0	0	73.50	0	73.50
Total	**40**	**3,705**		**3,686**	
per ha		3,242		3,225	

PDL site, modelled as lower density housing.

Brownfield HD Housing 40

9	UNITS	**40**	Social Rent	75.00%	% of Aff	12	12
	Affordable	40%	16 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		4	4
			First Homes	0.00%		0	0
						16	16

Rounded

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	1.046		Sub Area	All other areas
Net:Gross	85%		Gross	1.046	ha	Green Brov	Brown
			Net	0.889	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	7.20	7	525	70	0.0%	30%	3.60	4	280	30%	0.00	0	0	40%	1.60	2	140	40%	0.00	0	0
Terrace	3	95	0.0%	20%	4.80	5	475	84	0.0%	35%	4.20	4	336	35%	0.00	0	0	40%	1.60	2	168	40%	0.00	0	0
Terrace	4	110	0.0%	10%	2.40	3	330	97	0.0%	15%	1.80	2	194	15%	0.00	0	0	15%	0.60	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	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%	10%	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%	15%	3.60	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,246**			**100%**	**12.00**	**12**	**923**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**308**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	945	1,559,250
Terrace	3			1,650	1,650	979	1,615,350
Terrace	4			1,650	1,650	524	864,600
Semi	2			1,708	1,708	170	290,360
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	480	819,840
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,477	5,836,636
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	15	2.40	36
3 bed	13	2.40	31
4 bed	9	2.40	22
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	5,136	m2
	0.514	ha
Gross - Net	0.157	ha
Shortfall / Surplus	-0.357	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	24	2,246	93.59	2,240	93.33
Social Rent	12	923	76.88	910	75.83
Affordable Rent	0	0	76.88	0	75.83
Shared Ownership	4	308	77.00	308	77.00
First Homes	0	0	77.00	0	77.00
Total	**40**	**3,477**		**3,458**	
per ha		3,911		3,890	

PDL site, modelled as higher density housing.

Brownfield LD Housing 20

10	UNITS	**20**	Social Rent	75.00%	% of Aff	6	6
	Affordable	40%	8 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		2	2
			First Homes	0.00%		0	0
						8	8

Rounded

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	0.672		Sub Area	All other areas
Net:Gross	85%		Gross	0.672	ha	Green Brov	Brown
			Net	0.571	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12		Rounded	m2	m2	Circulation	6		Rounded	m2	0		Rounded	m2	2		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	2.40	2	150	70	0.0%	20%	1.20	1	70	20%	0.00	0	0	35%	0.70	1	70	35%	0.00	0	0
Terrace	3	95	0.0%	10%	1.20	1	95	84	0.0%	25%	1.50	2	168	25%	0.00	0	0	30%	0.60	1	84	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.60	1	97	10%	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%	10%	0.60	1	79	10%	0.00	0	0	10%	0.20	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	4.20	4	420	93	0.0%	10%	0.60	0	0	10%	0.00	0	0	10%	0.20	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	1.20	1	120	106	0.0%	5%	0.30	0	0	5%	0.00	0	0	10%	0.20	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%	1.80	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%	5%	0.60	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%	5%	0.60	1	56	50	12.5%	20%	1.20	1	56	20%	0.00	0	0	5%	0.10	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**1,256**			**100%**	**6.00**	**6**	**470**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	290	478,500
Terrace	3			1,650	1,650	347	572,550
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	420	717,360
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	270	551,340
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	113	219,038
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,881	3,334,820
							1,773 £/m2

Occupants		Population	
	Count	per unit	
1 bed	2	2.40	5
2 bed	5	2.40	12
3 bed	8	2.40	19
4 bed	4	2.40	10
5 bed	1	2.40	2
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		2,568	m2
		0.257	ha
Gross - Net		0.101	ha
Shortfall / Surplus		-0.156	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		12	1,256	104.69	1,250	104.17
Social Rent		6	470	78.38	464	77.33
Affordable Rent		0	0	78.38	0	77.33
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
	Total	**20**	**1,881**		**1,868**	
	per ha		3,291		3,269	

PDL site, modelled as lower density housing.

Brownfield HD Housing 20

11	UNITS	**20**	Social Rent	75.00%	% of Aff	6	6
	Affordable	40%	8 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		2	2
			First Homes	0.00%		0	0
						8	8

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.444		Sub Area	All other areas
Net:Gross	100%		Gross	0.444	ha	Green Brov	Brown
			Net	0.444	ha	Use	PDL

	Beds	m2	Circulation	Market 12		Rounded	m2	m2	Circulation	Social Rent 6		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	30%	3.60	4	300	70	0.0%	30%	1.80	2	140	30%	0.00	0	0	40%	0.80	1	70	40%	0.00	0	0
Terrace	3	95	0.0%	20%	2.40	2	190	84	0.0%	35%	2.10	2	168	35%	0.00	0	0	40%	0.80	1	84	40%	0.00	0	0
Terrace	4	110	0.0%	10%	1.20	1	110	97	0.0%	15%	0.90	1	97	15%	0.00	0	0	15%	0.30	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	1.20	1	85	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%	1.20	1	105	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%	15%	1.80	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%		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%	5%	0.60	1	56	50	12.5%	20%	1.20	1	56	20%	0.00	0	0	5%	0.10	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**1,086**			**100%**	**6.00**	**6**	**461**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**154**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	510	841,500
Terrace	3			1,650	1,650	442	729,300
Terrace	4			1,650	1,650	207	341,550
Semi	2			1,708	1,708	85	145,180
Semi	3			1,708	1,708	105	179,340
Semi	4			1,708	1,708	240	409,920
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	113	219,038
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,702	2,865,828
							1,684 £/m2

Occupants	Count	Population per unit	
1 bed	2	2.40	5
2 bed	8	2.40	19
3 bed	6	2.40	14
4 bed	4	2.40	10
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		2,568	m2
		0.257	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.257	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		12	1,086	90.52	1,080	90.00
Social Rent		6	461	76.88	455	75.83
Affordable Rent		0	0	76.88	0	75.83
Shared Ownership		2	154	77.00	154	77.00
First Homes		0	0	77.00	0	77.00
Total		**20**	**1,702**		**1,689**	
per ha			3,828		3,800	

PDL site, modelled as higher density housing.

Brownfield Housing 12

12	UNITS	**12**		Social Rent	75.00%	% of Aff	
	Affordable	40%	4.8	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

	Rounded
3.6	4
0	0
1.2	1
0	0
4.8	5

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.267		Sub Area	All other areas
Net:Gross	100%		Gross	0.267	ha	Green Brov	Brown
			Net	0.267	ha	Use	PDL

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	7.2		Rounded	m2	m2	Circulation	4		Rounded	m2	0		Rounded	m2	1		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	30%	2.16	2	150	70	0.0%	30%	1.20	1	70	30%	0.00	0	0	40%	0.40	1	70	40%	0.00	0	0
Terrace	3	95	0.0%	20%	1.44	1	95	84	0.0%	35%	1.40	1	84	35%	0.00	0	0	40%	0.40	0	0	40%	0.00	0	0
Terrace	4	110	0.0%	10%	0.72	1	110	97	0.0%	15%	0.60	1	97	15%	0.00	0	0	15%	0.15	0	0	15%	0.00	0	0
Semi	2	85	0.0%	10%	0.72	1	85	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%	0.72	1	105	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%	15%	1.08	1	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%	5%	0.36	0	0	50	12.5%	20%	0.80	1	56	20%	0.00	0	0	5%	0.05	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**665**			**100%**	**4.00**	**4**	**307**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	290	478,500
Terrace	3			1,650	1,650	179	295,350
Terrace	4			1,650	1,650	207	341,550
Semi	2			1,708	1,708	85	145,180
Semi	3			1,708	1,708	105	179,340
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,042	1,754,399
							1,683 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	5	2.40	12
3 bed	3	2.40	7
4 bed	3	2.40	7
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,541	m2
		0.154	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.154	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		7	665	95.00	665	95.00
Social Rent		4	307	76.81	301	75.25
Affordable Rent		0	0	76.81	0	75.25
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,042**		**1,036**	
	per ha		3,908		3,885	

PDL site, modelled as higher density housing.

Brownfield Housing 9

13	UNITS	9	Social Rent	75.00%	% of Aff	
	Affordable	0%	0 Affordable Re	0.00%		
			Shared Owne	25.00%		
			First Homes	0.00%		

	Rounded
0	0
0	0
0	0
0	0
0	0

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.200		Sub Area	All other areas
Net:Gross	100%		Gross	0.200	ha	Green Brov	Brown
			Net	0.200	ha	Use	PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%	60%	5.40	5	475	84	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%	40%	3.60	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**9.00**	**9**	**955**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	475	783,750
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	480	819,840
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						955	1,603,590
							1,679 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	5	2.40	12
4 bed	4	2.40	10
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,156	m2
		0.116	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.116	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	955	106.11	955	106.11
Social Rent		0	0	106.11	0	106.11
Affordable Rent		0	0	106.11	0	106.11
Shared Ownership		0	0	106.11	0	106.11
First Homes		0	0	106.11	0	106.11
Total		**9**	**955**		**955**	
per ha			4,775		4,775	

PDL site, modelled as higher density housing.

Brownfield Housing 6

14	UNITS	6	Social Rent	75.00%	% of Aff	0	0
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Rounded

Modelling		
Density	45	units/ha
Net:Gross	100%	

Area ha		
Total	0.133	
Gross	0.133	ha
Net	0.133	ha

Characteristics	
Sub Area	All other areas
Green Brov	Brown
Use	PDL

				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%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Terrace	3	95	0.0%	100%	6.00	6	570	84	0.0%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**6.00**	**6**	**570**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	570	940,500
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						570	940,500
							1,650 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	6	2.40	14
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	770	m2
	0.077	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.077	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		6	570	95.00	570	95.00
Social Rent		0	0	95.00	0	95.00
Affordable Rent		0	0	95.00	0	95.00
Shared Ownership		0	0	95.00	0	95.00
First Homes		0	0	95.00	0	95.00
Total		**6**	**570**		**570**	
per ha			4,275		4,275	

PDL site, modelled as higher density housing.

Brownfield Housing 3

15	UNITS	3	Social Rent	75.00%	% of Aff	0	Rounded 0
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.067		Sub Area	All other areas
Net:Gross	100%		Gross	0.067	ha	Green Brov	Brown
			Net	0.067	ha	Use	PDL

	Beds	m2	Circulation	Market 3		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%	100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	100%	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%	67%	2.01	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%	33%	0.99	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%		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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**3.00**	**3**	**345**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						345	634,350
							1,839 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	0	2.40	0
3 bed	2	2.40	5
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**7**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		385	m2
		0.039	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.039	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	3	345	115.00	345	115.00
Social Rent	0	0	115.00	0	115.00
Affordable Rent	0	0	115.00	0	115.00
Shared Ownership	0	0	115.00	0	115.00
First Homes	0	0	115.00	0	115.00
Total	**3**	**345**		**345**	
per ha		5,175		5,175	

PDL site, modelled as higher density housing.

Flats 250 Tall Building

16	UNITS	**250**		Social Rent	75.00%	% of Aff	
	Affordable	40%	100	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
75	75	
0	0	
25	25	
0	0	
100	100	

Modelling			Area ha			Characteristics	
Density	160	units/ha	Total	1.838		Sub Area	All other areas
Net:Gross	85%		Gross	1.838	ha	Green Brov	Brown
			Net	1.563	ha	Use	PDL

	Beds	m2	Circulation	Market 150		Rounded	m2	m2	Circulation	Social Rent 75		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 25		Rounded	m2	First Homes 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%	0.00	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%	0.00	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%	0.00	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%		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	17.0%	5%	7.50	4	234	50	17.0%	25%	18.75	19	1,112	25%	0.00	0	0	20%	5.00	5	293	20%	0.00	0	0
Flat 6+	2	65	17.0%	35%	52.50	56	4,259	61	17.0%	40%	30.00	30	2,141	40%	0.00	0	0	45%	11.25	11	785	45%	0.00	0	0
Flat 6+	3	75	17.0%	60%	90.00	90	7,898	74	17.0%	35%	26.25	26	2,251	35%	0.00	0	0	35%	8.75	9	779	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 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%	**150.00**	**150**	**12,390**			**100%**	**75.00**	**75**	**5,504**	**100%**	**0.00**	**0**	**0**	**100%**	**25.00**	**25**	**1,857**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	0	0
Terrace	3		1,446		1,446	0	0
Terrace	4		1,446		1,446	0	0
Semi	2		1,493		1,493	0	0
Semi	3		1,493		1,493	0	0
Semi	4		1,493		1,493	0	0
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	0	0
Det	5		1,799		1,799	0	0
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	0	0
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	1,638	3,243,240
Flat 6+	2		1,980		1,980	7,185	14,226,241
Flat 6+	3		1,980		1,980	10,928	21,637,044
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						19,751	39,106,525
							1,980 £/m2

Occupants	Count	Population per unit	
1 bed	28	2.40	67
2 bed	97	2.40	233
3 bed	125	2.40	300
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**600**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		32,100	m2
		3.210	ha
Gross - Net		0.276	ha
Shortfall / Surplus		-2.934	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	150	12,390	82.60	10,590	70.60
Social Rent	75	5,504	73.38	4,704	62.72
Affordable Rent	0	0	73.38	0	62.72
Shared Ownership	25	1,857	74.27	1,587	63.48
First Homes	0	0	74.27	0	63.48
Total	**250**	**19,751**		**16,881**	
per ha		12,640		10,804	

Flatted scheme, 6+ stories

Flats 80 Tall Building

17	UNITS	**80**	Social Rent	75.00%	% of Aff		Rounded
	Affordable	40%	32 Affordable Re	0.00%		24	24
			Shared Owne	25.00%		0	0
			First Homes	0.00%		8	8
						0	0
						32	32

Modelling			Area ha			Characteristics	
Density	160	units/ha	Total	0.588		Sub Area	All other areas
Net:Gross	85%		Gross	0.588	ha	Green Brov	Brown
			Net	0.500	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 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%		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	17.0%	5%	2.40	2	117	50	17.0%	25%	6.00	6	351	25%	0.00	0	0	20%	1.60	2	117	20%	0.00	0	0
Flat 6+	2	65	17.0%	35%	16.80	17	1,293	61	17.0%	40%	9.60	10	714	40%	0.00	0	0	45%	3.60	4	285	45%	0.00	0	0
Flat 6+	3	75	17.0%	60%	28.80	29	2,545	74	17.0%	35%	8.40	8	693	35%	0.00	0	0	35%	2.80	2	173	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%	**48.00**	**48**	**3,955**			**100%**	**24.00**	**24**	**1,757**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**576**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	585	1,361,295
Flat 6+	2			2,327	2,327	2,292	5,333,554
Flat 6+	3			2,327	2,327	3,411	7,936,350
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						6,288	14,631,199
							2,327 £/m2

Occupants	Count	Population per unit	
1 bed	10	2.40	24
2 bed	31	2.40	74
3 bed	39	2.40	94
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		10,272	m2
		1.027	ha
Gross - Net		0.088	ha
Shortfall / Surplus		-0.939	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		48	3,955	82.39	3,380	70.42
Social Rent		24	1,757	73.22	1,502	62.58
Affordable Rent		0	0	73.22	0	62.58
Shared Ownership		8	576	71.96	492	61.50
First Homes		0	0	71.96	0	61.50
Total		**80**	**6,288**		**5,374**	
per ha			12,575		10,748	

Flatted scheme, 6+ stories

Flats 150

18	UNITS	**150**	Social Rent	75.00%	% of Aff	45	45
	Affordable	40%	60 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		15	15
			First Homes	0.00%		0	0
						60	60

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	1.471		Sub Area	All other areas
Net:Gross	85%		Gross	1.471	ha	Green Brov	Brown
			Net	1.250	ha	Use	PDL

	Beds	m2	Circulation	Market 90		Rounded	m2	m2	Circulation	Social Rent 45		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 15		Rounded	m2	First Homes 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%	5%	4.50	4	225	50	12.5%	25%	11.25	11	619	25%	0.00	0	0	20%	3.00	3	169	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	31.50	32	2,340	61	12.5%	40%	18.00	18	1,235	40%	0.00	0	0	45%	6.75	7	480	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	54.00	54	4,556	74	12.5%	35%	15.75	16	1,332	35%	0.00	0	0	35%	5.25	5	416	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**90.00**	**90**	**7,121**			**100%**	**45.00**	**45**	**3,186**	**100%**	**0.00**	**0**	**0**	**100%**	**15.00**	**15**	**1,065**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	1,013	1,971,338
Flat to5	2			1,947	1,947	4,056	7,896,302
Flat to5	3			1,947	1,947	6,305	12,274,862
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						11,373	22,142,501
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	18	2.40	43
2 bed	57	2.40	137
3 bed	75	2.40	180
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**360**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	19,260	m2
	1.926	ha
Gross - Net	0.221	ha
Shortfall / Surplus	-1.705	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	90	7,121	79.13	6,330	70.33
Social Rent	45	3,186	70.80	2,832	62.93
Affordable Rent	0	0	70.80	0	62.93
Shared Ownership	15	1,065	71.03	947	63.13
First Homes	0	0	71.03	0	63.13
Total	**150**	**11,373**		**10,109**	
per ha		9,098		8,087	

Flatted scheme

Flats 80

19

UNITS	**80**	Social Rent	75.00%	% of Aff		Rounded
Affordable	40%	32 Affordable Re	0.00%		24	24
		Shared Owne	25.00%		0	0
		First Homes	0.00%		8	8
					0	0
					32	32

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	0.784		Sub Area	All other areas
Net:Gross	85%		Gross	0.784	ha	Green Brov	Brown
			Net	0.667	ha	Use	PDL

	Beds	m2	Circulation	Market 48		Rounded	m2	m2	Circulation	Social Rent 24		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 8		Rounded	m2	First Homes 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%	5%	2.40	2	113	50	12.5%	25%	6.00	6	338	25%	0.00	0	0	20%	1.60	2	113	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	16.80	17	1,243	61	12.5%	40%	9.60	10	686	40%	0.00	0	0	45%	3.60	4	275	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	28.80	29	2,447	74	12.5%	35%	8.40	8	666	35%	0.00	0	0	35%	2.80	2	167	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**48.00**	**48**	**3,803**			**100%**	**24.00**	**24**	**1,690**	**100%**	**0.00**	**0**	**0**	**100%**	**8.00**	**8**	**554**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	563	1,095,188
Flat to5	2			1,947	1,947	2,204	4,290,945
Flat to5	3			1,947	1,947	3,279	6,384,943
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						6,046	11,771,075
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	10	2.40	24
2 bed	31	2.40	74
3 bed	39	2.40	94
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**192**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	10,272	m2
	1.027	ha
Gross - Net	0.118	ha
Shortfall / Surplus	-0.910	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		48	3,803	79.22	3,380	70.42
Social Rent		24	1,690	70.41	1,502	62.58
Affordable Rent		0	0	70.41	0	62.58
Shared Ownership		8	554	69.19	492	61.50
First Homes		0	0	69.19	0	61.50
Total		**80**	**6,046**		**5,374**	
per ha			9,069		8,061	

Flatted scheme

Flats 40

20	UNITS	40	Social Rent	75.00%	% of Aff	12	12
	Affordable	40%	16 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		4	4
			First Homes	0.00%		0	0
						16	16

Rounded

Modelling			Area ha			Characteristics	
Density	90	units/ha	Total	0.444		Sub Area	All other areas
Net:Gross	100%		Gross	0.444	ha	Green Brov	Brown
			Net	0.444	ha	Use	PDL

	Beds	m2	Circulation	Market 24		Rounded	m2	m2	Circulation	Social Rent 12		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 4		Rounded	m2	First Homes 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%	5%	1.20	1	56	50	12.5%	25%	3.00	3	169	25%	0.00	0	0	20%	0.80	1	56	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	8.40	8	585	61	12.5%	40%	4.80	5	343	40%	0.00	0	0	45%	1.80	2	137	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	14.40	15	1,266	74	12.5%	35%	4.20	4	333	35%	0.00	0	0	35%	1.40	1	83	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**1,907**			**100%**	**12.00**	**12**	**845**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**277**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	281	547,594
Flat to5	2			1,947	1,947	1,065	2,074,285
Flat to5	3			1,947	1,947	1,682	3,274,611
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						3,029	5,896,490
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	5	2.40	12
2 bed	15	2.40	36
3 bed	20	2.40	48
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**96**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	5,136	m2
	0.514	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.514	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	24	1,907	79.45	1,695	70.63
Social Rent	12	845	70.41	751	62.58
Affordable Rent	0	0	70.41	0	62.58
Shared Ownership	4	277	69.19	246	61.50
First Homes	0	0	69.19	0	61.50
Total	**40**	**3,029**		**2,692**	
per ha		6,814		6,057	

Flatted scheme

Flats 20

21	UNITS	**20**	Social Rent	75.00%	% of Aff		Rounded
	Affordable	40%	8 Affordable Re	0.00%		6	6
			Shared Owne	25.00%		0	0
			First Homes	0.00%		2	2
						0	0
						8	8

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	0.267		Sub Area	All other areas
Net:Gross	100%		Gross	0.267	ha	Green Brov	Brown
			Net	0.267	ha	Use	PDL

	Beds	m2	Circulation	Market 12		Rounded	m2	m2	Circulation	Social Rent 6		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 2		Rounded	m2	First Homes 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%	5%	0.60	1	56	50	12.5%	25%	1.50	2	113	25%	0.00	0	0	20%	0.40	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	4.20	4	293	61	12.5%	40%	2.40	2	137	40%	0.00	0	0	45%	0.90	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	7.20	7	591	74	12.5%	35%	2.10	2	167	35%	0.00	0	0	35%	0.70	1	83	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**12.00**	**12**	**939**			**100%**	**6.00**	**6**	**416**	**100%**	**0.00**	**0**	**0**	**100%**	**2.00**	**2**	**152**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	498	970,336
Flat to5	3			1,947	1,947	840	1,636,210
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,508	2,935,103
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	3	2.40	7
2 bed	7	2.40	17
3 bed	10	2.40	24
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**48**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		2,568	m2
		0.257	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.257	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	12	939	78.28	835	69.58
Social Rent	6	416	69.38	370	61.67
Affordable Rent	0	0	69.38	0	61.67
Shared Ownership	2	152	75.94	135	67.50
First Homes	0	0	75.94	0	67.50
Total	**20**	**1,508**		**1,340**	
per ha		5,653		5,025	

Flatted scheme

Flats 12

22	UNITS	12	Social Rent	75.00%	% of Aff	3.6	4
	Affordable	40%	4.8 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		1.2	1
			First Homes	0.00%		0	0
						4.8	5

Rounded

Modelling			Area ha			Characteristics	
Density	75	units/ha	Total	0.160		Sub Area	All other areas
Net:Gross	100%		Gross	0.160	ha	Green Brov	Brown
			Net	0.160	ha	Use	PDL

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Social Rent 4		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 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%	5%	0.36	0	0	50	12.5%	25%	1.00	1	56	25%	0.00	0	0	20%	0.20	0	0	20%	0.00	0	0
Flat to5	2	65	12.5%	35%	2.52	3	219	61	12.5%	40%	1.60	2	137	40%	0.00	0	0	45%	0.45	1	69	45%	0.00	0	0
Flat to5	3	75	12.5%	60%	4.32	4	338	74	12.5%	35%	1.40	1	83	35%	0.00	0	0	35%	0.35	0	0	35%	0.00	0	0
Flat 6+	1	50	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**557**			**100%**	**4.00**	**4**	**277**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**69**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	425	827,962
Flat to5	3			1,947	1,947	421	819,200
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						902	1,756,681
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	1	2.40	2
2 bed	6	2.40	14
3 bed	5	2.40	12
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,541	m2
		0.154	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.154	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	7	557	79.55	495	70.71
Social Rent	4	277	69.19	246	61.50
Affordable Rent	0	0	69.19	0	61.50
Shared Ownership	1	69	68.63	61	61.00
First Homes	0	0	68.63	0	61.00
Total	**12**	**902**		**802**	
per ha		5,639		5,013	

Flatted scheme

Flats 9

23	UNITS	9	Social Rent	75.00%	% of Aff		Rounded
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.150		Sub Area	All other areas
Net:Gross	100%		Gross	0.150	ha	Green Brov	Brown
			Net	0.150	ha	Use	PDL

	Beds	m2	Circulation	Market 9		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%		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%	60%	5.40	5	366	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	75	12.5%	40%	3.60	4	338	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**9.00**	**9**	**703**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	366	711,872
Flat to5	3			1,947	1,947	338	657,113
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						703	1,368,984
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	5	2.40	12
3 bed	4	2.40	10
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		1,156	m2
		0.116	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.116	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		9	703	78.13	625	69.44
Social Rent		0	0	78.13	0	69.44
Affordable Rent		0	0	78.13	0	69.44
Shared Ownership		0	0	78.13	0	69.44
First Homes		0	0	78.13	0	69.44
Total		**9**	**703**		**625**	
per ha			4,688		4,167	

Flatted scheme

Flats 6

24	UNITS	6	Social Rent	75.00%	% of Aff		Rounded
	Affordable	0%	0 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		0	0
			First Homes	0.00%		0	0
						0	0

Modelling			Area ha			Characteristics	
Density	60	units/ha	Total	0.100		Sub Area	All other areas
Net:Gross	100%		Gross	0.100	ha	Green Brov	Brown
			Net	0.100	ha	Use	PDL

	Beds	m2	Circulation	Market 6		Rounded	m2	m2	Circulation	Social Rent 0		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 0		Rounded	m2	First Homes 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%		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%	60%	3.60	4	293	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	75	12.5%	40%	2.40	2	169	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**6.00**	**6**	**461**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	293	569,498
Flat to5	3			1,947	1,947	169	328,556
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						461	898,054
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	4	2.40	10
3 bed	2	2.40	5
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**14**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	770	m2
	0.077	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.077	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		6	461	76.88	410	68.33
Social Rent		0	0	76.88	0	68.33
Affordable Rent		0	0	76.88	0	68.33
Shared Ownership		0	0	76.88	0	68.33
First Homes		0	0	76.88	0	68.33
	Total	**6**	**461**		**410**	
	per ha		4,613		4,100	

Flatted scheme

Large Greenfield 500

25	UNITS	**500**		Social Rent	75.00%	% of Aff	150	150
	Affordable	40%	200	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		50	50
				First Homes	0.00%		0	0
							200	200

Rounded

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	30.303		Sub Area	All other areas
Net:Gross	55%		Gross	30.303	ha	Green Brov	Green
			Net	16.667	ha	Use	Agricultural

	Beds	m2	Circulation	Market 300		Rounded	m2	m2	Circulation	Social Rent 150		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 50		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	60.00	60	4,500	70	0.0%	20%	30.00	30	2,100	20%	0.00	0	0	35%	17.50	18	1,260	35%	0.00	0	0
Terrace	3	95	0.0%	10%	30.00	30	2,850	84	0.0%	25%	37.50	38	3,192	25%	0.00	0	0	30%	15.00	15	1,260	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	15.00	15	1,455	10%	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%	10%	15.00	15	1,185	10%	0.00	0	0	10%	5.00	5	395	10%	0.00	0	0
Semi	3	105	0.0%	35%	105.00	105	11,025	93	0.0%	10%	15.00	15	1,395	10%	0.00	0	0	10%	5.00	5	465	10%	0.00	0	0
Semi	4	120	0.0%	10%	30.00	30	3,600	106	0.0%	5%	7.50	8	848	5%	0.00	0	0	10%	5.00	5	530	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%	45.00	45	6,075	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%	5%	15.00	15	2,175	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%	5%	15.00	15	844	50	12.5%	20%	30.00	29	1,631	20%	0.00	0	0	5%	2.50	2	113	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**300.00**	**300**	**31,069**			**100%**	**150.00**	**150**	**11,806**	**100%**	**0.00**	**0**	**0**	**100%**	**50.00**	**50**	**4,023**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	7,860	11,365,560
Terrace	3		1,446		1,446	7,302	10,558,692
Terrace	4		1,446		1,446	1,455	2,103,930
Semi	2		1,493		1,493	1,580	2,358,940
Semi	3		1,493		1,493	12,885	19,237,305
Semi	4		1,493		1,493	4,978	7,432,154
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	6,075	10,928,925
Det	5		1,799		1,799	2,175	3,912,825
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	2,588	4,411,688
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						46,898	72,310,019
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	46	2.40	110
2 bed	128	2.40	307
3 bed	208	2.40	499
4 bed	103	2.40	247
5 bed	15	2.40	36
		Residents	**1,200**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		25,800	m2
		2.580	ha
Gross - Net		13.636	ha
Shortfall / Surplus		11.056	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	300	31,069	103.56	30,975	103.25
Social Rent	150	11,806	78.71	11,625	77.50
Affordable Rent	0	0	78.71	0	77.50
Shared Ownership	50	4,023	80.45	4,010	80.20
First Homes	0	0	80.45	0	80.20
Total	**500**	**46,898**		**46,610**	
per ha		2,814		2,797	

Greenfield site. POS 2.58ha on site.

Large Greenfield 200

26	UNITS	**200**		Social Rent	75.00%	% of Aff	
	Affordable	40%	80	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

		Rounded
60	60	
0	0	
20	20	
0	0	
80	80	

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	8.889		Sub Area	All other areas
Net:Gross	75%		Gross	8.889	ha	Green Brov	Green
			Net	6.667	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	120		Rounded	m2	m2	Circulation	60		Rounded	m2	0		Rounded	m2	20		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	24.00	24	1,800	70	0.0%	20%	12.00	12	840	20%	0.00	0	0	35%	7.00	7	490	35%	0.00	0	0
Terrace	3	95	0.0%	10%	12.00	12	1,140	84	0.0%	25%	15.00	15	1,260	25%	0.00	0	0	30%	6.00	6	504	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	6.00	6	582	10%	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%	10%	6.00	6	474	10%	0.00	0	0	10%	2.00	2	158	10%	0.00	0	0
Semi	3	105	0.0%	35%	42.00	42	4,410	93	0.0%	10%	6.00	6	558	10%	0.00	0	0	10%	2.00	2	186	10%	0.00	0	0
Semi	4	120	0.0%	10%	12.00	12	1,440	106	0.0%	5%	3.00	3	318	5%	0.00	0	0	10%	2.00	2	212	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%	18.00	18	2,430	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%	5%	6.00	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%	5%	6.00	6	338	50	12.5%	20%	12.00	12	675	20%	0.00	0	0	5%	1.00	1	56	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**120.00**	**120**	**12,428**			**100%**	**60.00**	**60**	**4,707**	**100%**	**0.00**	**0**	**0**	**100%**	**20.00**	**20**	**1,606**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2		1,446		1,446	3,130	4,525,980
Terrace	3		1,446		1,446	2,904	4,199,184
Terrace	4		1,446		1,446	582	841,572
Semi	2		1,493		1,493	632	943,576
Semi	3		1,493		1,493	5,154	7,694,922
Semi	4		1,493		1,493	1,970	2,941,210
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	2,430	4,371,570
Det	5		1,799		1,799	870	1,565,130
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	1,069	1,822,219
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						18,741	28,905,363
							1,542 £/m2

Occupants		Population	
	Count	per unit	
1 bed	19	2.40	46
2 bed	51	2.40	122
3 bed	83	2.40	199
4 bed	41	2.40	98
5 bed	6	2.40	14
		Residents	**480**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		10,320	m2
		1.032	ha
Gross - Net		2.222	ha
Shortfall / Surplus		1.190	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		120	12,428	103.56	12,390	103.25
Social Rent		60	4,707	78.45	4,632	77.20
Affordable Rent		0	0	78.45	0	77.20
Shared Ownership		20	1,606	80.31	1,600	80.00
First Homes		0	0	80.31	0	80.00
Total		**200**	**18,741**		**18,622**	
per ha			2,811		2,793	

Greenfield site. POS 1.032ha on site.

Green field 100

27	UNITS	**100**		Social Rent	75.00%	% of Aff	
	Affordable	40%	40	Affordable Re	0.00%		
				Shared Owne	25.00%		
				First Homes	0.00%		

	Rounded
30	30
0	0
10	10
0	0
40	40

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	4.444		Sub Area	All other areas
Net:Gross	75%		Gross	4.444	ha	Green Brov	Green
			Net	3.333	ha	Use	Agricultural

	Beds	m2	Circulation	Market 60		Rounded	m2	m2	Circulation	Social Rent 30		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 10		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	12.00	12	900	70	0.0%	20%	6.00	6	420	20%	0.00	0	0	35%	3.50	4	280	35%	0.00	0	0
Terrace	3	95	0.0%	10%	6.00	6	570	84	0.0%	25%	7.50	8	672	25%	0.00	0	0	30%	3.00	3	252	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	3.00	3	291	10%	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%	10%	3.00	3	237	10%	0.00	0	0	10%	1.00	1	79	10%	0.00	0	0
Semi	3	105	0.0%	35%	21.00	21	2,205	93	0.0%	10%	3.00	3	279	10%	0.00	0	0	10%	1.00	1	93	10%	0.00	0	0
Semi	4	120	0.0%	10%	6.00	6	720	106	0.0%	5%	1.50	2	212	5%	0.00	0	0	10%	1.00	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%	9.00	9	1,215	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%	5%	3.00	3	435	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%	5%	3.00	3	169	50	12.5%	20%	6.00	5	281	20%	0.00	0	0	5%	0.50	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**60.00**	**60**	**6,214**			**100%**	**30.00**	**30**	**2,392**	**100%**	**0.00**	**0**	**0**	**100%**	**10.00**	**10**	**810**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,600	2,640,000
Terrace	3			1,650	1,650	1,494	2,465,100
Terrace	4			1,650	1,650	291	480,150
Semi	2			1,708	1,708	316	539,728
Semi	3			1,708	1,708	2,577	4,401,516
Semi	4			1,708	1,708	1,038	1,772,904
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	1,215	2,481,030
Det	5			2,042	2,042	435	888,270
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	450	876,150
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						9,416	16,544,848
							1,757 £/m2

Occupants	Count	Population per unit	
1 bed	8	2.40	19
2 bed	26	2.40	62
3 bed	42	2.40	101
4 bed	21	2.40	50
5 bed	3	2.40	7
		Residents	**240**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
2.1500	**m2**

Open Space Required			
		5,160	m2
		0.516	ha
Gross - Net		1.111	ha
Shortfall / Surplus		0.595	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		60	6,214	103.56	6,195	103.25
Social Rent		30	2,392	79.74	2,361	78.70
Affordable Rent		0	0	79.74	0	78.70
Shared Ownership		10	810	81.00	810	81.00
First Homes		0	0	81.00	0	81.00
Total		**100**	**9,416**		**9,366**	
per ha			2,825		2,810	

Greenfield site. POS 0.516ha on site.

Greenfield 40

28	UNITS	**40**	Social Rent	75.00%	% of Aff	12	12
	Affordable	40%	16 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		4	4
			First Homes	0.00%		0	0
						16	16

Modelling	
Density	30 units/ha
Net:Gross	85%

Area ha		
Total	1.569	
Gross	1.569	ha
Net	1.333	ha

Characteristics	
Sub Area	All other areas
Green Brov	Green
Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	24		Rounded	m2	m2	Circulation	12		Rounded	m2	0		Rounded	m2	4		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	4.80	5	375	70	0.0%	20%	2.40	3	210	20%	0.00	0	0	35%	1.40	2	140	35%	0.00	0	0
Terrace	3	95	0.0%	10%	2.40	2	190	84	0.0%	25%	3.00	3	252	25%	0.00	0	0	30%	1.20	2	168	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.20	1	97	10%	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%	10%	1.20	1	79	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	8.40	9	945	93	0.0%	10%	1.20	1	93	10%	0.00	0	0	10%	0.40	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	2.40	2	240	106	0.0%	5%	0.60	1	106	5%	0.00	0	0	10%	0.40	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%	3.60	4	540	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%	5%	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%	5%	1.20	1	56	50	12.5%	20%	2.40	2	113	20%	0.00	0	0	5%	0.20	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**24.00**	**24**	**2,491**			**100%**	**12.00**	**12**	**950**	**100%**	**0.00**	**0**	**0**	**100%**	**4.00**	**4**	**308**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	725	1,196,250
Terrace	3			1,650	1,650	610	1,006,500
Terrace	4			1,650	1,650	97	160,050
Semi	2			1,708	1,708	79	134,932
Semi	3			1,708	1,708	1,038	1,772,904
Semi	4			1,708	1,708	346	590,968
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	540	1,102,680
Det	5			2,042	2,042	145	296,090
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	169	328,556
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						3,749	6,588,930
							1,758 £/m2

Occupants		Population	
	Count	per unit	
1 bed	3	2.40	7
2 bed	11	2.40	26
3 bed	17	2.40	41
4 bed	8	2.40	19
5 bed	1	2.40	2
		Residents	**96**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
0.5500	**m2**

Open Space Required			
		528	m2
		0.053	ha
Gross - Net		0.235	ha
Shortfall / Surplus		0.182	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		24	2,491	103.80	2,485	103.54
Social Rent		12	950	79.13	937	78.08
Affordable Rent		0	0	79.13	0	78.08
Shared Ownership		4	308	77.00	308	77.00
First Homes		0	0	77.00	0	77.00
	Total	**40**	**3,749**		**3,730**	
	per ha		2,812		2,798	

Greenfield site. POS 0.053ha on site.

Greenfield	**12**						Rounded
29	UNITS	**12**	Social Rent	75.00%	% of Aff	3.6	4
	Affordable	40%	4.8 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		1.2	1
			First Homes	0.00%		0	0
						4.8	5

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	0.471		Sub Area	All other areas
Net:Gross	85%		Gross	0.471	ha	Green Brov	Green
			Net	0.400	ha	Use	Paddock

	Beds	m2	Circulation	Market 7.2		Rounded	m2	m2	Circulation	Social Rent 4		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	1.44	1	75	70	0.0%	20%	0.80	2	140	20%	0.00	0	0	35%	0.35	1	70	35%	0.00	0	0
Terrace	3	95	0.0%	10%	0.72	1	95	84	0.0%	25%	1.00	1	84	25%	0.00	0	0	30%	0.30	0	0	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.40	0	0	10%	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%	10%	0.40	0	0	10%	0.00	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	3	105	0.0%	35%	2.52	3	315	93	0.0%	10%	0.40	0	0	10%	0.00	0	0	10%	0.10	0	0	10%	0.00	0	0
Semi	4	120	0.0%	10%	0.72	1	120	106	0.0%	5%	0.20	0	0	5%	0.00	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%	15%	1.08	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%	5%	0.36	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%	5%	0.36	0	0	50	12.5%	20%	0.80	1	56	20%	0.00	0	0	5%	0.05	0	0	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**7.20**	**7**	**740**			**100%**	**4.00**	**4**	**280**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	285	470,250
Terrace	3			1,650	1,650	179	295,350
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	315	538,020
Semi	4			1,708	1,708	120	204,960
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	56	109,519
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						1,090	1,893,769
							1,737 £/m2

Occupants		Population	
	Count	per unit	
1 bed	1	2.40	2
2 bed	4	2.40	10
3 bed	5	2.40	12
4 bed	2	2.40	5
5 bed	0	2.40	0
		Residents	**29**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
0.3000	**m2**

Open Space Required			
		86	m2
		0.009	ha
Gross - Net		0.071	ha
Shortfall / Surplus		0.062	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		7	740	105.71	740	105.71
Social Rent		4	280	70.06	274	68.50
Affordable Rent		0	0	70.06	0	68.50
Shared Ownership		1	70	70.00	70	70.00
First Homes		0	0	70.00	0	70.00
	Total	**12**	**1,090**		**1,084**	
	per ha		2,726		2,710	

Greenfield site. POS 0.009ha on site.

Greenfield 9

30

UNITS	9	Social Rent	75.00%	% of Aff		Rounded
Affordable	40%	3.6 Affordable Re	0.00%		2.7	3
		Shared Owne	25.00%		0	0
		First Homes	0.00%		0.9	1
					0	0
					3.6	4

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	0.300		Sub Area	All other areas
Net:Gross	100%		Gross	0.300	ha	Green Brov	Green
			Net	0.300	ha	Use	Paddock

	Beds	m2	Circulation	Market 5.4		Rounded	m2	m2	Circulation	Social Rent 3		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%		0.00		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	84	0.0%	100%	3.00	3	252	100%	0.00	0	0	100%	1.00	1	84	100%	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%	40%	2.16	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%	40%	2.16	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%	1.08	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%		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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**5.40**	**5**	**515**			**100%**	**3.00**	**3**	**252**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**84**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	336	554,400
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	170	290,360
Semi	3			1,708	1,708	210	358,680
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	135	275,670
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						851	1,479,110
							1,738 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	2	2.40	5
3 bed	6	2.40	14
4 bed	1	2.40	2
5 bed	0	2.40	0
		Residents	**22**

ha/1000 residents	
	Parks and gardens
	Amenity Greenspace
	Natural and semi-natural
	Outdoor sport pitches, courts and greens, tracks and trail
	Equipped designated play areas
	Informal play provision
	0
	0
0.0000	**m2**

Open Space Required			
		0	m2
		0.000	ha
Gross - Net		0.000	ha
Shortfall / Surplus		0.000	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		5	515	103.00	515	103.00
Social Rent		3	252	84.00	252	84.00
Affordable Rent		0	0	84.00	0	84.00
Shared Ownership		1	84	84.00	84	84.00
First Homes		0	0	84.00	0	84.00
	Total	**9**	**851**		**851**	
	per ha		2,837		2,837	

Greenfield site. Modelled with affordable housing.

Bowmans Cross

32	UNITS	**5000**		Social Rent	75.00%	% of Aff	1500	1,500
	Affordable	40%	2000	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		500	500
				First Homes	0.00%		0	0
							2000	2000

Rounded

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	277.778		Sub Area	Bowmans Cross
Net:Gross	60%		Gross	277.778	ha	Green Brov	Green
			Net	166.667	ha	Use	Agricultural

	Beds	m2	Circulation	Market 3000		Rounded	m2	m2	Circulation	Social Rent 1,500		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 500		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	600.00	600	45,000	70	0.0%	20%	300.00	300	21,000	20%	0.00	0	0	35%	175.00	175	12,250	35%	0.00	0	0
Terrace	3	95	0.0%	10%	300.00	300	28,500	84	0.0%	25%	375.00	375	31,500	25%	0.00	0	0	30%	150.00	150	12,600	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	150.00	150	14,550	10%	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%	10%	150.00	150	11,850	10%	0.00	0	0	10%	50.00	50	3,950	10%	0.00	0	0
Semi	3	105	0.0%	35%	1,050.00	1,050	110,250	93	0.0%	10%	150.00	150	13,950	10%	0.00	0	0	10%	50.00	50	4,650	10%	0.00	0	0
Semi	4	120	0.0%	10%	300.00	300	36,000	106	0.0%	5%	75.00	75	7,950	5%	0.00	0	0	10%	50.00	50	5,300	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%	450.00	450	60,750	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%	5%	150.00	150	21,750	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%	5%	150.00	150	8,438	50	12.5%	20%	300.00	300	16,875	20%	0.00	0	0	5%	25.00	25	1,406	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**3,000.00**	**3,000**	**310,688**			**100%**	**1,500.00**	**1,500**	**117,675**	**100%**	**0.00**	**0**	**0**	**100%**	**500.00**	**500**	**40,156**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2		1,446		1,446	78,250	113,149,500
Terrace	3		1,446		1,446	72,600	104,979,600
Terrace	4		1,446		1,446	14,550	21,039,300
Semi	2		1,493		1,493	15,800	23,589,400
Semi	3		1,493		1,493	128,850	192,373,050
Semi	4		1,493		1,493	49,250	73,530,250
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	60,750	109,289,250
Det	5		1,799		1,799	21,750	39,128,250
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	26,719	45,555,469
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						468,519	722,634,069
							1,542 £/m2

Occupants		Population	
	Count	per unit	
1 bed	475	2.40	1,140
2 bed	1,275	2.40	3,060
3 bed	2,075	2.40	4,980
4 bed	1,025	2.40	2,460
5 bed	150	2.40	360
		Residents	**12,000**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		642,000	m2
		64.200	ha
Gross - Net		111.111	ha
Shortfall / Surplus		46.911	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		3,000	310,688	103.56	309,750	103.25
Social Rent		1,500	117,675	78.45	115,800	77.20
Affordable Rent		0	0	78.45	0	77.20
Shared Ownership		500	40,156	80.31	40,000	80.00
First Homes		0	0	80.31	0	80.00
	Total	**5,000**	**468,519**		**465,550**	
	per ha		2,811		2,793	

HBCA SA1. Potential Strategic Site as Sustainable Neighbourhood. Greenfield, Green Belt site. Modelled based on 5,000 units at 30

Watford Road (Nth) / Sth of Shenley Hill

39	UNITS	**1167**		Social Rent	75.00%	% of Aff	350.1	350
	Affordable	40%	466.8	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		116.7	117
				First Homes	0.00%		0	0
							466.8	467

Modelling			Area ha		Characteristics	
Density	35	units/ha	Total	50.953	Sub Area	Radlett
Net:Gross	65%		Gross	50.953	ha	Green Brov Green
			Net	33.343	ha	Use Agricultural

	Beds	m2	Circulation	Market 700.2		Rounded	m2	m2	Circulation	Social Rent 350		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 117		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	140.04	140	10,500	70	0.0%	20%	70.00	70	4,900	20%	0.00	0	0	35%	40.95	41	2,870	35%	0.00	0	0
Terrace	3	95	0.0%	10%	70.02	70	6,650	84	0.0%	25%	87.50	88	7,392	25%	0.00	0	0	30%	35.10	35	2,940	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	35.00	35	3,395	10%	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%	10%	35.00	35	2,765	10%	0.00	0	0	10%	11.70	12	948	10%	0.00	0	0
Semi	3	105	0.0%	35%	245.07	245	25,725	93	0.0%	10%	35.00	35	3,255	10%	0.00	0	0	10%	11.70	12	1,116	10%	0.00	0	0
Semi	4	120	0.0%	10%	70.02	70	8,400	106	0.0%	5%	17.50	18	1,908	5%	0.00	0	0	10%	11.70	12	1,272	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%	105.03	105	14,175	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%	5%	35.01	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%	5%	35.01	35	1,969	50	12.5%	20%	70.00	70	3,938	20%	0.00	0	0	5%	5.85	6	338	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**700.20**	**700**	**72,494**			**100%**	**350.00**	**351**	**27,553**	**100%**	**0.00**	**0**	**0**	**100%**	**117.00**	**118**	**9,484**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2		1,446		1,446	18,270	26,418,420
Terrace	3		1,446		1,446	16,982	24,555,972
Terrace	4		1,446		1,446	3,395	4,909,170
Semi	2		1,493		1,493	3,713	5,543,509
Semi	3		1,493		1,493	30,096	44,933,328
Semi	4		1,493		1,493	11,580	17,288,940
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	14,175	25,500,825
Det	5		1,799		1,799	5,075	9,129,925
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	6,244	10,645,594
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalo	2		1,673		1,673	0	0
						109,530	168,925,683
							1,542 £/m2

Occupants	Count	Population per unit	
1 bed	111	2.40	266
2 bed	298	2.40	715
3 bed	485	2.40	1,164
4 bed	240	2.40	576
5 bed	35	2.40	84
		Residents	**2,806**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		150,100	m2
		15.010	ha
Gross - Net		17.610	ha
Shortfall / Surplus		2.600	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	700	72,494	103.56	72,275	103.25
Social Rent	351	27,553	78.50	27,115	77.25
Affordable Rent	0	0	78.50	0	77.25
Shared Ownership	118	9,484	80.37	9,446	80.05
First Homes	0	0	80.37	0	80.05
Total	**1,169**	**109,530**		**108,836**	
per ha		3,285		3,264	

HRA SA5 / HRA SA7. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Gree

Home Farm

40	UNITS	**1040**		Social Rent	75.00%	% of Aff	312	312
	Affordable	40%	416	Affordable Re	0.00%		0	0
				Shared Owne	25.00%		104	52
				First Homes	0.00%		0	0
							416	364

Modelling			Area ha			Characteristics	
Density	35	units/ha	Total	45.224		Sub Area	Radlett
Net:Gross	66%		Gross	45.224	ha	Green Brov	Green
			Net	29.714	ha	Use	Agricultural

				Market						Social Rent				Affordable Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	624		Rounded	m2	m2	Circulation	312		Rounded	m2	0		Rounded	m2	52		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	20%	124.80	125	9,375	70	0.0%	20%	62.40	62	4,340	20%	0.00	0	0	35%	18.20	18	1,260	35%	0.00	0	0
Terrace	3	95	0.0%	10%	62.40	62	5,890	84	0.0%	25%	78.00	78	6,552	25%	0.00	0	0	30%	15.60	16	1,344	30%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	31.20	31	3,007	10%	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%	10%	31.20	31	2,449	10%	0.00	0	0	10%	5.20	5	395	10%	0.00	0	0
Semi	3	105	0.0%	35%	218.40	218	22,890	93	0.0%	10%	31.20	31	2,883	10%	0.00	0	0	10%	5.20	5	465	10%	0.00	0	0
Semi	4	120	0.0%	10%	62.40	62	7,440	106	0.0%	5%	15.60	16	1,696	5%	0.00	0	0	10%	5.20	5	530	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%	93.60	94	12,690	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%	5%	31.20	31	4,495	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%	5%	31.20	31	1,744	50	12.5%	20%	62.40	62	3,488	20%	0.00	0	0	5%	2.60	3	169	5%	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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%	**624.00**	**623**	**64,524**			**100%**	**312.00**	**311**	**24,415**	**100%**	**0.00**	**0**	**0**	**100%**	**52.00**	**52**	**4,163**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2		1,446		1,446	14,975	21,653,850
Terrace	3		1,446		1,446	13,786	19,934,556
Terrace	4		1,446		1,446	3,007	4,348,122
Semi	2		1,493		1,493	2,844	4,246,092
Semi	3		1,493		1,493	26,238	39,173,334
Semi	4		1,493		1,493	9,666	14,431,338
Det	3		1,799		1,799	0	0
Det	4		1,799		1,799	12,690	22,829,310
Det	5		1,799		1,799	4,495	8,086,505
Bungalow	2		1,673		1,673	0	0
Bungalow	3		1,673		1,673	0	0
Flat to5	1		1,705		1,705	5,400	9,207,000
Flat to5	2		1,705		1,705	0	0
Flat to5	3		1,705		1,705	0	0
Flat 6+	1		1,980		1,980	0	0
Flat 6+	2		1,980		1,980	0	0
Flat 6+	3		1,980		1,980	0	0
Sheltered	1		1,705		1,705	0	0
Sheltered	2		1,705		1,705	0	0
Extracare	1		1,816		1,816	0	0
Extracare	2		1,816		1,816	0	0
IRC Bungalov	2		1,673		1,673	0	0
						93,101	143,910,107
							1,546 £/m2

Occupants		Population	
	Count	per unit	
1 bed	96	2.40	230
2 bed	241	2.40	578
3 bed	410	2.40	984
4 bed	208	2.40	499
5 bed	31	2.40	74
		Residents	**2,366**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		126,602	m2
		12.660	ha
Gross - Net		15.510	ha
Shortfall / Surplus		2.849	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		623	64,524	103.57	64,330	103.26
Social Rent		311	24,415	78.50	24,027	77.26
Affordable Rent		0	0	78.50	0	77.26
Shared Ownership		52	4,163	80.05	4,144	79.69
First Homes		0	0	80.05	0	79.69
Total		**986**	**93,101**		**92,501**	
per ha			3,133		3,113	

HRA SA8. Potential Strategic Site as Sustainable Neighbourhood. Modelled based on information provided by HBC. Greenfield, Gree

FOR APPRAISALS

SITE			Site 1 Large Brownfield LD Housing 500	Site 2 Large Brownfield HD Housing 500	Site 3 Large Brownfield LD Housing 250	Site 4 Brownfield LD Housing 150	Site 5 Brownfield HD Housing 150	Site 6 Brownfield LD Housing 80	Site 7 Brownfield HD Housing 80	Site 8 Brownfield LD Housing 40	Site 9 Brownfield HD Housing 40	Site 10 Brownfield LD Housing 20	Site 11 Brownfield HD Housing 20	Site 12 Brownfield Housing 12	Site 13 Brownfield Housing 9	Site 14 Brownfield Housing 6	Site 15 Brownfield Housing 3	Site 16 Flats 250 Tall Building	Site 17 Flats 80 Tall Building	Site 18 Flats 150	Site 19 Flats 80	Site 20 Flats 40	Site 21 Flats 20	Site 22 Flats 12	Site 23 Flats 9	Site 24 Flats 6	Site 25 Large Greenfield 500	Site 26 Large Greenfield 200	Site 27 Green field 100	Site 28 Greenfield 40	Site 29 Greenfield 12	Site 30 Greenfield 9	Site 32 Bowmans Cross	Site 39 Watford Road (Nth) / Sth of Shenley Hill	Site 40 Home Farm
	Sub Area		1 All other areas	2 All other areas	3 All other areas	4 All other areas	5 All other areas	6 All other areas	7 All other areas	8 All other areas	9 All other areas	10 All other areas	11 All other areas	12 All other areas	13 All other areas	14 All other areas	15 All other areas	16 All other areas	17 All other areas	18 All other areas	19 All other areas	20 All other areas	21 All other areas	22 All other areas	23 All other areas	24 All other areas	25 All other areas	26 All other areas	27 All other areas	28 All other areas	29 All other areas	30 All other areas	32 Bowmans Cross	39 Radlett	40 Radlett
	Green/ Brown		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Existing Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Agricultural	Agricultural	Agricultural
AREA																																			
	Total	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	277.778	50.953	45.224
	Gross	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	277.778	50.953	45.224
	Net	ha	16.667	12.500	7.143	4.286	3.333	2.286	1.778	1.143	0.889	0.571	0.444	0.267	0.200	0.133	0.067	1.563	0.500	1.250	0.667	0.444	0.267	0.160	0.150	0.100	16.667	6.667	3.333	1.333	0.400	0.300	166.667	33.343	29.714
UNITS																																			
	Units		500	500	250	150	150	80	80	40	40	20	20	12	9	6	3	250	80	150	80	40	20	12	9	6	500	200	100	40	12	9	5000	1167	1040
UNIT SIZE																																			
Total	Market	sqm	103.56	98.56	104.28	104.76	99.71	103.28	92.76	102.55	93.59	104.69	90.52	95.00	106.11	95.00	115.00	82.60	82.39	79.13	79.22	79.45	78.28	79.55	78.13	76.88	103.56	103.56	103.56	103.80	105.71	103.00	104	103.56	103.57
	Social Rent	sqm	78.71	76.43	79.38	79.13	76.73	77.05	76.30	79.13	76.88	78.38	76.88	76.81	106.11	95.00	115.00	73.38	73.22	70.80	70.41	70.41	69.38	69.19	78.13	76.88	78.71	78.45	79.74	79.13	70.06	84.00	78	78.50	78.50
	Affordable Rent	sqm	78.71	76.43	79.38	79.13	76.73	77.05	76.30	79.13	76.88	78.38	76.88	76.81	106.11	95.00	115.00	73.38	73.22	70.80	70.41	70.41	69.38	69.19	78.13	76.88	78.71	78.45	79.74	79.13	70.06	84.00	78	78.50	78.50
	Shared Ownership	sqm	80.45	79.37	82.09	82.82	78.28	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	74.27	71.96	71.03	69.19	69.19	75.94	68.63	78.13	76.88	80.45	80.31	81.00	77.00	70.00	84.00	80	80.37	80.05
	First Homes	sqm	80.45	79.37	82.09	82.82	78.28	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	74.27	71.96	71.03	69.19	69.19	75.94	68.63	78.13	76.88	80.45	80.31	81.00	77.00	70.00	84.00	80	80.37	80.05
Saleable																																			
	Market	sqm	103.25	98.25	104.03	104.56	99.50	103.02	92.50	102.29	93.33	104.17	90.00	95.00	106.11	95.00	115.00	70.60	70.42	70.33	70.42	70.63	69.58	70.71	69.44	68.33	103.25	103.25	103.25	103.54	105.71	103.00	103	103.25	103.26
	Social Rent	sqm	77.50	75.22	78.29	78.02	75.62	75.75	75.00	78.08	75.83	77.33	75.83	75.25	106.11	95.00	115.00	62.72	62.58	62.93	62.58	62.58	61.67	61.50	69.44	68.33	77.50	77.20	78.70	78.08	68.50	84.00	77	77.25	77.26
	Affordable Rent	sqm	77.50	75.22	78.29	78.02	75.62	75.75	75.00	78.08	75.83	77.33	75.83	75.25	106.11	95.00	115.00	62.72	62.58	62.93	62.58	62.58	61.67	61.50	69.44	68.33	77.50	77.20	78.70	78.08	68.50	84.00	77	77.25	77.26
	Shared Ownership	sqm	80.20	79.12	81.84	82.40	77.87	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	63.48	61.50	63.13	61.50	61.50	67.50	61.00	69.44	68.33	80.20	80.00	81.00	77.00	70.00	84.00	80	80.05	79.69
	First Homes	sqm	80.20	79.12	81.84	82.40	77.87	82.00	78.63	73.50	77.00	77.00	77.00	70.00	106.11	95.00	115.00	63.48	61.50	63.13	61.50	61.50	67.50	61.00	69.44	68.33	80.20	80.00	81.00	77.00	70.00	84.00	80	80.05	79.69
BASE CONSTRUCTION																																			
	BCIS +	£/sqm	1,542	1,501	1,542	1,761	1,714	1,755	1,682	1,757	1,679	1,773	1,684	1,683	1,679	1,650	1,839	1,980	2,327	1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,542	1,542	1,757	1,758	1,737	1,738	1,542	1,542	1,546
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	5%	5%	10%	10%	10%	10%	10%	10%	10%	15%	15%	15%	15%	15%	15%	15%	10%	15%
	Extras		450,000	225,000	232,500	142,500	75,000	67,500	0	37,500	0	22,500	0	0	0	0	7,500	0	0	0	0	0	0	0	0	0	450,000	180,000	90,000	37,500	7,500	7,500	4,500,000	1,050,000	937,500
	Abnormals	%	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%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
		£	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	0	0	0
	Contingency	%	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%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%
	Small Sites	%																																	
FEES																																			
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189	189
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%	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%	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	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%	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%	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%	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%	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%	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%	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	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	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%	0.0%
LAND																																			
	EUV		1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	25,000	25,000	25,000	25,000	100,000	100,000	25,000	25,000	25,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Premium	£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000	225,000	225,000	225,000
	Easements etc	£																																	
VALUES																																			
	Market	£/m2	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,255	7,500	7,500
	Social Rent	£/m2	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735	1,735
	Affordable Rent	£/m2	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420
	Shared Ownership	£/m2	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,250	5,079	5,250	5,250
	First Homes	£/m2	3,117	3,160	3,055	3,034	3,211	3,049	3,180	3,401	3,247	3,247	3,247	3,571	3,571	3,571	3,571	3,938	4,065	3,960	4,065	4,065	3,704	4,098	4,098	4,098	3,117	3,125	3,086	3,247	3,571	2,976	3,125	3,123	3,137
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	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	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	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	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	0
POLICY REQUIREMENTS																																			
	Biodiversity NG	%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%	0.15%
		£/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	0
	CO2 Plus	%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
		£/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	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	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%	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	0.00
		£/unit	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00
	Water	£/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	0.00
		£/unit	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
	Circular	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/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	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	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%	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	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	0
	Pre CIL s106	£/unit	10,255	10,255	10,315	10,315	10,315	10,278	10,278	10,340	10,340	10,215	10,215	10,298	10,715	10,715	10,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	10,255	10,240	10,315	10,340	10,298	10,715	40,715	40,715	40,715
	Post CIL s106	£/unit	10,255	10,255	10,315	10,315	10,315	10,278	10,278	10,340	10,340	10,215	10,215	10,298	10,715	10,715	10,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	5,715	10,255	10,240	10,315	10,340	10,298	10,715	40,715	40,715	40,715
	CIL	Houses	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26	301.26
		Flats	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	0.00	0.00
	BSL	Greenfield																									47.37	47.37	47.37	47.37	47.37	47.37	47.37	47.37	47.37
		Brownfield	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69	23.69									
	Affordable Housing																																		
	Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Social Rent	75.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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	25.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28	Site 29	Site 30	Site 32	Site 39	Site 40
			Large Brownfield LD Housing 500	Large Brownfield HD Housing 500	Large Brownfield LD Housing 250	Brownfield LD Housing 150	Brownfield HD Housing 150	Brownfield LD Housing 80	Brownfield HD Housing 80	Brownfield LD Housing 40	Brownfield HD Housing 40	Brownfield LD Housing 20	Brownfield HD Housing 20	Brownfield Housing 12	Brownfield Housing 9	Brownfield Housing 6	Brownfield Housing 3	Flats 250 Tall Building	Flats 80 Tall Building	Flats 150	Flats 80	Flats 40	Flats 20	Flats 12	Flats 9	Flats 6	Large Greenfield 500	Large Greenfield 200	Green field 100	Greenfield 40	Greenfield 12	Greenfield 9	Bowmans Cross	Watford Road (Nth) / Sth of Shenley Hill	Home Farm
			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	30	32	39	40
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Agricultural	Agricultural	Agricultural
			All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	All other areas	Bowmans Cross	Radlett	Radlett
Site Area	Gross	ha	30.303	19.231	9.524	5.714	4.444	3.048	2.092	1.345	1.046	0.672	0.444	0.267	0.200	0.133	0.067	1.838	0.588	1.471	0.784	0.444	0.267	0.160	0.150	0.100	30.303	8.889	4.444	1.569	0.471	0.300	277.778	50.953	45.224
	Net	ha	16.667	12.500	7.143	4.286	3.333	2.286	1.778	1.143	0.889	0.571	0.444	0.267	0.200	0.133	0.067	1.563	0.500	1.250	0.667	0.444	0.267	0.160	0.150	0.100	16.667	6.667	3.333	1.333	0.400	0.300	166.667	33.343	29.714
Units			500	500	250	150	150	80	80	40	40	20	20	12	9	6	3	250	80	150	80	40	20	12	9	6	500	200	100	40	12	9	5,000	1,167	1,040
			0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	100.0%	100.0%	100.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	100.0%	100.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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 Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	0.0%	0.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	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		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
			0	0	0	0	0	0	0	0	0	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	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	25,000	25,000	25,000	25,000	100,000	100,000	25,000	25,000	25,000
		£ site	45,454,545	28,846,154	14,285,714	8,571,429	6,666,667	4,571,429	3,137,255	2,016,807	1,568,627	1,008,403	666,667	400,000	300,000	200,000	100,000	2,757,353	882,353	2,205,882	1,176,471	666,667	400,000	240,000	225,000	150,000	757,576	222,222	111,111	39,216	47,059	30,000	6,944,444	1,273,825	1,130,600
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uplift		£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	350,000	350,000	350,000	350,000	350,000	350,000	225,000	225,000	225,000
		£ site	9,090,909	5,769,231	2,857,143	1,714,286	1,333,333	914,286	627,451	403,361	313,725	201,681	133,333	80,000	60,000	40,000	20,000	551,471	176,471	441,176	235,294	133,333	80,000	48,000	45,000	30,000	10,606,061	3,111,111	1,555,556	549,020	164,706	105,000	62,500,000	11,464,425	10,175,400
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	375,000	375,000	375,000	375,000	450,000	450,000	250,000	250,000	250,000
		£ site	54,545,455	34,615,385	17,142,857	10,285,714	8,000,000	5,485,714	3,764,706	2,420,168	1,882,353	1,210,084	800,000	480,000	360,000	240,000	120,000	3,308,824	1,058,824	2,647,059	1,411,765	800,000	480,000	288,000	270,000	180,000	11,363,636	3,333,333	1,666,667	588,235	211,765	135,000	69,444,444	12,738,250	11,306,000
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual	Gross	£/ha	2,257,742	3,483,599	3,411,258	2,968,706	3,776,390	2,841,188	3,907,410	3,310,358	4,172,454	3,436,396	4,791,659	5,128,300	11,333,786	10,252,254	11,263,305	5,115,717	676,155	4,111,950	4,108,411	3,653,252	3,050,298	3,131,136	7,047,761	6,972,835	2,292,995	2,972,627	2,573,656	2,898,238	3,195,705	3,582,942	784,407	2,440,400	2,378,386
	Net	£/ha	4,104,985	5,359,383	4,548,344	3,958,274	5,035,186	3,788,251	4,596,953	3,894,539	4,908,770	4,042,819	4,791,659	5,128,300	11,333,786	10,252,254	11,263,305	6,018,491	795,477	4,837,588	4,833,425	3,653,252	3,050,298	3,131,136	7,047,761	6,972,835	4,169,082	3,963,502	3,431,541	3,409,692	3,759,653	3,582,942	1,307,345	3,729,305	3,619,812
		£ site	68,416,413	66,992,291	32,488,172	16,964,033	16,783,954	8,658,860	8,172,362	4,450,901	4,363,351	2,310,182	2,129,626	1,367,547	2,266,757	1,366,967	750,887	9,403,892	397,738	6,046,985	3,222,283	1,623,667	813,413	500,982	1,057,164	697,284	69,484,700	26,423,348	11,438,472	4,546,256	1,503,861	1,074,883	217,890,872	124,345,684	107,560,117

Other Areas - Appendix
Site 1

Site 1	1 Large Brownfie Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	300	7,500	232,312,500	31,069
Affordable Overall			40%	200			
Social Rent	78.71	77.50	30.00%	150	1,735	20,169,375	11,806
Affordable Rent	78.71	77.50	0.00%	0	3,420	0	0
Shared Ownersl	80.45	80.20	10.00%	50	5,250	21,052,500	4,023
First Homes	80.45	80.20	0.00%	0	3,117	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	16.667	ha	30	/ha		273,534,375	46,898
SITE AREA - Gro	30.303	ha	17	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		68,416,413	4,104,985	2,257,742
Existing Use Value		45,454,545		1,500,000
Uplift	20%	9,090,909		300,000
Plus /ha	0	0		0
Benchmark Land Value		54,545,455		1,800,000
Additional Profit		35,507,193	1,143	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 147,421,463

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				68,416,413	
	Stamp Duty			3,410,321		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,026,246	4,436,567	
Fees						
	Planning			116,800		
	Professional		8.00%	7,959,543	8,076,343	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	79,541,020		
		Extras		450,000		
		Unit extras	4,757.00	2,378,500		
		Site	10.00%	7,954,102		
	BNG			677,427		
	Contingency	5.00%		4,516,181		
	Abnormals	5.00%		3,977,051		
				0	99,494,282	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	8,206,031		
	Legals	%	0.5%	1,367,672		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,573,703	189,997,307

Developers Profit				
	Market Housing	% Value	17.50%	40,654,688
	Affordable Hou:	% Value	17.50%	7,213,828
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		68,416,413
	Total	3,410,321

Stamp duty calc - AP		
Land payment		54,545,455
	Total	2,716,773

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	736,019	
		Total	736,019

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	301.26	£/sqm	9,359,772

BNG	0.75%	Total	677,427

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.87	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.06	4,757.00

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	70	70	70	70	70	70	70	10				
Market Housing		32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	4,646,250	0	0	0
Social Rent		2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	403,388	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	421,050	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**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**5,470,688**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,410,321											
Easements etc.	0											
Legals Acquisition	1,026,246											
Planning Fee	116,800											
Professional	7,959,543											
Build Cost - BCIS Base		12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	12,645,307	1,806,472	0	0	0
BSL/s106/CIL/Tariff		10,180,664	820,893	820,893	820,893	820,893	820,893	820,893	117,270	0	0	0
BNG		94,840	94,840	94,840	94,840	94,840	94,840	94,840	13,549	0	0	0
Contingency		632,265	632,265	632,265	632,265	632,265	632,265	632,265	90,324	0	0	0
Abnormals		556,787	556,787	556,787	556,787	556,787	556,787	556,787	79,541	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	164,121	0	0	0
Legals	0	191,474	191,474	191,474	191,474	191,474	191,474	191,474	27,353	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**12,512,910**	**25,450,182**	**16,090,410**	**16,090,410**	**16,090,410**	**16,090,410**	**16,090,410**	**16,090,410**	**2,298,630**	**0**	**0**	**0**
For Residual Va Land	**68,416,413**											
Interest		6,069,699	5,561,579	4,313,368	2,971,540	1,529,075	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-80,929,323	6,774,931	16,642,823	17,891,034	19,232,862	20,675,327	22,204,402	22,204,402	3,172,057	0	0	0
Opening Balance	0											
Closing Balance	-80,929,323	-74,154,391	-57,511,569	-39,620,534	-20,387,672	287,654	22,492,056	44,696,458	47,868,516	47,868,516	47,868,516	47,868,516

	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												40,654,688
rdable for Rent												7,213,828
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-47,868,516
Opening Balance												
Closing Balance	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	0

Other Areas - Appendix
Site 2

Site 2	2 Large Brownfie Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	98.56	98.25	60.00%	300	7,500	221,062,500	29,569
Affordable Overall			40%	200			
Social Rent	76.43	75.22	30.00%	150	1,735	19,576,005	11,464
Affordable Rent	76.43	75.22	0.00%	0	3,420	0	0
Shared Ownersl	79.37	79.12	10.00%	50	5,250	20,769,000	3,969
First Homes	79.37	79.12	0.00%	0	3,160	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	12.500	ha	40	/ha		261,407,505	45,002
SITE AREA - Gro	19.231	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		66,992,291	5,359,383	3,483,599
Existing Use Value		28,846,154		1,500,000
Uplift	20%	5,769,231		300,000
Plus /ha	0	0		0
Benchmark Land Value		34,615,385		1,800,000
Additional Profit		62,349,525	2,109	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 140,099,804

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				66,992,291	
	Stamp Duty			3,339,115		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,004,884	4,343,999	
Fees						
	Planning			116,800		
	Professional		8.00%	7,431,465	7,548,265	
CONSTRUCTION						
	Build Cost	BCIS +	1,651	74,296,400		
		Extras		225,000		
		Unit extras	4,757.00	2,378,500		
		Site	10.00%	7,429,640		
	BNG			632,472		
	Contingency	5.00%		4,216,477		
	Abnormals	5.00%		3,714,820		
				0	92,893,308	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	7,842,225		
	Legals	%	0.5%	1,307,038		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,149,263	**180,927,125**

Developers Profit				
	Market Housing	% Value	17.50%	**38,685,938**
	Affordable Hou:	% Value	17.50%	**7,060,376**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		66,992,291
	Total	3,339,115

Stamp duty calc - AP		
Land payment		34,615,385
	Total	1,720,269

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	700,484	
		Total	700,484

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	301.26	£/sqm	**8,907,882**

BNG	0.75%	**Total**	632,472

Unit Build Time		3	Quarters

Build Cost			/m2	
			1,500.89	Per Unit
CO2 Plus	8.00%		120.07	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.02	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	
			1,650.98	**4,757.00**

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	70	70	70	70	70	70	70	10				
Market Housing		30,948,750	30,948,750	30,948,750	30,948,750	30,948,750	30,948,750	30,948,750	4,421,250	0	0	0
Social Rent		2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	2,740,641	391,520	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,907,660	2,907,660	2,907,660	2,907,660	2,907,660	2,907,660	2,907,660	415,380	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**	**36,597,051**	**36,597,051**	**36,597,051**	**36,597,051**	**36,597,051**	**36,597,051**	**36,597,051**	**5,228,150**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,339,115											
Easements etc.	0											
Legals Acquisition	1,004,884											
Planning Fee	116,800											
Professional	7,431,465											
Build Cost - BCIS Base		11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	11,806,136	1,686,591	0	0	0
BSL/s106/CIL/Tariff		9,723,799	815,918	815,918	815,918	815,918	815,918	815,918	116,560	0	0	0
BNG		88,546	88,546	88,546	88,546	88,546	88,546	88,546	12,649	0	0	0
Contingency		590,307	590,307	590,307	590,307	590,307	590,307	590,307	84,330	0	0	0
Abnormals		520,075	520,075	520,075	520,075	520,075	520,075	520,075	74,296	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,097,912	1,097,912	1,097,912	1,097,912	1,097,912	1,097,912	1,097,912	156,845	0	0	0
Legals	0	182,985	182,985	182,985	182,985	182,985	182,985	182,985	26,141	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**11,892,264**	**24,009,759**	**15,101,878**	**15,101,878**	**15,101,878**	**15,101,878**	**15,101,878**	**15,101,878**	**2,157,411**	**0**	**0**	**0**
For Residual Va Land	**66,992,291**											
Interest		5,916,342	5,416,020	4,210,084	2,913,702	1,520,092	21,961	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-78,884,555	6,670,950	16,079,153	17,285,089	18,581,471	19,975,081	21,473,212	21,495,173	3,070,739	0	0	0
Opening Balance	0											
Closing Balance	-78,884,555	-72,213,605	-56,134,452	-38,849,363	-20,267,892	-292,811	21,180,401	42,675,574	45,746,313	45,746,313	45,746,313	45,746,313

	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												38,685,938
rdable for Rent												7,060,376
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-45,746,313
Opening Balance												
Closing Balance	45,746,313	45,746,313	45,746,313	45,746,313	45,746,313	45,746,313	45,746,313	45,746,313	45,746,313	45,746,313	45,746,313	0

Other Areas - Appendix
Site 3

Site 3	3 Large Brownfie Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.28	104.03	60.00%	150	7,500	117,037,500	15,643
Affordable Overall			40%	100			
Social Rent	79.38	78.29	30.00%	75	1,735	10,187,920	5,953
Affordable Rent	79.38	78.29	0.00%	0	3,420	0	0
Shared Ownersl	82.09	81.84	10.00%	25	5,250	10,741,500	2,052
First Homes	82.09	81.84	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	7.143	ha	35	/ha		**137,966,920**	**23,648**
SITE AREA - Gro	9.524	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**32,488,172**	**4,548,344**	**3,411,258**
Existing Use Value		14,285,714		1,500,000
Uplift	20%	2,857,143		300,000
Plus /ha	0	0		0
Benchmark Land Value		**17,142,857**		**1,800,000**

Additional Profit	-11,647,585	-745	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 22,919,976

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				32,488,172	
	Stamp Duty			1,613,909		
	Easements etc.			0		
	Legals /Acquisition		1.50%	487,323	2,101,231	
Fees						
	Planning			69,550		
	Professional		8.00%	4,013,169	4,082,719	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	40,108,069		
		Extras		232,500		
		Unit extras	4,757.00	1,189,250		
		Site	10.00%	4,010,807		
	BNG			341,555		
	Contingency	5.00%		2,277,031		
	Abnormals	5.00%		2,005,403		
				0	50,164,615	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	4,139,008		
	Legals	%	0.5%	689,835		
		£/unit	0	0		
	Misc.	%	0.0%	0	4,828,842	**93,665,581**

Developers Profit				
	Market Housing	% Value	17.50%	**20,481,563**
	Affordable Hou:	% Value	17.50%	**3,662,649**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		32,488,172
	Total	1,613,909

Stamp duty calc - AP		
Land payment		17,142,857
	Total	846,643

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	370,571	
		Total	370,571

Pre CIL s106	10,315	£/ Unit (all)	
		Total	2,578,750

Post CIL s106	10,315	£/ Unit (all)	
		Total	2,578,750

CIL	301.26	£/sqm	**4,712,460**

BNG	0.75%	**Total**	341,555

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,541.86	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.04	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	12				
Market Housing				0	0	0	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	6,554,100	5,617,800
Social Rent				0	0	0	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	570,524	489,020
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	601,524	515,592
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**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**7,726,148**	**6,622,412**
EXPENDITURE																								
Stamp Duty	1,613,909																							
Easements etc.	0																							
Legals Acquisition	487,323																							
Planning Fee	69,550																							
Professional	2,006,585		2,006,585																					
Build Cost - BCIS Base		0	850,092	1,700,183	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,550,275	2,428,833	1,578,742	728,650	0	0
BSL/BSL/s106/CIL/Tariff		0	1,226,252	1,274,388	1,322,525	1,322,525	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	165,162	158,285	110,149	62,012	20,752	17,787
BNG		0	6,376	12,751	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	19,127	18,216	11,841	5,465	0	0
Contingency		0	42,505	85,009	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	127,514	121,442	78,937	36,433	0	0
Abnormals		0	37,434	74,868	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	112,303	106,955	69,521	32,086	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	231,784	198,672
Legals	0	0	0	0	0	0	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	38,631	33,112
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**4,177,366**	**0**	**4,169,242**	**3,147,201**	**4,131,743**	**4,131,743**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,244,796**	**3,104,147**	**2,119,604**	**1,135,061**	**291,167**	**249,572**
For Residual Va Land	**32,488,172**																							
Interest		687,479	700,369	791,674	865,528	959,227	1,054,683	990,433	924,978	858,296	790,364	721,158	650,654	578,828	505,656	431,112	355,170	277,804	198,987	118,693	34,256	0	0	0
Developers Return																								
Market Housing																								20,481,563
rdable for Rent																								3,662,649
First Homes																								0
Cash Flow	-36,665,538	-687,479	-4,869,611	-3,938,875	-4,997,272	-5,090,970	3,426,669	3,490,919	3,556,374	3,623,056	3,690,988	3,760,194	3,830,698	3,902,524	3,975,696	4,050,240	4,126,182	4,203,548	4,282,365	4,503,308	5,572,288	6,591,087	7,434,980	-17,771,371
Opening Balance	0																							
Closing Balance	-36,665,538	-37,353,017	-42,222,629	-46,161,504	-51,158,775	-56,249,745	-52,823,076	-49,332,157	-45,775,783	-42,152,727	-38,461,739	-34,701,544	-30,870,846	-26,968,323	-22,992,627	-18,942,387	-14,816,205	-10,612,657	-6,330,292	-1,826,984	3,745,304	10,336,390	17,771,371	0

Other Areas - Appendix
Site 4

Site 4	4 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.76	104.56	60.00%	90	7,500	70,575,000	9,429
Affordable Overall			40%	60			
Social Rent	79.13	78.02	30.00%	45	1,735	6,091,585	3,561
Affordable Rent	79.13	78.02	0.00%	0	3,420	0	0
Shared Ownersl	82.82	82.40	10.00%	15	5,250	6,489,000	1,242
First Homes	82.82	82.40	0.00%	0	3,034	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		**83,155,585**	**14,232**
SITE AREA - Gro	5.714	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**16,964,033**	**3,958,274**	**2,968,706**
Existing Use Value		8,571,429		1,500,000
Uplift	20%	1,714,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**10,285,714**		**1,800,000**
Additional Profit		**-1,195,315**	**-127**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 26,619,622

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				16,964,033	
	Stamp Duty			837,702		
	Easements etc.			0		
	Legals /Acquisition		1.50%	254,460	1,092,162	
Fees						
	Planning			50,650		
	Professional		8.00%	2,748,010	2,798,660	
CONSTRUCTION						
	Build Cost	BCIS +	1,937	27,566,329		
		Extras		142,500		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,756,633		
	BNG			233,843		
	Contingency	5.00%		1,558,951		
	Abnormals	5.00%		1,378,316		
				0	34,350,121	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,494,668		
	Legals	%	0.5%	415,778		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,910,445	**58,115,422**

Developers Profit				
	Market Housing	% Value	17.50%	**12,350,625**
	Affordable Hou:	% Value	17.50%	**2,201,602**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		16,964,033
	Total	837,702

Stamp duty calc - AP		
Land payment		10,285,714
	Total	503,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	223,367	
		Total	223,367

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

CIL	301.26	£/sqm	**2,840,505**

BNG	0.75%	**Total**	233,843

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,760.84	Per Unit
CO2 Plus	8.00%		140.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.22	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	
			1,936.93	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	10											
Market Housing				0	0	0	6,587,000	6,587,000	6,587,000	6,587,000	6,587,000	6,587,000	6,587,000	6,587,000	6,587,000	6,587,000	4,705,000	0	0	0	0	0	0	0
Social Rent				0	0	0	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	568,548	406,106	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	0	0	0	0	0
Shared Ownership				0	0	0	605,640	605,640	605,640	605,640	605,640	605,640	605,640	605,640	605,640	605,640	432,600	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**	**7,761,188**	**7,761,188**	**7,761,188**	**7,761,188**	**7,761,188**	**7,761,188**	**7,761,188**	**7,761,188**	**7,761,188**	**7,761,188**	**5,543,706**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	837,702																							
Easements etc.	0																							
Legals Acquisition	254,460																							
Planning Fee	50,650																							
Professional	1,374,005		1,374,005																					
Build Cost - BCIS Base		0	970,014	1,940,027	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,910,041	2,632,894	1,662,881	692,867	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	758,263	806,400	854,536	854,536	165,258	165,258	165,258	165,258	165,258	165,258	151,504	103,368	55,231	20,848	14,891	0	0	0	0	0	0	0
BNG		0	7,275	14,550	21,825	21,825	21,825	21,825	21,825	21,825	21,825	21,825	19,747	12,472	5,197	0	0	0	0	0	0	0	0	0
Contingency		0	48,501	97,001	145,502	145,502	145,502	145,502	145,502	145,502	145,502	145,502	131,645	83,144	34,643	0	0	0	0	0	0	0	0	0
Abnormals		0	42,881	85,762	128,643	128,643	128,643	128,643	128,643	128,643	128,643	128,643	116,391	73,510	30,629	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	232,836	232,836	232,836	232,836	232,836	232,836	232,836	232,836	232,836	232,836	166,311	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	38,806	38,806	38,806	38,806	38,806	38,806	38,806	38,806	38,806	38,806	27,719	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,516,817**	**0**	**3,200,938**	**2,943,741**	**4,060,548**	**4,060,548**	**3,642,911**	**3,642,911**	**3,642,911**	**3,642,911**	**3,642,911**	**3,642,911**	**3,323,823**	**2,207,016**	**1,090,209**	**292,489**	**208,921**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,964,033**																							
Interest		365,266	372,115	439,109	502,538	588,096	675,258	610,701	544,934	477,934	409,677	340,141	269,301	191,150	90,593	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								12,350,625
rdable for Rent																								2,201,602
First Homes																								0
Cash Flow	-19,480,850	-365,266	-3,573,053	-3,382,850	-4,563,085	-4,648,643	3,443,020	3,507,576	3,573,343	3,640,344	3,708,600	3,778,136	4,168,064	5,363,022	6,580,386	7,468,699	5,334,785	0	0	0	0	0	0	-14,552,227
Opening Balance	0																							
Closing Balance	-19,480,850	-19,846,116	-23,419,169	-26,802,019	-31,365,104	-36,013,748	-32,570,728	-29,063,152	-25,489,808	-21,849,465	-18,140,865	-14,362,729	-10,194,665	-4,831,642	1,748,744	9,217,443	14,552,227	14,552,227	14,552,227	14,552,227	14,552,227	14,552,227	14,552,227	0

Other Areas - Appendix
Site 5

Site 5	5	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	99.71	99.50	60.00%	90	7,500	67,162,500	8,974
Affordable Overall			40%	60			
Social Rent	76.73	75.62	30.00%	45	1,735	5,904,205	3,453
Affordable Rent	76.73	75.62	0.00%	0	3,420	0	0
Shared Ownersl	78.28	77.87	10.00%	15	5,250	6,132,000	1,174
First Homes	78.28	77.87	0.00%	0	3,211	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		79,198,705	13,601
SITE AREA - Gro	4.444	ha	34	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		16,783,954	5,035,186	3,776,390
Existing Use Value		6,666,667		1,500,000
Uplift	20%	1,333,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		8,000,000		1,800,000

Additional Profit	2,429,972	271	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 25,057,675

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				16,783,954	
	Stamp Duty			828,698		
	Easements etc.			0		
	Legals /Acquisition		1.50%	251,759	1,080,457	
Fees						
	Planning			50,650		
	Professional		8.00%	2,555,253	2,605,903	
CONSTRUCTION						
	Build Cost	BCIS +	1,885	25,639,213		
		Extras		75,000		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,563,921		
	BNG			217,438		
	Contingency	5.00%		1,449,584		
	Abnormals	5.00%		1,281,961		
				0	31,940,666	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,375,961		
	Legals	%	0.5%	395,994		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,771,955	**55,182,936**

Developers Profit				
	Market Housing	% Value	17.50%	**11,753,438**
	Affordable Hou:	% Value	17.50%	**2,106,336**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		16,783,954
	Total	828,698

Stamp duty calc - AP		
Land payment		8,000,000
	Total	389,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	212,588	
		Total	212,588

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,547,250

CIL	301.26	£/sqm	**2,703,432**

BNG	0.75%	**Total**	217,438

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,713.73	Per Unit
CO2 Plus	8.00%		137.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.27	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	
			1,885.10	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	10											
Market Housing				0	0	0	6,268,500	6,268,500	6,268,500	6,268,500	6,268,500	6,268,500	6,268,500	6,268,500	6,268,500	6,268,500	4,477,500	0	0	0	0	0	0	0
Social Rent				0	0	0	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	551,059	393,614	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	0	0	0	0	0
Shared Ownership				0	0	0	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	572,320	408,800	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**	**7,391,879**	**7,391,879**	**7,391,879**	**7,391,879**	**7,391,879**	**7,391,879**	**7,391,879**	**7,391,879**	**7,391,879**	**7,391,879**	**5,279,914**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	828,698																							
Easements etc.	0																							
Legals Acquisition	251,759																							
Planning Fee	50,650																							
Professional	1,277,627		1,277,627																					
Build Cost - BCIS Base		0	901,963	1,803,927	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,705,890	2,448,187	1,546,223	644,260	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	723,995	772,131	820,268	820,268	164,252	164,252	164,252	164,252	164,252	164,252	150,498	102,362	54,225	19,842	14,173	0	0	0	0	0	0	0
BNG		0	6,765	13,529	20,294	20,294	20,294	20,294	20,294	20,294	20,294	20,294	18,361	11,597	4,832	0	0	0	0	0	0	0	0	0
Contingency		0	45,098	90,196	135,295	135,295	135,295	135,295	135,295	135,295	135,295	135,295	122,409	77,311	32,213	0	0	0	0	0	0	0	0	0
Abnormals		0	39,883	79,766	119,650	119,650	119,650	119,650	119,650	119,650	119,650	119,650	108,254	68,371	28,488	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	221,756	221,756	221,756	221,756	221,756	221,756	221,756	221,756	221,756	221,756	158,397	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	36,959	36,959	36,959	36,959	36,959	36,959	36,959	36,959	36,959	36,959	26,400	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,408,734**	**0**	**2,995,331**	**2,759,551**	**3,801,397**	**3,801,397**	**3,404,096**	**3,404,096**	**3,404,096**	**3,404,096**	**3,404,096**	**3,404,096**	**3,106,426**	**2,064,580**	**1,022,733**	**278,557**	**198,970**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**16,783,954**																							
Interest		359,863	366,610	429,647	489,444	569,897	651,859	589,311	525,589	460,673	394,540	327,167	258,530	183,025	86,570	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								11,753,438
rdable for Rent																								2,106,336
First Homes																								0
Cash Flow	-19,192,688	-359,863	-3,361,941	-3,189,197	-4,290,841	-4,371,294	3,335,924	3,398,472	3,462,194	3,527,110	3,593,243	3,660,616	4,026,923	5,144,274	6,282,576	7,113,322	5,080,944	0	0	0	0	0	0	-13,859,773
Opening Balance	0																							
Closing Balance	-19,192,688	-19,552,551	-22,914,493	-26,103,690	-30,394,531	-34,765,825	-31,429,901	-28,031,429	-24,569,236	-21,042,126	-17,448,883	-13,788,266	-9,761,343	-4,617,068	1,665,507	8,778,829	13,859,773	13,859,773	13,859,773	13,859,773	13,859,773	13,859,773	13,859,773	0

Other Areas - Appendix
Site 6

Site 6	6 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.28	103.02	60.00%	48	7,500	37,087,500	4,958
Affordable Overall			40%	32			
Social Rent	77.05	75.75	30.00%	24	1,735	3,154,230	1,849
Affordable Rent	77.05	75.75	0.00%	0	3,420	0	0
Shared Ownersl	82.00	82.00	10.00%	8	5,250	3,444,000	656
First Homes	82.00	82.00	0.00%	0	3,049	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	2.286	ha	35	/ha		**43,685,730**	**7,463**
SITE AREA - Gro	3.048	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**8,658,860**	**3,788,251**	**2,841,188**
Existing Use Value		4,571,429		1,500,000
Uplift	20%	914,286		300,000
Plus /ha	0	0		0
Benchmark Land Value		**5,485,714**		**1,800,000**
Additional Profit		**-4,180,794**	**-843**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 9,409,012

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				8,658,860	
	Stamp Duty			422,443		
	Easements etc.			0		
	Legals /Acquisition		1.50%	129,883	552,326	
Fees						
	Planning			37,420		
	Professional		8.00%	1,436,023	1,473,443	
CONSTRUCTION						
	Build Cost	BCIS +	1,930	14,404,671		
		Extras		67,500		
		Unit extras	4,757.00	380,560		
		Site	10.00%	1,440,467		
	BNG			122,199		
	Contingency	5.00%		814,660		
	Abnormals	5.00%		720,234		
				0	17,950,290	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,310,572		
	Legals	%	0.5%	218,429		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,529,001	**30,163,920**

Developers Profit				
	Market Housing	% Value	17.50%	**6,490,313**
	Affordable Hou:	% Value	17.50%	**1,154,690**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		8,658,860
	Total	422,443

Stamp duty calc - AP		
Land payment		5,485,714
	Total	263,786

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	117,443	
		Total	117,443

Pre CIL s106	10,278	£/ Unit (all)	
		Total	822,200

Post CIL s106	10,278	£/ Unit (all)	
		Total	822,200

CIL	301.26	£/sqm	**1,493,496**

BNG	0.75%	**Total**	122,199

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,754.74	Per Unit
CO2 Plus	8.00%		140.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.09	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	
			1,930.21	**4,757.00**

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			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5						
Market Housing				0	0	0	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	2,317,969	0	0
Social Rent				0	0	0	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	197,139	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	215,250	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**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**2,730,358**	**0**	**0**
EXPENDITURE																								
Stamp Duty	422,443																							
Easements etc.	0																							
Legals Acquisition	129,883																							
Planning Fee	37,420																							
Professional	718,012		718,012																					
Build Cost - BCIS Base		0	339,442	678,883	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	1,018,325	678,883	339,442	0	0	0	0
BSL/s106/CIL/Tariff		0	390,503	407,632	424,762	424,762	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	58,728	41,599	24,469	7,340	7,340	0	0
BNG		0	2,546	5,092	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	7,637	5,092	2,546	0	0	0	0
Contingency		0	16,972	33,944	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	50,916	33,944	16,972	0	0	0	0
Abnormals		0	15,005	30,010	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	45,015	30,010	15,005	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	81,911	0	0
Legals	0	0	0	0	0	0	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	13,652	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,307,758**	**0**	**1,482,479**	**1,155,561**	**1,546,655**	**1,546,655**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**1,276,183**	**885,090**	**493,996**	**102,903**	**102,903**	**0**	**0**
For Residual Va Land	**8,658,860**																							
Interest		186,874	190,378	221,744	247,569	281,210	315,483	294,132	272,381	250,223	227,649	204,651	181,223	157,355	133,040	108,268	83,032	57,324	31,133	0	0	0	0	0
Developers Return																								
Market Housing																								6,490,313
rdable for Rent																								1,154,690
First Homes																								0
Cash Flow	-9,966,617	-186,874	-1,672,857	-1,377,305	-1,794,223	-1,827,865	1,138,692	1,160,043	1,181,793	1,203,952	1,226,526	1,249,523	1,272,952	1,296,820	1,321,135	1,345,907	1,371,142	1,396,851	1,814,136	2,236,362	2,627,455	2,627,455	0	-7,645,003
Opening Balance	0																							
Closing Balance	-9,966,617	-10,153,491	-11,826,349	-13,203,654	-14,997,877	-16,825,742	-15,687,050	-14,527,008	-13,345,214	-12,141,262	-10,914,736	-9,665,213	-8,392,261	-7,095,441	-5,774,306	-4,428,399	-3,057,257	-1,660,406	153,730	2,390,092	5,017,547	7,645,003	7,645,003	0

Other Areas - Appendix
Site 7

Site 7	7	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	92.76	92.50	60.00%	48	7,500	33,300,000	4,453
Affordable Overall			40%	32			
Social Rent	76.30	75.00	30.00%	24	1,735	3,123,000	1,831
Affordable Rent	76.30	75.00	0.00%	0	3,420	0	0
Shared Ownersl	78.63	78.63	10.00%	8	5,250	3,302,250	629
First Homes	78.63	78.63	0.00%	0	3,180	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	1.778	ha	45	/ha		**39,725,250**	**6,913**
SITE AREA - Gro	2.092	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**8,172,362**	**4,596,953**	**3,907,410**
Existing Use Value		3,137,255		1,500,000
Uplift	20%	627,451		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,764,706**		**1,800,000**
Additional Profit		**-1,219,484**	**-274**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 8,462,629

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				8,172,362	
	Stamp Duty			398,118		
	Easements etc.			0		
	Legals /Acquisition		1.50%	122,585	520,704	
Fees						
	Planning			37,420		
	Professional		8.00%	1,273,542	1,310,962	
CONSTRUCTION						
	Build Cost	BCIS +	1,850	12,789,481		
		Extras		0		
		Unit extras	4,757.00	380,560		
		Site	10.00%	1,278,948		
	BNG			108,367		
	Contingency	5.00%		722,449		
	Abnormals	5.00%		639,474		
				0	15,919,280	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,191,758		
	Legals	%	0.5%	198,626		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,390,384	**27,313,692**

Developers Profit				
	Market Housing	% Value	17.50%	**5,827,500**
	Affordable Hou:	% Value	17.50%	**1,124,419**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		8,172,362
	Total	398,118

Stamp duty calc - AP		
Land payment		3,764,706
	Total	177,735

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	105,480	
		Total	105,480

Pre CIL s106	10,278	£/ Unit (all)	
		Total	822,200

Post CIL s106	10,278	£/ Unit (all)	
		Total	822,200

CIL	301.26	£/sqm	**1,341,360**

BNG	0.75%	**Total**	108,367

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,681.94	Per Unit
CO2 Plus	8.00%		134.55	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.64	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	
			1,850.13	**4,757.00**

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			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5						
Market Housing				0	0	0	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	2,081,250	0	0
Social Rent				0	0	0	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	195,188	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	206,391	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**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**2,482,828**	**0**	**0**
EXPENDITURE																								
Stamp Duty	398,118																							
Easements etc.	0																							
Legals Acquisition	122,585																							
Planning Fee	37,420																							
Professional	636,771		636,771																					
Build Cost - BCIS Base		0	301,021	602,041	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	903,062	602,041	301,021	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	352,469	369,598	386,728	386,728	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	57,980	40,851	23,722	6,592	6,592	0	0
BNG		0	2,258	4,515	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	6,773	4,515	2,258	0	0	0	0
Contingency		0	15,051	30,102	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	45,153	30,102	15,051	0	0	0	0
Abnormals		0	13,322	26,645	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	39,967	26,645	13,322	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	74,485	0	0
Legals	0	0	0	0	0	0	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	12,414	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,194,895**	**0**	**1,320,892**	**1,032,902**	**1,381,683**	**1,381,683**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**1,139,834**	**791,053**	**442,272**	**93,491**	**93,491**	**0**	**0**
For Residual Va Land	**8,172,362**																							
Interest		175,636	178,929	207,051	230,300	260,525	291,316	271,597	251,508	231,043	210,194	188,954	167,316	145,272	122,814	99,936	76,629	52,884	28,695	0	0	0	0	0
Developers Return																								
Market Housing																								5,827,500
rdable for Rent																								1,124,419
First Homes																								0
Cash Flow	-9,367,257	-175,636	-1,499,821	-1,239,953	-1,611,983	-1,642,207	1,051,678	1,071,397	1,091,486	1,111,951	1,132,800	1,154,040	1,175,678	1,197,722	1,220,180	1,243,058	1,266,365	1,290,110	1,663,080	2,040,556	2,389,337	2,389,337	0	-6,951,919
Opening Balance	0																							
Closing Balance	-9,367,257	-9,542,893	-11,042,714	-12,282,667	-13,894,649	-15,536,856	-14,485,178	-13,413,781	-12,322,296	-11,210,345	-10,077,544	-8,923,504	-7,747,826	-6,550,103	-5,329,924	-4,086,866	-2,820,500	-1,530,391	132,690	2,173,245	4,562,582	6,951,919	6,951,919	0

Other Areas - Appendix
Site 8

Site 8	8 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	102.55	102.29	60.00%	24	7,500	18,412,500	2,461
Affordable Overall			40%	16			
Social Rent	79.13	78.08	30.00%	12	1,735	1,625,695	950
Affordable Rent	79.13	78.08	0.00%	0	3,420	0	0
Shared Ownersl	73.50	73.50	10.00%	4	5,250	1,543,500	294
First Homes	73.50	73.50	0.00%	0	3,401	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	1.143	ha	35	/ha		**21,581,695**	**3,705**
SITE AREA - Gro	1.345	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**4,450,901**	**3,894,539**	**3,310,358**
Existing Use Value		2,016,807		1,500,000
Uplift	20%	403,361		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,420,168**		**1,800,000**
Additional Profit		**734,967**	**299**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 7,917,522

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				4,450,901	
	Stamp Duty			212,045		
	Easements etc.			0		
	Legals /Acquisition		1.50%	66,764	278,809	
Fees						
	Planning			25,400		
	Professional		8.00%	714,342	739,742	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	7,161,264		
		Extras		37,500		
		Unit extras	4,757.00	190,280		
		Site	10.00%	716,126		
	BNG			60,789		
	Contingency	5.00%		405,259		
	Abnormals	5.00%		358,063		
				0	8,929,281	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	647,451		
	Legals	%	0.5%	107,908		
		£/unit	0	0		
	Misc.	%	0.0%	0	755,359	**15,154,093**

Developers Profit				
	Market Housing	% Value	17.50%	**3,222,188**
	Affordable Hou	% Value	17.50%	**554,609**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,450,901
	Total	212,045

Stamp duty calc - AP		
Land payment		2,420,168
	Total	110,508

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	58,307	
		Total	58,307

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	301.26	£/sqm	**741,476**

BNG	0.75%	**Total**	60,789

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.27	Per Unit
CO2 Plus	8.00%		140.58	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.15	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	
			1,933.00	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,301,563	2,301,563	2,301,563	2,301,563	2,301,563	2,301,563	2,301,563	2,301,563	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	203,212	203,212	203,212	203,212	203,212	203,212	203,212	203,212	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	0	0	0	0	0
Shared Ownership				0	0	0	192,938	192,938	192,938	192,938	192,938	192,938	192,938	192,938	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**	**2,697,712**	**2,697,712**	**2,697,712**	**2,697,712**	**2,697,712**	**2,697,712**	**2,697,712**	**2,697,712**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	212,045																							
Easements etc.	0																							
Legals Acquisition	66,764																							
Planning Fee	25,400																							
Professional	357,171		357,171																					
Build Cost - BCIS Base		0	337,715	675,431	1,013,146	1,013,146	1,013,146	1,013,146	1,013,146	1,013,146	675,431	337,715	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	202,602	219,836	237,069	237,069	58,988	58,988	58,988	58,988	41,755	24,522	7,288	7,288	0	0	0	0	0	0	0	0	0	0
BNG		0	2,533	5,066	7,599	7,599	7,599	7,599	7,599	7,599	5,066	2,533	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,886	33,772	50,657	50,657	50,657	50,657	50,657	50,657	33,772	16,886	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	14,919	29,839	44,758	44,758	44,758	44,758	44,758	44,758	29,839	14,919	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	80,931	80,931	80,931	80,931	80,931	80,931	80,931	80,931	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,489	13,489	13,489	13,489	13,489	13,489	13,489	13,489	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**661,380**	**0**	**931,827**	**963,942**	**1,353,229**	**1,353,229**	**1,269,568**	**1,269,568**	**1,269,568**	**1,269,568**	**880,282**	**490,995**	**101,708**	**101,708**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,450,901**																							
Interest		95,855	97,653	116,955	137,222	165,168	193,638	170,491	146,910	122,887	98,413	66,182	26,047	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,222,188
rdable for Rent																								554,609
First Homes																								0
Cash Flow	-5,112,282	-95,855	-1,029,480	-1,080,898	-1,490,451	-1,518,397	1,234,505	1,257,652	1,281,233	1,305,256	1,719,017	2,140,535	2,569,957	2,596,004	0	0	0	0	0	0	0	0	0	-3,776,797
Opening Balance	0																							
Closing Balance	-5,112,282	-5,208,137	-6,237,617	-7,318,514	-8,808,966	-10,327,363	-9,092,858	-7,835,205	-6,553,972	-5,248,715	-3,529,699	-1,389,164	1,180,793	3,776,797	3,776,797	3,776,797	3,776,797	3,776,797	3,776,797	3,776,797	3,776,797	3,776,797	3,776,797	0

Other Areas - Appendix
Site 9

Site 9	9	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	93.59	93.33	60.00%	24	7,500	16,800,000	2,246
Affordable Overall			40%	16			
Social Rent	76.88	75.83	30.00%	12	1,735	1,578,850	923
Affordable Rent	76.88	75.83	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	4	5,250	1,617,000	308
First Homes	77.00	77.00	0.00%	0	3,247	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	0.889	ha	45	/ha		19,995,850	3,477
SITE AREA - Gro	1.046	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,363,351	4,908,770	4,172,454
Existing Use Value		1,568,627		1,500,000
Uplift	20%	313,725		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,882,353		1,800,000
Additional Profit		1,466,221	653	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 7,286,511

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				4,363,351	
	Stamp Duty			207,668		
	Easements etc.			0		
	Legals /Acquisition		1.50%	65,450	273,118	
Fees						
	Planning			25,400		
	Professional		8.00%	639,252	664,652	
CONSTRUCTION						
	Build Cost	BCIS +	1,847	6,420,300		
		Extras		0		
		Unit extras	4,757.00	190,280		
		Site	10.00%	642,030		
	BNG			54,395		
	Contingency	5.00%		362,630		
	Abnormals	5.00%		321,015		
				0	7,990,650	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	599,876		
	Legals	%	0.5%	99,979		
		£/unit	0	0		
	Misc.	%	0.0%	0	699,855	13,991,626

Developers Profit				
	Market Housing	% Value	17.50%	2,940,000
	Affordable Hou:	% Value	17.50%	559,274
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,363,351
	Total	207,668

Stamp duty calc - AP		
Land payment		1,882,353
	Total	83,618

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	53,214	
		Total	53,214

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	301.26	£/sqm	**676,705**

BNG	0.75%	**Total**	54,395

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,678.76	Per Unit
CO2 Plus	8.00%		134.30	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.58	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	
			1,846.64	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	2,100,000	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	197,356	197,356	197,356	197,356	197,356	197,356	197,356	197,356	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	0	0	0	0	0
Shared Ownership				0	0	0	202,125	202,125	202,125	202,125	202,125	202,125	202,125	202,125	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**	**2,499,481**	**2,499,481**	**2,499,481**	**2,499,481**	**2,499,481**	**2,499,481**	**2,499,481**	**2,499,481**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	207,668																							
Easements etc.	0																							
Legals Acquisition	65,450																							
Planning Fee	25,400																							
Professional	319,626		319,626																					
Build Cost - BCIS Base		0	302,192	604,384	906,576	906,576	906,576	906,576	906,576	906,576	604,384	302,192	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	186,410	203,643	220,876	220,876	58,352	58,352	58,352	58,352	41,118	23,885	6,652	6,652	0	0	0	0	0	0	0	0	0	0
BNG		0	2,266	4,533	6,799	6,799	6,799	6,799	6,799	6,799	4,533	2,266	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	15,110	30,219	45,329	45,329	45,329	45,329	45,329	45,329	30,219	15,110	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,376	26,751	40,127	40,127	40,127	40,127	40,127	40,127	26,751	13,376	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	74,984	74,984	74,984	74,984	74,984	74,984	74,984	74,984	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,497	12,497	12,497	12,497	12,497	12,497	12,497	12,497	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**618,144**	**0**	**838,979**	**869,530**	**1,219,708**	**1,219,708**	**1,144,665**	**1,144,665**	**1,144,665**	**1,144,665**	**794,488**	**444,311**	**94,134**	**94,134**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,363,351**																							
Interest		93,403	95,154	112,669	131,086	156,413	182,215	160,229	137,830	115,012	91,766	61,518	24,137	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,940,000
rdable for Rent																								559,274
First Homes																								0
Cash Flow	-4,981,495	-93,403	-934,134	-982,200	-1,350,793	-1,376,121	1,172,601	1,194,588	1,216,986	1,239,805	1,613,228	1,993,653	2,381,211	2,405,348	0	0	0	0	0	0	0	0	0	-3,499,274
Opening Balance	0																							
Closing Balance	-4,981,495	-5,074,898	-6,009,032	-6,991,232	-8,342,025	-9,718,145	-8,545,544	-7,350,957	-6,133,971	-4,894,166	-3,280,938	-1,287,285	1,093,926	3,499,274	3,499,274	3,499,274	3,499,274	3,499,274	3,499,274	3,499,274	3,499,274	3,499,274	3,499,274	0

Other Areas - Appendix
Site 10

Site 10	10 Brownfield LD I Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	104.69	104.17	60.00%	12	7,500	9,375,000	1,256
Affordable Overall			40%	8			
Social Rent	78.38	77.33	30.00%	6	1,735	805,040	470
Affordable Rent	78.38	77.33	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	2	5,250	808,500	154
First Homes	77.00	77.00	0.00%	0	3,247	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	0.571	ha	35	/ha		10,988,540	1,881
SITE AREA - Gro	0.672	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,310,182	4,042,819	3,436,396
Existing Use Value		1,008,403		1,500,000
Uplift	20%	201,681		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,210,084		1,800,000
Additional Profit		812,101	646	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,878,180

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					2,310,182	
Stamp Duty				105,009		
Easements etc.				0		
Legals /Acquisition			1.50%	34,653	139,662	
Fees						
Planning				12,700		
Professional			8.00%	365,998	378,698	
CONSTRUCTION						
Build Cost	BCIS +		1,951	3,668,301		
	Extras			22,500		
	Unit extras		4,757.00	95,140		
	Site		10.00%	366,830		
BNG				31,146		
Contingency		5.00%		207,639		
Abnormals		5.00%		183,415		
				0	4,574,971	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	329,656		
Legals	%		0.5%	54,943		
	£/unit		0	0		
Misc.	%		0.0%	0	384,599	7,788,112

Developers Profit				
Market Housing	% Value	17.50%		1,640,625
Affordable Hou:	% Value	17.50%		282,370
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		2,310,182
	Total	105,009

Stamp duty calc - AP		
Land payment		1,210,084
	Total	50,004

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	29,761	
		Total	29,761

Pre CIL s106	10,215	£/ Unit (all)	
		Total	204,300

Post CIL s106	10,215	£/ Unit (all)	
		Total	204,300

CIL	301.26	£/sqm	**378,458**

BNG	0.75%	**Total**	31,146

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,773.37	Per Unit
CO2 Plus	8.00%		141.87	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.47	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	
			1,950.71	**4,757.00**

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			5	5	5	5																		
Market Housing				0	0	0	2,343,750	2,343,750	2,343,750	2,343,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	201,260	201,260	201,260	201,260	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	0	0	0	0	0
Shared Ownership				0	0	0	202,125	202,125	202,125	202,125	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**	**2,747,135**	**2,747,135**	**2,747,135**	**2,747,135**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	105,009																							
Easements etc.	0																							
Legals Acquisition	34,653																							
Planning Fee	12,700																							
Professional	182,999		182,999																					
Build Cost - BCIS Base		0	346,064	692,129	1,038,193	1,038,193	692,129	346,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	111,639	128,664	145,689	145,689	41,490	24,465	7,440	7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,595	5,191	7,786	7,786	5,191	2,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,303	34,606	51,910	51,910	34,606	17,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	15,285	30,569	45,854	45,854	30,569	15,285	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	82,414	82,414	82,414	82,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,736	13,736	13,736	13,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**335,361**	**0**	**675,886**	**891,160**	**1,289,432**	**1,289,432**	**900,135**	**501,862**	**103,590**	**103,590**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,310,182**																							
Interest		49,604	50,534	64,154	82,067	107,782	133,980	101,861	61,672	13,262	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,640,625
rdable for Rent																								282,370
First Homes																								0
Cash Flow	-2,645,543	-49,604	-726,420	-955,314	-1,371,499	-1,397,214	1,713,020	2,143,412	2,581,873	2,630,283	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,922,995
Opening Balance	0																							
Closing Balance	-2,645,543	-2,695,147	-3,421,567	-4,376,881	-5,748,380	-7,145,594	-5,432,574	-3,289,162	-707,289	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	1,922,995	0

Other Areas - Appendix
Site 11

Site 11	11	Brownfield HD	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	90.52	90.00	60.00%	12	7,500	8,100,000	1,086
Affordable Overall			40%	8			
Social Rent	76.88	75.83	30.00%	6	1,735	789,425	461
Affordable Rent	76.88	75.83	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	2	5,250	808,500	154
First Homes	77.00	77.00	0.00%	0	3,247	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		9,697,925	1,702
SITE AREA - Gro	0.444	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,129,626	4,791,659	4,791,659
Existing Use Value		666,667		1,500,000
Uplift	20%	133,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		800,000		1,800,000

Additional Profit	1,155,362	1,064	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 4,261,494

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				2,129,626	
	Stamp Duty			95,981		
	Easements etc.			0		
	Legals /Acquisition		1.50%	31,944	127,926	
Fees						
	Planning			12,700		
	Professional		8.00%	314,022	326,722	
CONSTRUCTION						
	Build Cost	BCIS +	1,853	3,152,410		
		Extras		0		
		Unit extras	4,757.00	95,140		
		Site	10.00%	315,241		
	BNG			26,721		
	Contingency	5.00%		178,140		
	Abnormals	5.00%		157,621		
				0	3,925,272	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	290,938		
	Legals	%	0.5%	48,490		
		£/unit	0	0		
	Misc.	%	0.0%	0	339,427	**6,848,974**

Developers Profit				
	Market Housing	% Value	17.50%	**1,417,500**
	Affordable Hou:	% Value	17.50%	**279,637**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		2,129,626
	Total	95,981

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	25,733	
		Total	25,733

Pre CIL s106	10,215	£/ Unit (all)	
		Total	204,300

Post CIL s106	10,215	£/ Unit (all)	
		Total	204,300

CIL	301.26	£/sqm	**327,244**

BNG	0.75%	**Total**	26,721

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,684.29	Per Unit
CO2 Plus	8.00%		134.74	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.69	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	
			1,852.72	**4,757.00**

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			5	5	5	5																		
Market Housing				0	0	0	2,025,000	2,025,000	2,025,000	2,025,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	197,356	197,356	197,356	197,356	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	0	0	0	0	0
Shared Ownership				0	0	0	202,125	202,125	202,125	202,125	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**	**2,424,481**	**2,424,481**	**2,424,481**	**2,424,481**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	95,981																							
Easements etc.	0																							
Legals Acquisition	31,944																							
Planning Fee	12,700																							
Professional	157,011		157,011																					
Build Cost - BCIS Base		0	296,899	593,799	890,698	890,698	593,799	296,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	98,836	115,861	132,886	132,886	40,483	23,458	6,433	6,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,227	4,453	6,680	6,680	4,453	2,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	14,845	29,690	44,535	44,535	29,690	14,845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,135	26,270	39,405	39,405	26,270	13,135	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	72,734	72,734	72,734	72,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,122	12,122	12,122	12,122	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**297,637**	**0**	**582,953**	**770,073**	**1,114,204**	**1,114,204**	**779,552**	**435,421**	**91,290**	**91,290**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,129,626**																							
Interest		45,511	46,365	58,164	73,694	95,967	118,657	90,040	54,433	11,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,417,500
rdable for Rent																								279,637
First Homes																								0
Cash Flow	-2,427,263	-45,511	-629,317	-828,237	-1,187,898	-1,210,171	1,526,272	1,899,020	2,278,758	2,321,485	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,697,137
Opening Balance	0																							
Closing Balance	-2,427,263	-2,472,774	-3,102,092	-3,930,329	-5,118,227	-6,328,397	-4,802,126	-2,903,106	-624,348	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	1,697,137	0

Other Areas - Appendix
Site 12

Site 12	12	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	60.00%	7	7,500	5,130,000	684
Affordable Overall			40%	4.8			
Social Rent	76.81	75.25	30.00%	4	1,735	470,012	277
Affordable Rent	76.81	75.25	0.00%	0	3,420	0	0
Shared Ownersl	70.00	70.00	10.00%	1	5,250	441,000	84
First Homes	70.00	70.00	0.00%	0	3,571	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		**6,041,012**	**1,045**
SITE AREA - Gro	0.267	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,367,547**	**5,128,300**	**5,128,300**
Existing Use Value		400,000		1,500,000
Uplift	20%	80,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**480,000**		**1,800,000**
Additional Profit		**808,920**	**1,183**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,156,827

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				1,367,547	
	Stamp Duty			57,877		
	Easements etc.			0		
	Legals /Acquisition		1.50%	20,513	78,391	
Fees						
	Planning			7,620		
	Professional		8.00%	192,548	200,168	
CONSTRUCTION						
	Build Cost	BCIS +	1,852	1,934,051		
		Extras		0		
		Unit extras	4,757.00	57,084		
		Site	10.00%	193,405		
	BNG			16,384		
	Contingency	5.00%		109,227		
	Abnormals	5.00%		96,703		
				0	2,406,854	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	181,230		
	Legals	%	0.5%	30,205		
		£/unit	0	0		
	Misc.	%	0.0%	0	211,435	**4,264,395**

Developers Profit				
	Market Housing	% Value	17.50%	**897,750**
	Affordable Hou	% Value	17.50%	**159,427**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		1,367,547
	Total	57,877

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	16,204	
		Total	16,204

Pre CIL s106	10,298	£/ Unit (all)	
		Total	123,580

Post CIL s106	10,298	£/ Unit (all)	
		Total	123,580

CIL	301.26	£/sqm	**206,062**

BNG	0.75%	**Total**	16,384

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,683.28	Per Unit
CO2 Plus	8.00%		134.66	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.67	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	
			1,851.61	**4,757.00**

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	1,282,500	1,282,500	1,282,500	1,282,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	117,503	117,503	117,503	117,503	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	0	0	0	0	0
Shared Ownership				0	0	0	110,250	110,250	110,250	110,250	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**	**1,510,253**	**1,510,253**	**1,510,253**	**1,510,253**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	57,877																							
Easements etc.	0																							
Legals Acquisition	20,513																							
Planning Fee	7,620																							
Professional	96,274		96,274																					
Build Cost - BCIS Base		0	182,045	364,090	546,135	546,135	364,090	182,045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	61,814	72,112	82,410	82,410	24,648	14,349	4,051	4,051	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,365	2,731	4,096	4,096	2,731	1,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,102	18,205	27,307	27,307	18,205	9,102	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,059	16,117	24,176	24,176	16,117	8,059	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	45,308	45,308	45,308	45,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,551	7,551	7,551	7,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**182,285**	**0**	**358,659**	**473,254**	**684,124**	**684,124**	**478,649**	**267,779**	**56,910**	**56,910**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,367,547**																							
Interest		29,059	29,604	36,884	46,449	60,147	74,103	56,149	33,906	7,291	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								897,750
rdable for Rent																								159,427
First Homes																								0
Cash Flow	-1,549,832	-29,059	-388,263	-510,139	-730,573	-744,271	957,501	1,186,324	1,419,437	1,446,052	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,057,177
Opening Balance	0																							
Closing Balance	-1,549,832	-1,578,891	-1,967,154	-2,477,293	-3,207,866	-3,952,137	-2,994,636	-1,808,312	-388,875	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	1,057,177	0

Other Areas - Appendix
Site 13

Site 13	13 Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	106.11	106.11	100.00%	9	7,500	7,162,500	955
Affordable Overall			0%	0			
Social Rent	106.11	106.11	0.00%	0	1,735	0	0
Affordable Rent	106.11	106.11	0.00%	0	3,420	0	0
Shared Ownersl	106.11	106.11	0.00%	0	5,250	0	0
First Homes	106.11	106.11	0.00%	0	3,571	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	0.200	ha	45	/ha		**7,162,500**	**955**
SITE AREA - Gro	0.200	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,266,757**	**11,333,786**	**11,333,786**
Existing Use Value		300,000		1,500,000
Uplift	20%	60,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**360,000**		**1,800,000**

Additional Profit	2,011,854	2,107	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,373,562

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				2,266,757	
	Stamp Duty			102,838		
	Easements etc.			0		
	Legals /Acquisition		1.50%	34,001	136,839	
Fees						
	Planning			5,715		
	Professional		8.00%	174,831	180,546	
CONSTRUCTION						
	Build Cost	BCIS +	1,847	1,763,949		
		Extras		0		
		Unit extras	4,757.00	42,813		
		Site	10.00%	176,395		
	BNG			14,874		
	Contingency	5.00%		99,158		
	Abnormals	5.00%		88,197		
				0	2,185,386	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	214,875		
	Legals	%	0.5%	35,813		
		£/unit	0	0		
	Misc.	%	0.0%	0	250,688	**5,020,216**

Developers Profit				
	Market Housing	% Value	17.50%	**1,253,438**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		2,266,757
	Total	102,838

Stamp duty calc - AP		
Land payment		360,000
	Total	7,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	22,624	
		Total	22,624

Pre CIL s106	10,715	£/ Unit (all)	
		Total	96,435

Post CIL s106	10,715	£/ Unit (all)	
		Total	96,435

CIL	301.26	£/sqm	**287,703**

BNG	0.75%	**Total**	14,874

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,679.15	Per Unit
CO2 Plus	8.00%		134.33	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.58	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	
			1,847.07	**4,757.00**

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																			
Market Housing				0	0	0	2,387,500	2,387,500	2,387,500	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**2,387,500**	**2,387,500**	**2,387,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	102,838																							
Easements etc.	0																							
Legals Acquisition	34,001																							
Planning Fee	5,715																							
Professional	87,415		87,415																					
Build Cost - BCIS Base		0	220,351	440,702	661,052	440,702	220,351	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	82,641	93,356	104,071	93,356	18,256	7,541	7,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,653	3,305	4,958	3,305	1,653	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	11,018	22,035	33,053	22,035	11,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	9,800	19,599	29,399	19,599	9,800	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	71,625	71,625	71,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,938	11,938	11,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**229,970**	**0**	**412,877**	**578,997**	**832,533**	**578,997**	**344,639**	**91,104**	**91,104**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**2,266,757**																							
Interest		46,814	47,691	56,327	68,239	85,129	97,581	61,107	19,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,253,438
rdable for Rent																								0
First Homes																								0
Cash Flow	-2,496,727	-46,814	-460,568	-635,324	-900,772	-664,126	1,945,279	2,235,289	2,277,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,253,438
Opening Balance	0																							
Closing Balance	-2,496,727	-2,543,541	-3,004,109	-3,639,433	-4,540,205	-5,204,331	-3,259,052	-1,023,763	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	1,253,438	0

Other Areas - Appendix
Site 14

Site 14	14	Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	95.00	95.00	100.00%	6	7,500	4,275,000	570
Affordable Overall			0%	0			
Social Rent	95.00	95.00	0.00%	0	1,735	0	0
Affordable Rent	95.00	95.00	0.00%	0	3,420	0	0
Shared Ownersl	95.00	95.00	0.00%	0	5,250	0	0
First Homes	95.00	95.00	0.00%	0	3,571	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	0.133	ha	45	/ha		4,275,000	570
SITE AREA - Gro	0.133	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,366,967	10,252,254	10,252,254
Existing Use Value		200,000		1,500,000
Uplift	20%	40,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		240,000		1,800,000

Additional Profit	1,182,140	2,074	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,368,841

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,366,967	
	Stamp Duty			57,848		
	Easements etc.			0		
	Legals /Acquisition		1.50%	20,505	78,353	
Fees						
	Planning			3,810		
	Professional		8.00%	102,828	106,638	
CONSTRUCTION						
	Build Cost	BCIS +	1,815	1,034,550		
		Extras		0		
		Unit extras	4,757.00	28,542		
		Site	10.00%	103,455		
	BNG			8,749		
	Contingency	5.00%		58,327		
	Abnormals	5.00%		51,728		
				0	1,285,351	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	128,250		
	Legals	%	0.5%	21,375		
		£/unit	0	0		
	Misc.	%	0.0%	0	149,625	2,986,934

Developers Profit				
	Market Housing	% Value	17.50%	748,125
	Affordable Hou	% Value	17.50%	0
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		1,366,967
	Total	57,848

Stamp duty calc - AP		
Land payment		240,000
	Total	1,800

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	13,503	
		Total	13,503

Pre CIL s106	10,715	£/ Unit (all)	
		Total	64,290

Post CIL s106	10,715	£/ Unit (all)	
		Total	64,290

CIL	301.26	£/sqm	**171,718**

BNG	0.75%	**Total**	8,749

Unit Build Time	3	Quarters

Build Cost		/m2	
		1,650.00	Per Unit
CO2 Plus	8.00%	132.00	0.00
	per sqm	0.00	
Acc & Adpt	0.00%	0.00	2,757.00
	per sqm	0.00	
Water		0.00	2,000.00
Over Extra 1	2.00%	33.00	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	
		1,815.00	**4,757.00**

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	1,425,000	1,425,000	1,425,000	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,425,000**	**1,425,000**	**1,425,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	57,848																							
Easements etc.	0																							
Legals Acquisition	20,505																							
Planning Fee	3,810																							
Professional	51,414		51,414																					
Build Cost - BCIS Base		0	129,616	259,233	388,849	259,233	129,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	75,831	65,802	72,945	14,287	11,644	4,501	4,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	972	1,944	2,916	1,944	972	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,481	12,962	19,442	12,962	6,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,748	11,495	17,243	11,495	5,748	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	42,750	42,750	42,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,125	7,125	7,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**133,577**	**0**	**270,061**	**351,436**	**501,396**	**299,920**	**204,336**	**54,376**	**54,376**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,366,967**																							
Interest		28,135	28,663	34,264	41,496	51,675	58,267	36,472	11,457	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								748,125
rdable for Rent																								0
First Homes																								0
Cash Flow	-1,500,544	-28,135	-298,724	-385,699	-542,891	-351,595	1,162,396	1,334,152	1,359,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-748,125
Opening Balance	0																							
Closing Balance	-1,500,544	-1,528,680	-1,827,404	-2,213,103	-2,755,995	-3,107,590	-1,945,193	-611,042	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	748,125	0

Other Areas - Appendix
Site 15

Site 15	15 Brownfield Hou	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				3	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	115.00	115.00	100.00%	3	7,500	2,587,500	345
Affordable Overall			0%	0			
Social Rent	115.00	115.00	0.00%	0	1,735	0	0
Affordable Rent	115.00	115.00	0.00%	0	3,420	0	0
Shared Ownersl	115.00	115.00	0.00%	0	5,250	0	0
First Homes	115.00	115.00	0.00%	0	3,571	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	0.067	ha	45	/ha		2,587,500	345
SITE AREA - Gro	0.067	ha	45	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		750,887	11,263,305	11,263,305
Existing Use Value		100,000		1,500,000
Uplift	20%	20,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		120,000		1,800,000
Additional Profit		658,242	1,908	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 865,499

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				750,887	
	Stamp Duty			27,044		
	Easements etc.			0		
	Legals /Acquisition		1.50%	11,263	38,308	
Fees						
	Planning			1,905		
	Professional		8.00%	69,569	71,474	
CONSTRUCTION						
	Build Cost	BCIS +	2,023	697,785		
		Extras		7,500		
		Unit extras	4,757.00	14,271		
		Site	10.00%	69,779		
	BNG			5,920		
	Contingency	5.00%		39,467		
	Abnormals	5.00%		34,889		
				0	869,610	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	77,625		
	Legals	%	0.5%	12,938		
		£/unit	0	0		
	Misc.	%	0.0%	0	90,563	**1,820,842**

Developers Profit				
	Market Housing	% Value	17.50%	**452,813**
	Affordable Hou	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	3		
No dwgs under	3	635	1,905
No dwgs over 5	0	189	0
		Total	1,905

Stamp duty calc - Residual		
Land payment		750,887
	Total	27,044

Stamp duty calc - AP		
Land payment		120,000
	Total	0

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	8,173	
		Total	8,173

Pre CIL s106	10,715	£/ Unit (all)	
		Total	32,145

Post CIL s106	10,715	£/ Unit (all)	
		Total	32,145

CIL	301.26	£/sqm	**103,935**

BNG	0.75%	**Total**	5,920

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,838.70	Per Unit
CO2 Plus	8.00%		147.10	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		36.77	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	
			2,022.57	**4,757.00**

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	862,500	862,500	862,500	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**862,500**	**862,500**	**862,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	27,044																							
Easements etc.	0																							
Legals Acquisition	11,263																							
Planning Fee	1,905																							
Professional	34,784		34,784																					
Build Cost - BCIS Base		0	87,704	175,408	263,112	175,408	87,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	45,146	38,324	41,895	7,143	6,296	2,724	2,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	658	1,316	1,973	1,316	658	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,385	8,770	13,156	8,770	4,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	3,877	7,753	11,630	7,753	3,877	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	25,875	25,875	25,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,313	4,313	4,313	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**74,997**	**0**	**176,553**	**231,571**	**331,766**	**200,390**	**133,107**	**32,912**	**32,912**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**750,887**																							
Interest		15,485	15,776	19,382	24,087	30,759	35,094	22,075	6,935	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								452,813
rdable for Rent																								0
First Homes																								0
Cash Flow	-825,884	-15,485	-192,329	-250,952	-355,853	-231,150	694,300	807,513	822,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-452,813
Opening Balance	0																							
Closing Balance	-825,884	-841,370	-1,033,699	-1,284,651	-1,640,504	-1,871,653	-1,177,354	-369,841	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	452,813	0

Other Areas - Appendix
Site 16

Site 16	16 Flats 250 Tall B	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				250	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.60	70.60	60.00%	150	7,500	79,425,000	12,390
Affordable Overall			40%	100			
Social Rent	73.38	62.72	30.00%	75	1,735	8,161,440	5,504
Affordable Rent	73.38	62.72	0.00%	0	3,420	0	0
Shared Ownersl	74.27	63.48	10.00%	25	5,250	8,331,750	1,857
First Homes	74.27	63.48	0.00%	0	3,938	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	1.563	ha	160	/ha		**95,918,190**	**19,751**
SITE AREA - Gro	1.838	ha	136	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**9,403,892**	**6,018,491**	**5,115,717**
Existing Use Value		2,757,353		1,500,000
Uplift	20%	551,471		300,000
Plus /ha	0	0		0
Benchmark Land Value		**3,308,824**		**1,800,000**
Additional Profit		**-9,566,099**	**-772**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 379,841,639

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				9,403,892	
	Stamp Duty			459,695		
	Easements etc.			0		
	Legals /Acquisition		1.50%	141,058	600,753	
Fees						
	Planning			69,550		
	Professional		8.00%	4,093,895	4,163,445	
CONSTRUCTION						
	Build Cost	BCIS +	2,178	43,017,177		
		Extras		0		
		Unit extras	4,757.00	1,189,250		
		Site	5.00%	2,150,859		
	BNG			347,680		
	Contingency	5.00%		2,317,864		
	Abnormals	5.00%		2,150,859		
				0	51,173,689	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	2,877,546		
	Legals	%	0.5%	479,591		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,357,137	**68,698,916**

Developers Profit				
	Market Housing	% Value	17.50%	**13,899,375**
	Affordable Hou	% Value	17.50%	**2,886,308**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	250		
No dwgs under	50	635	31,750
No dwgs over 5	200	189	37,800
		Total	69,550

Stamp duty calc - Residual		
Land payment		9,403,892
	Total	459,695

Stamp duty calc - AP		
Land payment		3,308,824
	Total	154,941

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	293,526	
		Total	293,526

Pre CIL s106	5,715	£/ Unit (all)	
		Total	1,428,750

Post CIL s106	5,715	£/ Unit (all)	
		Total	1,428,750

CIL	301.26	£/sqm	**3,732,702**

BNG	0.75%	**Total**	347,680

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,980.00	Per Unit
CO2 Plus	8.00%		158.40	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		39.60	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	
			2,178.00	**4,757.00**

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			50	100	100																			
Market Housing				0	0	0	15,885,000	31,770,000	31,770,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,632,288	3,264,576	3,264,576	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	0	0	0	0	0
Shared Ownership				0	0	0	1,666,350	3,332,700	3,332,700	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**	**19,183,638**	**38,367,276**	**38,367,276**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	459,695																							
Easements etc.	0																							
Legals Acquisition	141,058																							
Planning Fee	69,550																							
Professional	2,046,948		2,046,948																					
Build Cost - BCIS Base		0	3,090,486	9,271,457	15,452,429	12,361,943	6,180,971	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	1,028,425	1,218,925	1,409,425	1,314,175	249,205	117,410	117,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	23,179	69,536	115,893	92,715	46,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	154,524	463,573	772,621	618,097	309,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	143,391	430,172	716,953	573,562	286,781	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	575,509	1,151,018	1,151,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	95,918	191,836	191,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**2,717,251**	**0**	**6,486,952**	**11,453,663**	**18,467,322**	**14,960,492**	**7,743,791**	**1,460,265**	**1,460,265**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**9,403,892**																							
Interest		227,271	231,533	357,504	578,964	936,082	1,234,142	1,042,785	370,331	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								13,899,375
rdable for Rent																								2,886,308
First Homes																								0
Cash Flow	-12,121,143	-227,271	-6,718,485	-11,811,168	-19,046,285	-15,896,574	10,205,705	35,864,225	36,536,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-16,785,683
Opening Balance	0																							
Closing Balance	-12,121,143	-12,348,414	-19,066,899	-30,878,067	-49,924,352	-65,820,926	-55,615,222	-19,750,996	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	16,785,683	0

Other Areas - Appendix
Site 17

Site 17	17 Flats 80 Tall Bui Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	82.39	70.42	60.00%	48	7,500	25,350,000	3,955
Affordable Overall			40%	32			
Social Rent	73.22	62.58	30.00%	24	1,735	2,605,970	1,757
Affordable Rent	73.22	62.58	0.00%	0	3,420	0	0
Shared Ownersl	71.96	61.50	10.00%	8	5,250	2,583,000	576
First Homes	71.96	61.50	0.00%	0	4,065	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	160	/ha		30,538,970	6,288
SITE AREA - Gro	0.588	ha	136	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		397,738	795,477	676,155
Existing Use Value		882,353		1,500,000
Uplift	20%	176,471		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,058,824**		**1,800,000**

Additional Profit	-5,924,144	-1,498	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 120,175,942

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				397,738	
	Stamp Duty			9,387		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,966	15,353	
Fees						
	Planning			37,420		
	Professional		8.00%	1,526,231	1,563,651	
CONSTRUCTION						
	Build Cost	BCIS +	2,560	16,094,319		
		Extras		0		
		Unit extras	4,757.00	380,560		
		Site	5.00%	804,716		
	BNG			129,597		
	Contingency	5.00%		863,980		
	Abnormals	5.00%		804,716		
				0	19,077,887	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	916,169		
	Legals	%	0.5%	152,695		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,068,864	**22,123,494**

Developers Profit				
	Market Housing	% Value	17.50%	**4,436,250**
	Affordable Hou:	% Value	17.50%	**908,070**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		397,738
	Total	9,387

Stamp duty calc - AP		
Land payment		1,058,824
	Total	42,441

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	93,684	
		Total	93,684

Pre CIL s106	5,715	£/ Unit (all)	
		Total	457,200

Post CIL s106	5,715	£/ Unit (all)	
		Total	457,200

CIL	301.26	£/sqm	**1,191,363**

BNG	0.75%	**Total**	129,597

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,327.00	Per Unit
CO2 Plus	8.00%		186.16	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		46.54	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	
			2,559.70	**4,757.00**

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			20	20	20	20																		
Market Housing				0	0	0	6,337,500	6,337,500	6,337,500	6,337,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	651,493	651,493	651,493	651,493	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	0	0	0	0	0
Shared Ownership				0	0	0	645,750	645,750	645,750	645,750	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**	**7,634,743**	**7,634,743**	**7,634,743**	**7,634,743**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	9,387																							
Easements etc.	0																							
Legals Acquisition	5,966																							
Planning Fee	37,420																							
Professional	763,115		763,115																					
Build Cost - BCIS Base		0	1,439,966	2,879,932	4,319,899	4,319,899	2,879,932	1,439,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	335,941	374,041	412,141	412,141	99,621	61,521	23,421	23,421	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	10,800	21,599	32,399	32,399	21,599	10,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	71,998	143,997	215,995	215,995	143,997	71,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	67,060	134,119	201,179	201,179	134,119	67,060	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	229,042	229,042	229,042	229,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	38,174	38,174	38,174	38,174	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**815,889**	**0**	**2,688,880**	**3,553,689**	**5,181,612**	**5,181,612**	**3,546,485**	**1,918,561**	**290,637**	**290,637**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**397,738**																							
Interest		22,756	23,182	74,033	142,053	241,872	343,562	273,349	171,296	36,806	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,436,250
rdable for Rent																								908,070
First Homes																								0
Cash Flow	-1,213,627	-22,756	-2,712,062	-3,627,722	-5,323,666	-5,423,484	3,744,695	5,442,832	7,172,809	7,307,300	0	0	0	0	0	0	0	0	0	0	0	0	0	-5,344,320
Opening Balance	0																							
Closing Balance	-1,213,627	-1,236,383	-3,948,445	-7,576,167	-12,899,832	-18,323,317	-14,578,621	-9,135,789	-1,962,980	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	0

Other Areas - Appendix
Site 18

Site 18	18 Flats 150	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.13	70.33	60.00%	90	7,500	47,475,000	7,121
Affordable Overall			40%	60			
Social Rent	70.80	62.93	30.00%	45	1,735	4,913,520	3,186
Affordable Rent	70.80	62.93	0.00%	0	3,420	0	0
Shared Ownersl	71.03	63.13	10.00%	15	5,250	4,971,750	1,065
First Homes	71.03	63.13	0.00%	0	3,960	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	1.250	ha	120	/ha		57,360,270	11,373
SITE AREA - Gro	1.471	ha	102	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		6,046,985	4,837,588	4,111,950
Existing Use Value		2,205,882		1,500,000
Uplift	20%	441,176		300,000
Plus /ha	0	0		0
Benchmark Land Value		2,647,059		1,800,000
Additional Profit		-6,101,885	-857	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 230,347,221

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				6,046,985	
	Stamp Duty			291,849		
	Easements etc.			0		
	Legals /Acquisition		1.50%	90,705	382,554	
Fees						
	Planning			50,650		
	Professional		8.00%	2,424,433	2,475,083	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	24,356,751		
		Extras		0		
		Unit extras	4,757.00	713,550		
		Site	10.00%	2,435,675		
	BNG			206,295		
	Contingency	5.00%		1,375,299		
	Abnormals	5.00%		1,217,838		
				0	30,305,407	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,720,808		
	Legals	%	0.5%	286,801		
		£/unit	0	0		
	Misc.	%	0.0%	0	2,007,609	**41,217,639**

Developers Profit				
	Market Housing	% Value	17.50%	**8,308,125**
	Affordable Hou:	% Value	17.50%	**1,729,922**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	150		
No dwgs under	50	635	31,750
No dwgs over 5	100	189	18,900
		Total	50,650

Stamp duty calc - Residual		
Land payment		6,046,985
	Total	291,849

Stamp duty calc - AP		
Land payment		2,647,059
	Total	121,853

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	168,702	
		Total	168,702

Pre CIL s106	5,715	£/ Unit (all)	
		Total	857,250

Post CIL s106	5,715	£/ Unit (all)	
		Total	857,250

CIL	301.26	£/sqm	**2,145,348**

BNG	0.75%	**Total**	206,295

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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			50	50	50																			
Market Housing				0	0	0	15,825,000	15,825,000	15,825,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,637,840	1,637,840	1,637,840	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	0	0	0	0	0
Shared Ownership				0	0	0	1,657,250	1,657,250	1,657,250	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**	**19,120,090**	**19,120,090**	**19,120,090**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	291,849																							
Easements etc.	0																							
Legals Acquisition	90,705																							
Planning Fee	50,650																							
Professional	1,212,216		1,212,216																					
Build Cost - BCIS Base		0	3,056,220	6,112,439	9,168,659	6,112,439	3,056,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	631,587	726,837	822,087	726,837	151,484	56,234	56,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	22,922	45,843	68,765	45,843	22,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	152,811	305,622	458,433	305,622	152,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	135,315	270,631	405,946	270,631	135,315	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	573,603	573,603	573,603	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	95,600	95,600	95,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,645,421**	**0**	**5,211,071**	**7,461,372**	**10,923,889**	**7,461,372**	**4,187,955**	**725,437**	**725,437**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**6,046,985**																							
Interest		144,233	146,937	247,400	391,939	604,111	755,339	489,524	153,803	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,308,125
rdable for Rent																								1,729,922
First Homes																								0
Cash Flow	-7,692,406	-144,233	-5,358,008	-7,708,771	-11,315,828	-8,065,483	14,176,797	17,905,129	18,240,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-10,038,047
Opening Balance	0																							
Closing Balance	-7,692,406	-7,836,638	-13,194,646	-20,903,417	-32,219,246	-40,284,728	-26,107,932	-8,202,803	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	10,038,047	0

Other Areas - Appendix
Site 19

Site 19	19 Flats 80	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				80	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.22	70.42	60.00%	48	7,500	25,350,000	3,803
Affordable Overall			40%	32			
Social Rent	70.41	62.58	30.00%	24	1,735	2,605,970	1,690
Affordable Rent	70.41	62.58	0.00%	0	3,420	0	0
Shared Ownersl	69.19	61.50	10.00%	8	5,250	2,583,000	554
First Homes	69.19	61.50	0.00%	0	4,065	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	0.667	ha	120	/ha		30,538,970	6,046
SITE AREA - Gro	0.784	ha	102	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		3,222,283	4,833,425	4,108,411
Existing Use Value		1,176,471		1,500,000
Uplift	20%	235,294		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,411,765		1,800,000
Additional Profit		-3,315,868	-872	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 119,152,269

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
Land					3,222,283	
Stamp Duty				150,614		
Easements etc.				0		
Legals /Acquisition			1.50%	48,334	198,948	
Fees						
Planning				37,420		
Professional			8.00%	1,288,946	1,326,366	
CONSTRUCTION						
Build Cost	BCIS +		2,142	12,948,183		
	Extras			0		
	Unit extras		4,757.00	380,560		
	Site		10.00%	1,294,818		
BNG				109,677		
Contingency		5.00%		731,178		
Abnormals		5.00%		647,409		
				0	16,111,825	
FINANCE						
Fees			0%	0		
Interest			7.50%			
Legal and Valuation			0.00%	0	0	
SALES						
Agents	%		3.0%	916,169		
Legals	%		0.5%	152,695		
	£/unit		0	0		
Misc.	%		0.0%	0	1,068,864	**21,928,287**

Developers Profit				
Market Housing	% Value	17.50%		**4,436,250**
Affordable Hou:	% Value	17.50%		**908,070**
First Homes	% Value	17.50%		**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	80		
No dwgs under	50	635	31,750
No dwgs over 5	30	189	5,670
		Total	37,420

Stamp duty calc - Residual		
Land payment		3,222,283
	Total	150,614

Stamp duty calc - AP		
Land payment		1,411,765
	Total	60,088

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	90,081	
		Total	90,081

Pre CIL s106	5,715	£/ Unit (all)	
		Total	457,200

Post CIL s106	5,715	£/ Unit (all)	
		Total	457,200

CIL	301.26	£/sqm	**1,145,541**

BNG	0.75%	**Total**	109,677

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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			20	20	20	20																		
Market Housing				0	0	0	6,337,500	6,337,500	6,337,500	6,337,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	651,493	651,493	651,493	651,493	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	0	0	0	0	0
Shared Ownership				0	0	0	645,750	645,750	645,750	645,750	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**	**7,634,743**	**7,634,743**	**7,634,743**	**7,634,743**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	150,614																							
Easements etc.	0																							
Legals Acquisition	48,334																							
Planning Fee	37,420																							
Professional	644,473		644,473																					
Build Cost - BCIS Base		0	1,218,630	2,437,260	3,655,890	3,655,890	2,437,260	1,218,630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	324,485	362,585	400,685	400,685	98,720	60,620	22,520	22,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	9,140	18,279	27,419	27,419	18,279	9,140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	60,932	121,863	182,795	182,795	121,863	60,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	53,951	107,902	161,852	161,852	107,902	53,951	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	229,042	229,042	229,042	229,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	38,174	38,174	38,174	38,174	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**880,842**	**0**	**2,311,610**	**3,047,889**	**4,428,642**	**4,428,642**	**3,051,240**	**1,670,488**	**289,736**	**289,736**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**3,222,283**																							
Interest		76,934	78,376	123,188	182,646	269,108	357,190	277,947	171,329	36,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								4,436,250
rdable for Rent																								908,070
First Homes																								0
Cash Flow	-4,103,125	-76,934	-2,389,986	-3,171,078	-4,611,288	-4,697,749	4,226,312	5,686,307	7,173,677	7,308,184	0	0	0	0	0	0	0	0	0	0	0	0	0	-5,344,320
Opening Balance	0																							
Closing Balance	-4,103,125	-4,180,059	-6,570,045	-9,741,123	-14,352,411	-19,050,160	-14,823,848	-9,137,541	-1,963,864	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	5,344,320	0

Other Areas - Appendix
Site 20

Site 20	20 Flats 40	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.45	70.63	60.00%	24	7,500	12,712,500	1,907
Affordable Overall			40%	16			
Social Rent	70.41	62.58	30.00%	12	1,735	1,302,985	845
Affordable Rent	70.41	62.58	0.00%	0	3,420	0	0
Shared Ownersl	69.19	61.50	10.00%	4	5,250	1,291,500	277
First Homes	69.19	61.50	0.00%	0	4,065	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	90	/ha		15,306,985	3,029
SITE AREA - Gro	0.444	ha	90	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,623,667	3,653,252	3,653,252
Existing Use Value		666,667		1,500,000
Uplift	20%	133,333		300,000
Plus /ha	0	0		0
Benchmark Land Value		800,000		1,800,000

Additional Profit	-1,737,799	-911	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 61,113,415

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,623,667	
	Stamp Duty			70,683		
	Easements etc.			0		
	Legals /Acquisition		1.50%	24,355	95,038	
Fees						
	Planning			25,400		
	Professional		8.00%	645,642	671,042	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	6,486,138		
		Extras		0		
		Unit extras	4,757.00	190,280		
		Site	10.00%	648,614		
	BNG			54,938		
	Contingency	5.00%		366,252		
	Abnormals	5.00%		324,307		
				0	8,070,529	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	459,210		
	Legals	%	0.5%	76,535		
		£/unit	0	0		
	Misc.	%	0.0%	0	535,744	10,996,021

Developers Profit				
	Market Housing	% Value	17.50%	2,224,688
	Affordable Hou:	% Value	17.50%	454,035
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		1,623,667
	Total	70,683

Stamp duty calc - AP		
Land payment		800,000
	Total	29,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	45,174	
		Total	45,174

Pre CIL s106	5,715	£/ Unit (all)	
		Total	228,600

Post CIL s106	5,715	£/ Unit (all)	
		Total	228,600

CIL	301.26	£/sqm	**574,465**

BNG	0.75%	**Total**	54,938

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	20	10																			
Market Housing				0	0	0	3,178,125	6,356,250	3,178,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	325,746	651,493	325,746	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	0	0	0	0	0
Shared Ownership				0	0	0	322,875	645,750	322,875	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**	**3,826,746**	**7,653,493**	**3,826,746**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	70,683																							
Easements etc.	0																							
Legals Acquisition	24,355																							
Planning Fee	25,400																							
Professional	322,821		322,821																					
Build Cost - BCIS Base		0	610,419	1,831,258	2,441,677	1,831,258	610,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	162,666	200,766	219,816	200,766	30,343	22,587	11,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,578	13,734	18,313	13,734	4,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,521	91,563	122,084	91,563	30,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	27,026	81,077	108,102	81,077	27,026	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	114,802	229,605	114,802	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,134	38,267	19,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**443,260**	**0**	**1,158,031**	**2,218,398**	**2,909,992**	**2,218,398**	**836,824**	**290,459**	**145,230**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,623,667**																							
Interest		38,755	39,482	61,935	104,691	161,216	205,834	153,633	18,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,224,688
rdable for Rent																								454,035
First Homes																								0
Cash Flow	-2,066,927	-38,755	-1,197,513	-2,280,333	-3,014,684	-2,379,615	2,784,088	7,209,401	3,663,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,678,722
Opening Balance	0																							
Closing Balance	-2,066,927	-2,105,682	-3,303,195	-5,583,528	-8,598,212	-10,977,827	-8,193,739	-984,338	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	2,678,722	0

Other Areas - Appendix
Site 21

Site 21	21 Flats 20	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	78.28	69.58	60.00%	12	7,500	6,262,500	939
Affordable Overall			40%	8			
Social Rent	69.38	61.67	30.00%	6	1,735	641,950	416
Affordable Rent	69.38	61.67	0.00%	0	3,420	0	0
Shared Ownersl	75.94	67.50	10.00%	2	5,250	708,750	152
First Homes	75.94	67.50	0.00%	0	3,704	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	75	/ha		7,613,200	1,508
SITE AREA - Gro	0.267	ha	75	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		813,413	3,050,298	3,050,298
Existing Use Value		400,000		1,500,000
Uplift	20%	80,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		480,000		1,800,000

Additional Profit	-946,975	-1,008	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 31,404,310

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				813,413	
	Stamp Duty			30,171		
	Easements etc.			0		
	Legals /Acquisition		1.50%	12,201	42,372	
Fees						
	Planning			12,700		
	Professional		8.00%	321,418	334,118	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	3,228,613		
		Extras		0		
		Unit extras	4,757.00	95,140		
		Site	10.00%	322,861		
	BNG			27,350		
	Contingency	5.00%		182,331		
	Abnormals	5.00%		161,431		
				0	4,017,725	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	228,396		
	Legals	%	0.5%	38,066		
		£/unit	0	0		
	Misc.	%	0.0%	0	266,462	5,474,090

Developers Profit				
	Market Housing	% Value	17.50%	1,095,938
	Affordable Hou:	% Value	17.50%	236,373
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	20		
No dwgs under	20	635	12,700
No dwgs over 5	0	189	0
		Total	12,700

Stamp duty calc - Residual		
Land payment		813,413
	Total	30,171

Stamp duty calc - AP		
Land payment		480,000
	Total	13,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	22,254	
		Total	22,254

Pre CIL s106	5,715	£/ Unit (all)	
		Total	114,300

Post CIL s106	5,715	£/ Unit (all)	
		Total	114,300

CIL	301.26	£/sqm	282,996

BNG	0.75%	Total	27,350

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	4,757.00

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																				
Market Housing				0	0	0	3,131,250	3,131,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	320,975	320,975	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	0	0	0	0	0
Shared Ownership				0	0	0	354,375	354,375	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**	**3,806,600**	**3,806,600**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	30,171																							
Easements etc.	0																							
Legals Acquisition	12,201																							
Planning Fee	12,700																							
Professional	160,709		160,709																					
Build Cost - BCIS Base		0	607,769	1,215,538	1,215,538	607,769	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	89,799	108,849	108,849	89,799	11,127	11,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,558	9,117	9,117	4,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	30,388	60,777	60,777	30,388	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,905	53,810	53,810	26,905	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	114,198	114,198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	19,033	19,033	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	**215,781**	**0**	**920,129**	**1,448,091**	**1,448,091**	**759,420**	**144,358**	**144,358**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**813,413**																							
Interest		19,297	19,659	37,280	65,131	93,504	109,496	42,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,095,938
rdable for Rent																								236,373
First Homes																								0
Cash Flow	-1,029,194	-19,297	-939,788	-1,485,371	-1,513,222	-852,924	3,552,746	3,619,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,332,310
Opening Balance	0																							
Closing Balance	-1,029,194	-1,048,492	-1,988,280	-3,473,651	-4,986,872	-5,839,796	-2,287,050	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	1,332,310	0

Other Areas - Appendix
Site 22

Site 22	22 Flats 12	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	79.55	70.71	60.00%	7	7,500	3,818,571	573
Affordable Overall			40%	4.8			
Social Rent	69.19	61.50	30.00%	4	1,735	384,129	249
Affordable Rent	69.19	61.50	0.00%	0	3,420	0	0
Shared Ownersl	68.63	61.00	10.00%	1	5,250	384,300	82
First Homes	68.63	61.00	0.00%	0	4,098	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		**4,587,000**	**904**
SITE AREA - Gro	0.160	ha	75	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**500,982**	**3,131,136**	**3,131,136**
Existing Use Value		240,000		1,500,000
Uplift	20%	48,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**288,000**		**1,800,000**
Additional Profit		**-558,883**	**-976**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 18,878,323

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				500,982	
	Stamp Duty			14,549		
	Easements etc.			0		
	Legals /Acquisition		1.50%	7,515	22,064	
Fees						
	Planning			7,620		
	Professional		8.00%	192,791	200,411	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	1,936,548		
		Extras		0		
		Unit extras	4,757.00	57,084		
		Site	10.00%	193,655		
	BNG			16,405		
	Contingency	5.00%		109,364		
	Abnormals	5.00%		96,827		
				0	2,409,883	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	137,610		
	Legals	%	0.5%	22,935		
		£/unit	0	0		
	Misc.	%	0.0%	0	160,545	**3,293,885**

Developers Profit				
	Market Housing	% Value	17.50%	**668,250**
	Affordable Hou:	% Value	17.50%	**134,475**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		500,982
	Total	14,549

Stamp duty calc - AP		
Land payment		288,000
	Total	3,900

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	13,569	
		Total	13,569

Pre CIL s106	5,715	£/ Unit (all)	
		Total	68,580

Post CIL s106	5,715	£/ Unit (all)	
		Total	68,580

CIL	301.26	£/sqm	**172,557**

BNG	0.75%	**Total**	16,405

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	6																				
Market Housing				0	0	0	1,909,286	1,909,286	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	192,065	192,065	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	0	0	0	0	0
Shared Ownership				0	0	0	192,150	192,150	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**	**2,293,500**	**2,293,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	14,549																							
Easements etc.	0																							
Legals Acquisition	7,515																							
Planning Fee	7,620																							
Professional	96,395		96,395																					
Build Cost - BCIS Base		0	364,548	729,096	729,096	364,548	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	80,453	74,627	74,627	11,430	6,785	6,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	2,734	5,468	5,468	2,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	18,227	36,455	36,455	18,227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	16,138	32,276	32,276	16,138	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	68,805	68,805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,468	11,468	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	**126,079**	**0**	**578,496**	**877,922**	**877,922**	**413,077**	**87,057**	**87,057**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**500,982**																							
Interest		11,757	11,978	23,049	39,942	57,152	65,969	25,835	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								668,250
rdable for Rent																								134,475
First Homes																								0
Cash Flow	-627,061	-11,757	-590,473	-900,971	-917,864	-470,230	2,140,474	2,180,608	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-802,725
Opening Balance	0																							
Closing Balance	-627,061	-638,819	-1,229,292	-2,130,263	-3,048,127	-3,518,357	-1,377,883	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	802,725	0

Other Areas - Appendix
Site 23

Site 23	23 Flats 9	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	78.13	69.44	100.00%	9	7,500	4,687,500	703
Affordable Overall			0%	0			
Social Rent	78.13	69.44	0.00%	0	1,735	0	0
Affordable Rent	78.13	69.44	0.00%	0	3,420	0	0
Shared Ownersl	78.13	69.44	0.00%	0	5,250	0	0
First Homes	78.13	69.44	0.00%	0	4,098	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	0.150	ha	60	/ha		4,687,500	703
SITE AREA - Gro	0.150	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,057,164	7,047,761	7,047,761
Existing Use Value		225,000		1,500,000
Uplift	20%	45,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		270,000		1,800,000

Additional Profit	5,538	8	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 20,504,715

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,057,164	
	Stamp Duty			42,358		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,857	58,216	
Fees						
	Planning			5,715		
	Professional		8.00%	149,783	155,498	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	1,505,883		
		Extras		0		
		Unit extras	4,757.00	42,813		
		Site	10.00%	150,588		
	BNG			12,745		
	Contingency	5.00%		84,964		
	Abnormals	5.00%		75,294		
				0	1,872,287	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	140,625		
	Legals	%	0.5%	23,438		
		£/unit	0	0		
	Misc.	%	0.0%	0	164,063	**3,307,228**

Developers Profit				
	Market Housing	% Value	17.50%	**820,313**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		1,057,164
	Total	42,358

Stamp duty calc - AP		
Land payment		270,000
	Total	3,000

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	16,657	
		Total	16,657

Pre CIL s106	5,715	£/ Unit (all)	
		Total	51,435

Post CIL s106	5,715	£/ Unit (all)	
		Total	51,435

CIL	301.26	£/sqm	**211,823**

BNG	0.75%	**Total**	12,745

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	5																				
Market Housing				0	0	0	2,083,333	2,604,167	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**2,083,333**	**2,604,167**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	42,358																							
Easements etc.	0																							
Legals Acquisition	15,857																							
Planning Fee	5,715																							
Professional	74,891		74,891																					
Build Cost - BCIS Base		0	251,746	566,428	566,428	314,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	92,349	80,692	80,692	9,525	7,403	9,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,888	4,248	4,248	2,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,587	28,321	28,321	15,734	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,155	25,098	25,098	13,943	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	62,500	78,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,417	13,021	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	**138,823**	**0**	**444,617**	**704,788**	**704,788**	**356,245**	**80,320**	**100,400**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,057,164**																							
Interest		22,425	22,845	31,610	45,418	59,484	67,279	30,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								820,313
rdable for Rent																								0
First Homes																								0
Cash Flow	-1,195,987	-22,425	-467,462	-736,398	-750,205	-415,729	1,935,735	2,472,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-820,313
Opening Balance	0																							
Closing Balance	-1,195,987	-1,218,411	-1,685,873	-2,422,271	-3,172,477	-3,588,205	-1,652,471	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	820,313	0

Other Areas - Appendix
Site 24

Site 24	24 Flats 6	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				6	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	76.88	68.33	100.00%	6	7,500	3,075,000	461
Affordable Overall			0%	0			
Social Rent	76.88	68.33	0.00%	0	1,735	0	0
Affordable Rent	76.88	68.33	0.00%	0	3,420	0	0
Shared Ownersl	76.88	68.33	0.00%	0	5,250	0	0
First Homes	76.88	68.33	0.00%	0	4,098	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	0.100	ha	60	/ha		3,075,000	461
SITE AREA - Gro	0.100	ha	60	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		697,284	6,972,835	6,972,835
Existing Use Value		150,000		1,500,000
Uplift	20%	30,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		180,000		1,800,000

Additional Profit	3,299	7	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 13,510,755

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				697,284	
	Stamp Duty			24,364		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,459	34,823	
Fees						
	Planning			3,810		
	Professional		8.00%	98,296	102,106	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	987,859		
		Extras		0		
		Unit extras	4,757.00	28,542		
		Site	10.00%	98,786		
	BNG			8,364		
	Contingency	5.00%		55,759		
	Abnormals	5.00%		49,393		
				0	1,228,703	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	92,250		
	Legals	%	0.5%	15,375		
		£/unit	0	0		
	Misc.	%	0.0%	0	107,625	**2,170,542**

Developers Profit				
	Market Housing	% Value	17.50%	**538,125**
	Affordable Hou:	% Value	17.50%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	6		
No dwgs under	6	635	3,810
No dwgs over 5	0	189	0
		Total	3,810

Stamp duty calc - Residual		
Land payment		697,284
	Total	24,364

Stamp duty calc - AP		
Land payment		180,000
	Total	600

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	10,927	
		Total	10,927

Pre CIL s106	5,715	£/ Unit (all)	
		Total	34,290

Post CIL s106	5,715	£/ Unit (all)	
		Total	34,290

CIL	301.26	£/sqm	**138,956**

BNG	0.75%	**Total**	8,364

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	1,537,500	1,537,500	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	0	0	0	0	0
Affordable Rent				0	0	0	0	0	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	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**	**1,537,500**	**1,537,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	24,364																							
Easements etc.	0																							
Legals Acquisition	10,459																							
Planning Fee	3,810																							
Professional	49,148		49,148																					
Build Cost - BCIS Base		0	185,865	371,729	371,729	185,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	61,297	53,117	53,117	5,715	5,464	5,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,394	2,788	2,788	1,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	9,293	18,586	18,586	9,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	8,232	16,464	16,464	8,232	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	46,125	46,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	7,688	7,688	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	**87,782**	**0**	**315,229**	**462,685**	**462,685**	**210,499**	**59,276**	**59,276**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**697,284**																							
Interest		14,720	14,996	21,188	30,260	39,503	44,191	17,302	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								538,125
rdable for Rent																								0
First Homes																								0
Cash Flow	-785,065	-14,720	-330,225	-483,872	-492,945	-250,002	1,434,033	1,460,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-538,125
Opening Balance	0																							
Closing Balance	-785,065	-799,785	-1,130,011	-1,613,883	-2,106,828	-2,356,830	-922,797	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	538,125	0

Other Areas - Appendix
Site 25

Site 25	25 Large Greenfiel Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				500	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	300	7,500	232,312,500	31,069
Affordable Overall			40%	200			
Social Rent	78.71	77.50	30.00%	150	1,735	20,169,375	11,806
Affordable Rent	78.71	77.50	0.00%	0	3,420	0	0
Shared Ownersl	80.45	80.20	10.00%	50	5,250	21,052,500	4,023
First Homes	80.45	80.20	0.00%	0	3,117	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	16.667	ha	30	/ha		273,534,375	46,898
SITE AREA - Gro	30.303	ha	17	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		69,484,700	4,169,082	2,292,995
Existing Use Value		757,576		25,000
Uplift	0%	0		0
Plus /ha	350,000	10,606,061		350,000
Benchmark Land Value		11,363,636		375,000

Additional Profit	103,074,307	3,318	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 132,031,227

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				69,484,700	
	Stamp Duty			3,463,735		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,042,271	4,506,006	
Fees						
	Planning			116,800		
	Professional		8.00%	7,903,053	8,019,853	
CONSTRUCTION						
	Build Cost	BCIS +	1,696	79,541,020		
		Extras		450,000		
		Unit extras	4,757.00	2,378,500		
		Site	15.00%	11,931,153		
	BNG			141,451		
	Contingency	2.50%		2,357,517		
	Abnormals	2.50%		1,988,526		
				0	98,788,167	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	8,206,031		
	Legals	%	0.5%	1,367,672		
		£/unit	0	0		
	Misc.	%	0.0%	0	9,573,703	**190,372,430**

Developers Profit				
	Market Housing	% Value	17.50%	**40,654,688**
	Affordable Hou:	% Value	17.50%	**7,213,828**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	500		
No dwgs under	50	635	31,750
No dwgs over 5	450	189	85,050
		Total	116,800

Stamp duty calc - Residual		
Land payment		69,484,700
	Total	3,463,735

Stamp duty calc - AP		
Land payment		11,363,636
	Total	557,682

Building Safety Levy			
Greenfield	47.37	1,471,727	
Brownfield	0.00	0	
		Total	1,471,727

Pre CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

Post CIL s106	10,255	£/ Unit (all)	
		Total	5,127,500

CIL	301.26	£/sqm	**9,359,772**

BNG	0.15%	**Total**	141,451

Unit Build Time		3	Quarters

Build Cost			/m2	
			1,541.87	Per Unit
CO2 Plus	8.00%		123.35	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.84	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	
			1,696.06	**4,757.00**

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	70	70	70	70	70	70	70	10				
Market Housing		32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	32,523,750	4,646,250	0	0	0
Social Rent		2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	2,823,713	403,388	0	0	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	2,947,350	421,050	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**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**38,294,813**	**5,470,688**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	3,463,735											
Easements etc.	0											
Legals Acquisition	1,042,271											
Planning Fee	116,800											
Professional	7,903,053											
Build Cost - BCIS Base		13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	13,202,094	1,886,013	0	0	0
BSL/s106/CIL/Tariff		923,892	4,667,800	3,731,823	3,731,823	923,892	923,892	923,892	131,985	0	0	0
BNG		19,803	19,803	19,803	19,803	19,803	19,803	19,803	2,829	0	0	0
Contingency		330,052	330,052	330,052	330,052	330,052	330,052	330,052	47,150	0	0	0
Abnormals		278,394	278,394	278,394	278,394	278,394	278,394	278,394	39,771	0	0	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	1,148,844	164,121	0	0	0
Legals	0	191,474	191,474	191,474	191,474	191,474	191,474	191,474	27,353	0	0	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**12,525,859**	**16,094,554**	**19,838,462**	**18,902,485**	**18,902,485**	**16,094,554**	**16,094,554**	**16,094,554**	**2,299,222**	**0**	**0**	**0**
For Residual Va Land	**69,484,700**											
Interest		6,150,792	4,947,082	3,933,887	2,774,504	1,528,167	0	0	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-82,010,560	16,049,467	13,509,268	15,458,441	16,617,824	20,672,092	22,200,259	22,200,259	3,171,466	0	0	0
Opening Balance	0											
Closing Balance	-82,010,560	-65,961,093	-52,451,824	-36,993,384	-20,375,560	296,532	22,496,791	44,697,050	47,868,516	47,868,516	47,868,516	47,868,516

	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												40,654,688
rdable for Rent												7,213,828
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-47,868,516
Opening Balance												
Closing Balance	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	47,868,516	0

Other Areas - Appendix
Site 26

Site 26	26 Large Greenfiel Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				200	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	120	7,500	92,925,000	12,428
Affordable Overall			40%	80			
Social Rent	78.45	77.20	30.00%	60	1,735	8,036,520	4,707
Affordable Rent	78.45	77.20	0.00%	0	3,420	0	0
Shared Ownersl	80.31	80.00	10.00%	20	5,250	8,400,000	1,606
First Homes	80.31	80.00	0.00%	0	3,125	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	6.667	ha	30	/ha		**109,361,520**	**18,741**
SITE AREA - Gro	8.889	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**26,423,348**	**3,963,502**	**2,972,627**
Existing Use Value		222,222		25,000
Uplift	0%	0		0
Plus /ha	350,000	3,111,111		350,000
Benchmark Land Value		**3,333,333**		**375,000**
Additional Profit		**17,760,804**	**1,429**	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 19,473,114

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				26,423,348	
	Stamp Duty			1,310,667		
	Easements etc.			0		
	Legals /Acquisition		1.50%	396,350	1,707,018	
Fees						
	Planning			60,100		
	Professional		8.00%	3,159,243	3,219,343	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	31,795,899		
		Extras		180,000		
		Unit extras	4,757.00	951,400		
		Site	15.00%	4,769,385		
	BNG			56,545		
	Contingency	2.50%		942,417		
	Abnormals	2.50%		794,897		
				0	39,490,543	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	3,280,846		
	Legals	%	0.5%	546,808		
		£/unit	0	0		
	Misc.	%	0.0%	0	3,827,653	**74,667,906**

Developers Profit				
	Market Housing	% Value	17.50%	**16,261,875**
	Affordable Hou:	% Value	17.50%	**2,876,391**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	200		
No dwgs under	50	635	31,750
No dwgs over 5	150	189	28,350
		Total	60,100

Stamp duty calc - Residual		
Land payment		26,423,348
	Total	1,310,667

Stamp duty calc - AP		
Land payment		3,333,333
	Total	156,167

Building Safety Levy			
Greenfield	47.37	588,691	
Brownfield	0.00	0	
		Total	588,691

Pre CIL s106	10,240	£/ Unit (all)	
		Total	2,048,000

Post CIL s106	10,240	£/ Unit (all)	
		Total	2,048,000

CIL	301.26	£/sqm	**3,743,909**

BNG	0.15%	**Total**	56,545

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.38	Per Unit
CO2 Plus	8.00%		123.39	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.62	**4,757.00**

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			14	14	14	14	14	14	14	14	14	14	14	14	14	14	4							
Market Housing				0	0	0	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	1,858,500	0	0	0
Social Rent				0	0	0	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	562,556	160,730	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	588,000	168,000	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**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**7,655,306**	**2,187,230**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	1,310,667																							
Easements etc.	0																							
Legals Acquisition	396,350																							
Planning Fee	60,100																							
Professional	1,579,622		1,579,622																					
Build Cost - BCIS Base		0	879,589	1,759,179	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,638,768	2,010,490	1,130,901	251,311	0	0	0	0	0
BSL/s106/CIL/Tariff		0	983,764	1,031,550	1,079,337	1,079,337	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	184,568	150,435	102,648	54,862	41,208	11,774	0	0	0
BNG		0	1,319	2,639	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,958	3,016	1,696	377	0	0	0	0	0
Contingency		0	21,990	43,979	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	65,969	50,262	28,273	6,283	0	0	0	0	0
Abnormals		0	18,548	37,095	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	55,643	42,395	23,847	5,299	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	229,659	65,617	0	0	0
Legals	0	0	0	0	0	0	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	38,277	10,936	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**3,346,740**	**0**	**3,484,832**	**2,874,443**	**3,843,675**	**3,843,675**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**3,216,842**	**2,524,533**	**1,555,300**	**586,068**	**309,144**	**88,327**	**0**	**0**	**0**
For Residual Va Land	**26,423,348**																							
Interest		558,189	568,655	644,658	710,641	796,035	883,029	816,365	748,450	679,263	608,778	536,971	463,818	389,293	313,371	236,026	157,230	63,976	0	0	0	0	0	0
Developers Return																								
Market Housing																								16,261,875
rdable for Rent																								2,876,391
First Homes																								0
Cash Flow	-29,770,087	-558,189	-4,053,487	-3,519,101	-4,554,316	-4,639,710	3,555,435	3,622,100	3,690,014	3,759,202	3,829,687	3,901,493	3,974,646	4,049,171	4,125,093	4,202,438	4,973,543	6,036,030	7,069,239	7,346,162	2,098,904	0	0	-19,138,266
Opening Balance	0																							
Closing Balance	-29,770,087	-30,328,276	-34,381,763	-37,900,864	-42,455,180	-47,094,890	-43,539,455	-39,917,355	-36,227,341	-32,468,140	-28,638,453	-24,736,960	-20,762,314	-16,713,143	-12,588,050	-8,385,611	-3,412,068	2,623,961	9,693,200	17,039,362	19,138,266	19,138,266	19,138,266	0

Other Areas - Appendix
Site 27

Site 27	27	Green field 100	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				100	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	60	7,500	46,462,500	6,214
Affordable Overall			40%	40			
Social Rent	79.74	78.70	30.00%	30	1,735	4,096,335	2,392
Affordable Rent	79.74	78.70	0.00%	0	3,420	0	0
Shared Ownersl	81.00	81.00	10.00%	10	5,250	4,252,500	810
First Homes	81.00	81.00	0.00%	0	3,086	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	30	/ha		**54,811,335**	**9,416**
SITE AREA - Gro	4.444	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**11,438,472**	**3,431,541**	**2,573,656**
Existing Use Value		111,111		25,000
Uplift	0%	0		0
Plus /ha	350,000	1,555,556		350,000
Benchmark Land Value		**1,666,667**		**375,000**
Additional Profit		**9,111,648**	**1,466**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 17,119,246

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				11,438,472	
	Stamp Duty			561,424		
	Easements etc.			0		
	Legals /Acquisition		1.50%	171,577	733,001	
Fees						
	Planning			41,200		
	Professional		8.00%	1,801,563	1,842,763	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	18,199,333		
		Extras		90,000		
		Unit extras	4,757.00	475,700		
		Site	15.00%	2,729,900		
	BNG			32,242		
	Contingency	2.50%		537,373		
	Abnormals	2.50%		454,983		
				0	22,519,532	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	1,644,340		
	Legals	%	0.5%	274,057		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,918,397	**38,452,164**

Developers Profit				
	Market Housing	% Value	17.50%	**8,130,938**
	Affordable Hou:	% Value	17.50%	**1,461,046**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	100		
No dwgs under	50	635	31,750
No dwgs over 5	50	189	9,450
		Total	41,200

Stamp duty calc - Residual		
Land payment		11,438,472
	Total	561,424

Stamp duty calc - AP		
Land payment		1,666,667
	Total	72,833

Building Safety Levy			
Greenfield	47.37	294,345	
Brownfield	0.00	0	
		Total	294,345

Pre CIL s106	10,315	£/ Unit (all)	
		Total	1,031,500

Post CIL s106	10,315	£/ Unit (all)	
		Total	1,031,500

CIL	301.26	£/sqm	**1,871,954**

BNG	0.15%	**Total**	32,242

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.10	Per Unit
CO2 Plus	8.00%		140.57	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.14	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	
			1,932.81	**4,757.00**

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			14	14	14	14	14	14	14	2														
Market Housing				0	0	0	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	6,504,750	929,250	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	573,487	573,487	573,487	573,487	573,487	573,487	573,487	81,927	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	0	0	0	0	0
Shared Ownership				0	0	0	595,350	595,350	595,350	595,350	595,350	595,350	595,350	85,050	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**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**7,673,587**	**1,096,227**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	561,424																							
Easements etc.	0																							
Legals Acquisition	171,577																							
Planning Fee	41,200																							
Professional	900,781		900,781																					
Build Cost - BCIS Base		0	1,003,097	2,006,194	3,009,291	3,009,291	3,009,291	3,009,291	3,009,291	2,149,493	1,146,396	143,300	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	516,125	564,262	612,399	612,399	185,618	185,618	185,618	144,358	96,222	48,085	41,208	5,887	0	0	0	0	0	0	0	0	0	0
BNG		0	1,505	3,009	4,514	4,514	4,514	4,514	4,514	3,224	1,720	215	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	25,077	50,155	75,232	75,232	75,232	75,232	75,232	53,737	28,660	3,582	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	21,233	42,465	63,698	63,698	63,698	63,698	63,698	45,498	24,266	3,033	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	230,208	230,208	230,208	230,208	230,208	230,208	230,208	32,887	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	38,368	38,368	38,368	38,368	38,368	38,368	38,368	5,481	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**1,674,982**	**0**	**2,467,818**	**2,666,085**	**3,765,133**	**3,765,133**	**3,606,928**	**3,606,928**	**3,606,928**	**2,664,887**	**1,565,839**	**466,791**	**309,784**	**44,255**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**11,438,472**																							
Interest		245,877	250,487	301,456	357,097	434,389	513,130	446,501	378,623	309,473	221,362	110,992	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								8,130,938
rdable for Rent																								1,461,046
First Homes																								0
Cash Flow	-13,113,454	-245,877	-2,718,305	-2,967,541	-4,122,230	-4,199,522	3,553,529	3,620,157	3,688,035	4,699,227	5,886,386	7,095,804	7,363,803	1,051,972	0	0	0	0	0	0	0	0	0	-9,591,984
Opening Balance	0																							
Closing Balance	-13,113,454	-13,359,331	-16,077,637	-19,045,177	-23,167,407	-27,366,929	-23,813,401	-20,193,243	-16,505,208	-11,805,981	-5,919,595	1,176,209	8,540,012	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	9,591,984	0

Other Areas - Appendix
Site 28

Site 28	28	Greenfield 40	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				40	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.80	103.54	60.00%	24	7,500	18,637,500	2,491
Affordable Overall			40%	16			
Social Rent	79.13	78.08	30.00%	12	1,735	1,625,695	950
Affordable Rent	79.13	78.08	0.00%	0	3,420	0	0
Shared Ownersl	77.00	77.00	10.00%	4	5,250	1,617,000	308
First Homes	77.00	77.00	0.00%	0	3,247	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	30	/ha		21,880,195	3,749
SITE AREA - Gro	1.569	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,546,256	3,409,692	2,898,238
Existing Use Value		39,216		25,000
Uplift	0%	0		0
Plus /ha	350,000	549,020		350,000
Benchmark Land Value		588,235		375,000
Additional Profit		3,532,789	1,418	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 6,553,326

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				4,546,256	
	Stamp Duty			216,813		
	Easements etc.			0		
	Legals /Acquisition		1.50%	68,194	285,007	
Fees						
	Planning			25,400		
	Professional		8.00%	717,671	743,071	
CONSTRUCTION						
	Build Cost	BCIS +	1,933	7,247,823		
		Extras		37,500		
		Unit extras	4,757.00	190,280		
		Site	15.00%	1,087,173		
	BNG			12,844		
	Contingency	2.50%		214,069		
	Abnormals	2.50%		181,196		
				0	8,970,886	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	656,406		
	Legals	%	0.5%	109,401		
		£/unit	0	0		
	Misc.	%	0.0%	0	765,807	15,311,026

Developers Profit				
	Market Housing	% Value	17.50%	3,261,563
	Affordable Hou:	% Value	17.50%	567,472
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	40		
No dwgs under	40	635	25,400
No dwgs over 5	0	189	0
		Total	25,400

Stamp duty calc - Residual		
Land payment		4,546,256
	Total	216,813

Stamp duty calc - AP		
Land payment		588,235
	Total	18,912

Building Safety Levy			
Greenfield	47.37	118,011	
Brownfield	0.00	0	
		Total	118,011

Pre CIL s106	10,340	£/ Unit (all)	
		Total	413,600

Post CIL s106	10,340	£/ Unit (all)	
		Total	413,600

CIL	301.26	£/sqm	**750,514**

BNG	0.15%	**Total**	12,844

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,757.63	Per Unit
CO2 Plus	8.00%		140.61	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		35.15	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	
			1,933.40	**4,757.00**

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			5	5	5	5	5	5	5	5														
Market Housing				0	0	0	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	2,329,688	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	203,212	203,212	203,212	203,212	203,212	203,212	203,212	203,212	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	0	0	0	0	0
Shared Ownership				0	0	0	202,125	202,125	202,125	202,125	202,125	202,125	202,125	202,125	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**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**2,735,024**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	216,813																							
Easements etc.	0																							
Legals Acquisition	68,194																							
Planning Fee	25,400																							
Professional	358,835		358,835																					
Build Cost - BCIS Base		0	356,782	713,565	1,070,347	1,070,347	1,070,347	1,070,347	1,070,347	1,070,347	713,565	356,782	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	204,862	222,095	239,328	239,328	66,451	66,451	66,451	66,451	49,218	31,985	14,751	14,751	0	0	0	0	0	0	0	0	0	0
BNG		0	535	1,070	1,606	1,606	1,606	1,606	1,606	1,606	1,070	535	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	8,920	17,839	26,759	26,759	26,759	26,759	26,759	26,759	17,839	8,920	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	7,550	15,100	22,649	22,649	22,649	22,649	22,649	22,649	15,100	7,550	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	82,051	82,051	82,051	82,051	82,051	82,051	82,051	82,051	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,675	13,675	13,675	13,675	13,675	13,675	13,675	13,675	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**669,242**	**0**	**937,484**	**969,669**	**1,360,689**	**1,360,689**	**1,283,538**	**1,283,538**	**1,283,538**	**1,283,538**	**892,518**	**501,497**	**110,477**	**110,477**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**4,546,256**																							
Interest		97,791	99,624	119,070	139,484	167,612	196,268	172,732	148,756	124,329	99,445	66,763	26,136	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,261,563
rdable for Rent																								567,472
First Homes																								0
Cash Flow	-5,215,498	-97,791	-1,037,108	-1,088,739	-1,500,173	-1,528,301	1,255,219	1,278,754	1,302,731	1,327,157	1,743,061	2,166,764	2,598,411	2,624,547	0	0	0	0	0	0	0	0	0	-3,829,034
Opening Balance	0																							
Closing Balance	-5,215,498	-5,313,289	-6,350,397	-7,439,136	-8,939,309	-10,467,610	-9,212,392	-7,933,637	-6,630,907	-5,303,750	-3,560,688	-1,393,924	1,204,487	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	3,829,034	0

Other Areas - Appendix
Site 29

Site 29	29	Greenfield 12	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				12	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	105.71	105.71	60.00%	7	7,500	5,708,571	761
Affordable Overall			40%	4.8			
Social Rent	70.06	68.50	30.00%	4	1,735	427,851	252
Affordable Rent	70.06	68.50	0.00%	0	3,420	0	0
Shared Ownersl	70.00	70.00	10.00%	1	5,250	441,000	84
First Homes	70.00	70.00	0.00%	0	3,571	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	0.400	ha	30	/ha		6,577,422	1,097
SITE AREA - Gro	0.471	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,503,861	3,759,653	3,195,705
Existing Use Value		47,059		100,000
Uplift	0%	0		0
Plus /ha	350,000	164,706		350,000
Benchmark Land Value		211,765		450,000

Additional Profit	1,291,570	1,697	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 2,343,590

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,503,861	
	Stamp Duty			64,693		
	Easements etc.			0		
	Legals /Acquisition		1.50%	22,558	87,251	
Fees						
	Planning			7,620		
	Professional		8.00%	207,510	215,130	
CONSTRUCTION						
	Build Cost	BCIS +	1,911	2,096,746		
		Extras		7,500		
		Unit extras	4,757.00	57,084		
		Site	15.00%	314,512		
	BNG			3,714		
	Contingency	2.50%		61,896		
	Abnormals	2.50%		52,419		
				0	2,593,870	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	197,323		
	Legals	%	0.5%	32,887		
		£/unit	0	0		
	Misc.	%	0.0%	0	230,210	4,630,322

Developers Profit				
	Market Housing	% Value	17.50%	999,000
	Affordable Hou:	% Value	17.50%	152,049
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	12		
No dwgs under	12	635	7,620
No dwgs over 5	0	189	0
		Total	7,620

Stamp duty calc - Residual		
Land payment		1,503,861
	Total	64,693

Stamp duty calc - AP		
Land payment		211,765
	Total	1,235

Building Safety Levy			
Greenfield	47.37	36,055	
Brownfield	0.00	0	
		Total	36,055

Pre CIL s106	10,298	£/ Unit (all)	
		Total	123,580

Post CIL s106	10,298	£/ Unit (all)	
		Total	123,580

CIL	301.26	£/sqm	**229,302**

BNG	0.15%	**Total**	3,714

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,737.00	Per Unit
CO2 Plus	8.00%		138.96	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.74	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	
			1,910.70	**4,757.00**

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	1,427,143	1,427,143	1,427,143	1,427,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	106,963	106,963	106,963	106,963	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	0	0	0	0	0
Shared Ownership				0	0	0	110,250	110,250	110,250	110,250	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**	**1,644,356**	**1,644,356**	**1,644,356**	**1,644,356**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	64,693																							
Easements etc.	0																							
Legals Acquisition	22,558																							
Planning Fee	7,620																							
Professional	103,755		103,755																					
Build Cost - BCIS Base		0	206,320	412,640	618,960	618,960	412,640	206,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	67,624	77,922	88,220	88,220	29,611	19,312	9,014	9,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	309	619	928	928	619	309	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,158	10,316	15,474	15,474	10,316	5,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,368	8,736	13,105	13,105	8,736	4,368	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	49,331	49,331	49,331	49,331	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,222	8,222	8,222	8,222	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**198,626**	**0**	**387,534**	**510,234**	**736,688**	**736,688**	**519,475**	**293,020**	**66,566**	**66,566**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,503,861**																							
Interest		31,922	32,520	40,396	50,721	65,484	80,525	60,943	36,749	7,854	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								999,000
rdable for Rent																								152,049
First Homes																								0
Cash Flow	-1,702,487	-31,922	-420,055	-550,630	-787,408	-802,172	1,044,356	1,290,392	1,541,041	1,569,935	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,151,049
Opening Balance	0																							
Closing Balance	-1,702,487	-1,734,409	-2,154,464	-2,705,094	-3,492,502	-4,294,674	-3,250,319	-1,959,927	-418,886	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	1,151,049	0

Other Areas - Appendix
Site 30

Site 30	30	Greenfield 9	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				9	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.00	103.00	60.00%	5	7,500	4,171,500	556
Affordable Overall			40%	3.6			
Social Rent	84.00	84.00	30.00%	3	1,735	393,498	227
Affordable Rent	84.00	84.00	0.00%	0	3,420	0	0
Shared Ownersl	84.00	84.00	10.00%	1	5,250	396,900	76
First Homes	84.00	84.00	0.00%	0	2,976	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	0.300	ha	30	/ha		**4,961,898**	**859**
SITE AREA - Gro	0.300	ha	30	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,074,883**	**3,582,942**	**3,582,942**
Existing Use Value		30,000		100,000
Uplift	0%	0		0
Plus /ha	350,000	105,000		350,000
Benchmark Land Value		**135,000**		**450,000**
Additional Profit		**984,912**	**1,771**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 1,831,676

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,074,883	
	Stamp Duty			43,244		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,123	59,367	
Fees						
	Planning			5,715		
	Professional		8.00%	162,440	168,155	
CONSTRUCTION						
	Build Cost	BCIS +	1,912	1,641,551		
		Extras		7,500		
		Unit extras	4,757.00	42,813		
		Site	15.00%	246,233		
	BNG			2,907		
	Contingency	2.50%		48,452		
	Abnormals	2.50%		41,039		
				0	2,030,495	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	148,857		
	Legals	%	0.5%	24,809		
		£/unit	0	0		
	Misc.	%	0.0%	0	173,666	**3,506,567**

Developers Profit				
	Market Housing	% Value	17.50%	**730,013**
	Affordable Hou:	% Value	17.50%	**138,320**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	9		
No dwgs under	9	635	5,715
No dwgs over 5	0	189	0
		Total	5,715

Stamp duty calc - Residual		
Land payment		1,074,883
	Total	43,244

Stamp duty calc - AP		
Land payment		135,000
	Total	0

Building Safety Levy			
Greenfield	47.37	26,347	
Brownfield	0.00	0	
		Total	26,347

Pre CIL s106	10,715	£/ Unit (all)	
		Total	96,435

Post CIL s106	10,715	£/ Unit (all)	
		Total	96,435

CIL	301.26	£/sqm	**167,561**

BNG	0.15%	**Total**	2,907

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,738.08	Per Unit
CO2 Plus	8.00%		139.05	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		34.76	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	
			1,911.89	**4,757.00**

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																			
Market Housing				0	0	0	1,390,500	1,390,500	1,390,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	131,166	131,166	131,166	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	0	0	0	0	0
Shared Ownership				0	0	0	132,300	132,300	132,300	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**	**1,653,966**	**1,653,966**	**1,653,966**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	43,244																							
Easements etc.	0																							
Legals Acquisition	16,123																							
Planning Fee	5,715																							
Professional	81,220		81,220																					
Build Cost - BCIS Base		0	215,344	430,688	646,032	430,688	215,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	77,739	71,698	82,413	21,430	19,497	8,782	8,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	323	646	969	646	323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,384	10,767	16,151	10,767	5,384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,560	9,120	13,680	9,120	4,560	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	49,619	49,619	49,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	8,270	8,270	8,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**146,303**	**0**	**384,570**	**522,919**	**759,245**	**472,651**	**302,997**	**66,671**	**66,671**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,074,883**																							
Interest		22,897	23,327	30,975	41,360	56,371	66,291	42,203	13,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								730,013
rdable for Rent																								138,320
First Homes																								0
Cash Flow	-1,221,185	-22,897	-407,896	-553,894	-800,605	-529,023	1,284,679	1,545,092	1,574,062	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-868,332
Opening Balance	0																							
Closing Balance	-1,221,185	-1,244,082	-1,651,979	-2,205,873	-3,006,478	-3,535,501	-2,250,822	-705,730	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	868,332	0

Other Areas - Appendix
Site 32

Site 32	32 Bowmans Cross Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				5,000	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	3,000	7,255	2,247,236,250	310,688
Affordable Overall			40%	2000			
Social Rent	78.45	77.20	30.00%	1,500	1,735	200,913,000	117,675
Affordable Rent	78.45	77.20	0.00%	0	3,420	0	0
Shared Ownersl	80.31	80.00	10.00%	500	5,079	203,140,000	40,156
First Homes	80.31	80.00	0.00%	0	3,125	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	166.667	ha	30	/ha		2,651,289,250	468,519
SITE AREA - Gro	277.778	ha	18	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		217,890,872	1,307,345	784,407
Existing Use Value		6,944,444		25,000
Uplift	0%	0		0
Plus /ha	225,000	62,500,000		225,000
Benchmark Land Value		69,444,444		250,000
Additional Profit		122,089,987	393	£/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			/unit or m2	Total		
LAND						
	Land				217,890,872	
	Stamp Duty			10,884,044		
	Easements etc.			0		
	Legals /Acquisition		1.50%	3,268,363	14,152,407	
Fees						
	Planning			967,300		
	Professional		8.00%	80,865,921	81,833,221	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	794,897,476		
		Extras		4,500,000		
		Unit extras	4,757.00	23,785,000		
		Site	15.00%	119,234,621		
	BNG			1,413,626		
	Contingency	5.00%		47,120,855		
	Abnormals	2.50%		19,872,437		
				0	1,010,824,014	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	79,538,678		
	Legals	%	0.5%	13,256,446		
		£/unit	0	0		
	Misc.	%	0.0%	0	92,795,124	**1,417,495,638**

Developers Profit				
	Market Housing	% Value	17.50%	**393,266,344**
	Affordable Hou:	% Value	17.50%	**70,709,275**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	5,000		
No dwgs under	50	635	31,750
No dwgs over 5	4950	189	935,550
		Total	967,300

Stamp duty calc - Residual		
Land payment		217,890,872
	Total	10,884,044

Stamp duty calc - AP		
Land payment		69,444,444
	Total	3,461,722

Building Safety Levy			
Greenfield	47.37	14,717,267	
Brownfield	0.00	0	
		Total	14,717,267

Pre CIL s106	40,715	£/ Unit (all)	
		Total	203,575,000

Post CIL s106	40,715	£/ Unit (all)	
		Total	203,575,000

CIL	301.26	£/sqm	**93,597,716**

BNG	0.15%	**Total**	1,413,626

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.38	Per Unit
CO2 Plus	8.00%		123.39	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.62	**4,757.00**

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	110	155	155	155	155	155	155	155	155	155	155
Market Housing		22,472,363	49,439,198	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324
Social Rent		2,009,130	4,420,086	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		2,031,400	4,469,080	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340
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**	**26,512,893**	**58,328,364**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**
EXPENDITURE												
Stamp Duty	10,884,044											
Easements etc.	0											
Legals Acquisition	3,268,363											
Planning Fee	967,300											
Professional	80,865,921											
Build Cost - BCIS Base		9,424,171	20,733,176	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930
BSL/s106/CIL/Tariff		95,780,639	4,802,430	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060
BNG		14,136	31,100	43,822	43,822	43,822	43,822	43,822	43,822	43,822	43,822	43,822
Contingency		471,209	1,036,659	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747
Abnormals		198,724	437,194	616,046	616,046	616,046	616,046	616,046	616,046	616,046	616,046	616,046
Finance Fees	0											
Legal and Valuation	0											
Agents	0	795,387	1,749,851	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699
Legals	0	132,564	291,642	410,950	410,950	410,950	410,950	410,950	410,950	410,950	410,950	410,950
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**95,985,628**	**106,816,830**	**29,082,051**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**
For Residual Va Land	**217,890,872**											
Interest		23,540,737	31,329,088	31,485,296	30,755,890	29,971,778	29,128,858	28,222,719	27,248,619	26,201,462	25,075,769	23,865,648
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-313,876,500	-103,844,675	-2,082,776	9,725,417	10,454,823	11,238,935	12,081,855	12,987,994	13,962,094	15,009,251	16,134,945	17,345,065
Opening Balance	0											
Closing Balance	-313,876,500	-417,721,175	-419,803,951	-410,078,534	-399,623,711	-388,384,776	-376,302,921	-363,314,927	-349,352,833	-334,343,582	-318,208,638	-300,863,572

	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	155	155	155	155	155	155	155	155	155	155	1,740	
Market Housing	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	69,664,324	782,038,215
Social Rent	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	6,228,303	69,917,724
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	6,297,340	70,692,720
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	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**82,189,967**	**922,648,659**
EXPENDITURE												
Build Cost - BCIS Base	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	29,214,930	327,961,150
BSL/s106/CIL/Tariff	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	6,767,060	75,965,709
BNG	43,822	43,822	43,822	43,822	43,822	43,822	43,822	43,822	43,822	43,822	43,822	491,942
Contingency	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	1,460,747	16,398,057
Abnormals	616,046	616,046	616,046	616,046	616,046	616,046	616,046	616,046	616,046	616,046	616,046	6,915,608
Agents	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	2,465,699	27,679,460
Legals	410,950	410,950	410,950	410,950	410,950	410,950	410,950	410,950	410,950	410,950	410,950	4,613,243
COSTS BEFORE LAND INT AND I	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**40,979,254**	**460,025,169**
Interest	22,564,768	21,166,322	19,662,993	18,046,914	16,309,629	14,442,047	12,434,397	10,276,174	7,956,083	5,461,986	2,780,831	0
Market Housing												393,266,344
rdable for Rent												70,709,275
First Homes												0
Cash Flow	18,645,945	20,044,391	21,547,721	23,163,800	24,901,085	26,768,666	28,776,316	30,934,539	33,254,630	35,748,727	38,429,882	-1,352,129
Closing Balance	-282,217,627	-262,173,236	-240,625,515	-217,461,716	-192,560,631	-165,791,965	-137,015,650	-106,081,110	-72,826,480	-37,077,753	1,352,129	0

Other Areas - Appendix
Site 39

Site 39	39 Watford Road (Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				1,167	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.56	103.25	60.00%	700	7,500	542,217,375	72,514
Affordable Overall			40%	466.8			
Social Rent	78.50	77.25	30.00%	350	1,735	46,923,898	27,482
Affordable Rent	78.50	77.25	0.00%	0	3,420	0	0
Shared Ownersl	80.37	80.05	10.00%	117	5,250	49,045,153	9,379
First Homes	80.37	80.05	0.00%	0	3,123	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	33.343	ha	35	/ha		638,186,426	109,375
SITE AREA - Gro	50.953	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		124,345,684	3,729,305	2,440,400
Existing Use Value		1,273,825		25,000
Uplift	0%	0		0
Plus /ha	225,000	11,464,425		225,000
Benchmark Land Value		12,738,250		250,000

Additional Profit	227,034,824	3,131	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -112,246,458

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				124,345,684	
	Stamp Duty			6,206,784		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,865,185	8,071,969	
Fees						
	Planning			242,863		
	Professional		8.00%	18,096,318	18,339,181	
CONSTRUCTION						
	Build Cost	BCIS +	1,697	185,556,286		
		Extras		1,050,000		
		Unit extras	4,757.00	5,551,419		
		Site	10.00%	18,555,629		
	BNG			316,070		
	Contingency	5.00%		10,535,667		
	Abnormals	2.50%		4,638,907		
				0	226,203,977	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	19,145,593		
	Legals	%	0.5%	3,190,932		
		£/unit	0	0		
	Misc.	%	0.0%	0	22,336,525	**399,297,337**

Developers Profit				
	Market Housing	% Value	17.50%	**94,888,041**
	Affordable Hou:	% Value	17.50%	**16,794,584**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,167		
No dwgs under	50	635	31,750
No dwgs over 5	1117	189	211,113
		Total	242,863

Stamp duty calc - Residual		
Land payment		124,345,684
	Total	6,206,784

Stamp duty calc - AP		
Land payment		12,738,250
	Total	626,413

Building Safety Levy			
Greenfield	47.37	3,435,010	
Brownfield	0.00	0	
		Total	3,435,010

Pre CIL s106	40,715	£/ Unit (all)	
		Total	47,514,405

Post CIL s106	40,715	£/ Unit (all)	
		Total	47,514,405

CIL	301.26	£/sqm	**21,845,707**

BNG	0.15%	**Total**	316,070

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,542.28	Per Unit
CO2 Plus	8.00%		123.38	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.85	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	
			1,696.51	**4,757.00**

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	110	110	110	110	110	110	110	110	110	110	67	
Market Housing		51,108,750	51,108,750	51,108,750	51,108,750	51,108,750	51,108,750	51,108,750	51,108,750	51,108,750	51,108,750	31,129,875
Social Rent		4,422,990	4,422,990	4,422,990	4,422,990	4,422,990	4,422,990	4,422,990	4,422,990	4,422,990	4,422,990	2,694,003
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		4,622,936	4,622,936	4,622,936	4,622,936	4,622,936	4,622,936	4,622,936	4,622,936	4,622,936	4,622,936	2,815,789
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**	**60,154,676**	**60,154,676**	**60,154,676**	**60,154,676**	**60,154,676**	**60,154,676**	**60,154,676**	**60,154,676**	**60,154,676**	**60,154,676**	**36,639,666**
EXPENDITURE												
Stamp Duty	6,206,784											
Easements etc.	0											
Legals Acquisition	1,865,185											
Planning Fee	242,863											
Professional	18,096,318											
Build Cost - BCIS Base		19,861,582	19,861,582	19,861,582	19,861,582	19,861,582	19,861,582	19,861,582	19,861,582	19,861,582	19,861,582	12,097,509
BSL/s106/CIL/Tariff		26,648,137	4,802,430	4,802,430	4,802,430	4,802,430	4,802,430	4,802,430	4,802,430	4,802,430	4,802,430	2,925,116
BNG		29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	29,792	18,146
Contingency		993,079	993,079	993,079	993,079	993,079	993,079	993,079	993,079	993,079	993,079	604,875
Abnormals		437,258	437,258	437,258	437,258	437,258	437,258	437,258	437,258	437,258	437,258	266,330
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,804,640	1,804,640	1,804,640	1,804,640	1,804,640	1,804,640	1,804,640	1,804,640	1,804,640	1,804,640	1,099,190
Legals	0	300,773	300,773	300,773	300,773	300,773	300,773	300,773	300,773	300,773	300,773	183,198
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**26,411,151**	**50,075,262**	**28,229,555**	**28,229,555**	**28,229,555**	**28,229,555**	**28,229,555**	**28,229,555**	**28,229,555**	**28,229,555**	**28,229,555**	**17,194,365**
For Residual Va Land	**124,345,684**											
Interest		11,306,763	11,398,814	9,859,341	8,204,407	6,425,354	4,512,871	2,456,953	246,840	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-150,756,835	-1,227,349	20,526,307	22,065,780	23,720,714	25,499,767	27,412,250	29,468,168	31,678,281	31,925,121	31,925,121	19,445,301
Opening Balance	0											
Closing Balance	-150,756,835	-151,984,184	-131,457,877	-109,392,097	-85,671,384	-60,171,617	-32,759,367	-3,291,199	28,387,082	60,312,203	92,237,324	111,682,625

	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												
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
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												94,888,041
rdable for Rent												16,794,584
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-111,682,625
Closing Balance	111,682,625	111,682,625	111,682,625	111,682,625	111,682,625	111,682,625	111,682,625	111,682,625	111,682,625	111,682,625	111,682,625	0

Other Areas - Appendix
Site 40

Site 40	40 Home Farm	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				1,040	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	103.57	103.26	60.00%	624	7,500	483,249,438	64,627
Affordable Overall			40%	416			
Social Rent	78.50	77.26	30.00%	312	1,735	41,820,886	24,493
Affordable Rent	78.50	77.26	0.00%	0	3,420	0	0
Shared Ownersl	80.05	79.69	10.00%	104	5,250	43,512,000	8,326
First Homes	80.05	79.69	0.00%	0	3,137	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	29.714	ha	35	/ha		568,582,325	97,446
SITE AREA - Gro	45.224	ha	23	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		107,560,117	3,619,812	2,378,386
Existing Use Value		1,130,600		25,000
Uplift	0%	0		0
Plus /ha	225,000	10,175,400		225,000
Benchmark Land Value		11,306,000		250,000

Additional Profit	197,298,984	3,053	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -87,569,195

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				107,560,117	
	Stamp Duty			5,367,506		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,613,402	6,980,908	
Fees						
	Planning			218,860		
	Professional		8.00%	16,854,797	17,073,657	
CONSTRUCTION						
	Build Cost	BCIS +	1,700	165,688,689		
		Extras		937,500		
		Unit extras	4,757.00	4,947,280		
		Site	15.00%	24,853,303		
	BNG			294,640		
	Contingency	5.00%		9,821,339		
	Abnormals	2.50%		4,142,217		
				0	210,684,968	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	17,057,470		
	Legals	%	0.5%	2,842,912		
		£/unit	0	0		
	Misc.	%	0.0%	0	19,900,381	**362,200,032**

Developers Profit				
	Market Housing	% Value	17.50%	**84,568,652**
	Affordable Hou:	% Value	17.50%	**14,933,255**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	1,040		
No dwgs under	50	635	31,750
No dwgs over 5	990	189	187,110
		Total	218,860

Stamp duty calc - Residual		
Land payment		107,560,117
	Total	5,367,506

Stamp duty calc - AP		
Land payment		11,306,000
	Total	554,800

Building Safety Levy			
Greenfield	47.37	3,061,396	
Brownfield	0.00	0	
		Total	3,061,396

Pre CIL s106	40,715	£/ Unit (all)	
		Total	42,343,600

Post CIL s106	40,715	£/ Unit (all)	
		Total	42,343,600

CIL	301.26	£/sqm	**19,469,626**

BNG	0.15%	**Total**	294,640

Unit Build Time		3	Quarters

Build Cost			/m2	
			1,545.74	Per Unit
CO2 Plus	8.00%		123.66	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		30.91	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	
			1,700.32	**4,757.00**

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	110	110	110	110	110	110	110	110	110	50		
Market Housing		51,112,921	51,112,921	51,112,921	51,112,921	51,112,921	51,112,921	51,112,921	51,112,921	51,112,921	23,233,146	0
Social Rent		4,423,363	4,423,363	4,423,363	4,423,363	4,423,363	4,423,363	4,423,363	4,423,363	4,423,363	2,010,620	0
Affordable Rent		0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		4,602,231	4,602,231	4,602,231	4,602,231	4,602,231	4,602,231	4,602,231	4,602,231	4,602,231	2,091,923	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**	**60,138,515**	**60,138,515**	**60,138,515**	**60,138,515**	**60,138,515**	**60,138,515**	**60,138,515**	**60,138,515**	**60,138,515**	**27,335,689**	**0**
EXPENDITURE												
Stamp Duty	5,367,506											
Easements etc.	0											
Legals Acquisition	1,613,402											
Planning Fee	218,860											
Professional	16,854,797											
Build Cost - BCIS Base		20,775,909	20,775,909	20,775,909	20,775,909	20,775,909	20,775,909	20,775,909	20,775,909	20,775,909	9,443,595	0
BSL/s106/CIL/Tariff		24,272,078	4,802,452	4,802,452	4,802,452	4,802,452	4,802,452	4,802,452	4,802,452	4,802,452	2,182,933	0
BNG		31,164	31,164	31,164	31,164	31,164	31,164	31,164	31,164	31,164	14,165	0
Contingency		1,038,795	1,038,795	1,038,795	1,038,795	1,038,795	1,038,795	1,038,795	1,038,795	1,038,795	472,180	0
Abnormals		438,119	438,119	438,119	438,119	438,119	438,119	438,119	438,119	438,119	199,145	0
Finance Fees	0											
Legal and Valuation	0											
Agents	0	1,804,155	1,804,155	1,804,155	1,804,155	1,804,155	1,804,155	1,804,155	1,804,155	1,804,155	820,071	0
Legals	0	300,693	300,693	300,693	300,693	300,693	300,693	300,693	300,693	300,693	136,678	0
Misc.				0			0					
COSTS BEFORE LAND INT AND I	**24,054,565**	**48,660,913**	**29,191,287**	**29,191,287**	**29,191,287**	**29,191,287**	**29,191,287**	**29,191,287**	**29,191,287**	**29,191,287**	**13,268,767**	**0**
For Residual Va Land	**107,560,117**											
Interest		9,871,101	9,750,614	8,160,868	6,451,890	4,614,740	2,639,803	516,747	0	0	0	0
Developers Return												
Market Housing												
rdable for Rent												
First Homes												
Cash Flow	-131,614,683	1,606,501	21,196,615	22,786,361	24,495,338	26,332,488	28,307,425	30,430,482	30,947,229	30,947,229	14,066,922	0
Opening Balance	0											
Closing Balance	-131,614,683	-130,008,182	-108,811,567	-86,025,206	-61,529,868	-35,197,379	-6,889,954	23,540,528	54,487,756	85,434,985	99,501,907	99,501,907

	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												
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
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												84,568,652
rdable for Rent												14,933,255
First Homes												0
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-99,501,907
Closing Balance	99,501,907	99,501,907	99,501,907	99,501,907	99,501,907	99,501,907	99,501,907	99,501,907	99,501,907	99,501,907	99,501,907	0

Appendix 9 – Base Appraisals Sensitivity Testing

Varied Developer's Return

Borehamwood and Adjacent

			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 Brownfield LD Housing 500	Borehamwood	1,500,000	1,800,000	2,398,645	2,325,375	2,285,769	2,190,315	2,169,618	2,047,094
Site 2	Large Brownfield HD Housing 500	Borehamwood	1,500,000	1,800,000	3,697,521	3,584,536	3,528,270	3,382,544	3,355,796	3,166,860
Site 3	Large Brownfield LD Housing 250	Borehamwood	1,500,000	1,800,000	3,656,273	3,532,220	3,465,611	3,304,639	3,273,024	3,074,989
Site 4	Brownfield LD Housing 150	Borehamwood	1,500,000	1,800,000	3,241,164	3,102,683	3,028,129	2,847,864	2,811,754	2,592,300
Site 5	Brownfield HD Housing 150	Borehamwood	1,500,000	1,800,000	4,111,170	3,940,792	3,850,531	3,628,744	3,585,785	3,315,785
Site 6	Brownfield LD Housing 80	Borehamwood	1,500,000	1,800,000	3,088,391	2,961,987	2,894,102	2,731,931	2,698,544	2,498,229
Site 7	Brownfield HD Housing 80	Borehamwood	1,500,000	1,800,000	4,246,872	4,067,465	3,992,677	3,762,610	3,737,188	3,452,879
Site 8	Brownfield LD Housing 40	Borehamwood	1,500,000	1,800,000	3,622,216	3,465,311	3,373,219	3,172,730	3,124,222	2,880,148
Site 9	Brownfield HD Housing 40	Borehamwood	1,500,000	1,800,000	4,558,904	4,355,598	4,266,801	4,007,021	3,974,699	3,658,445
Site 10	Brownfield LD Housing 20	Borehamwood	1,500,000	1,800,000	3,770,593	3,601,743	3,502,500	3,286,747	3,234,407	2,971,751
Site 11	Brownfield HD Housing 20	Borehamwood	1,500,000	1,800,000	5,264,619	5,011,728	4,914,251	4,591,112	4,563,883	4,170,496
Site 12	Brownfield Housing 12	Borehamwood	1,500,000	1,800,000	5,673,137	5,432,037	5,301,266	4,993,194	4,929,395	4,554,351
Site 13	Brownfield Housing 9	Borehamwood	1,500,000	1,800,000	11,836,381	11,836,381	11,131,127	11,131,127	10,425,872	10,425,872
Site 14	Brownfield Housing 6	Borehamwood	1,500,000	1,800,000	10,706,419	10,706,419	10,075,013	10,075,013	9,443,607	9,443,607
Site 15	Brownfield Housing 3	Borehamwood	1,500,000	1,800,000	11,813,084	11,813,084	11,048,750	11,048,750	10,284,417	10,284,417
Site 16	Flats 250 Tall Building	Borehamwood	1,500,000	1,800,000	-1,284,995	-1,900,790	-1,983,108	-2,769,957	-2,681,222	-3,639,124
Site 17	Flats 80 Tall Building	Borehamwood	1,500,000	1,800,000	-6,102,599	-6,709,403	-6,798,899	-7,574,260	-7,495,200	-8,439,117
Site 18	Flats 150	Borehamwood	1,500,000	1,800,000	-699,493	-1,155,609	-1,215,552	-1,805,457	-1,737,159	-2,455,304
Site 19	Flats 80	Borehamwood	1,500,000	1,800,000	-680,336	-1,120,392	-1,186,279	-1,757,097	-1,698,893	-2,393,801
Site 20	Flats 40	Borehamwood	1,500,000	1,800,000	-618,912	-1,014,682	-1,075,270	-1,588,377	-1,537,421	-2,162,072
Site 21	Flats 20	Borehamwood	1,500,000	1,800,000	-524,580	-872,202	-906,745	-1,356,544	-1,293,304	-1,840,886
Site 22	Flats 12	Borehamwood	1,500,000	1,800,000	-493,072	-823,817	-880,335	-1,310,083	-1,273,177	-1,796,350
Site 23	Flats 9	Borehamwood	1,500,000	1,800,000	2,455,936	2,455,936	1,983,581	1,983,581	1,506,720	1,506,720
Site 24	Flats 6	Borehamwood	1,500,000	1,800,000	2,446,167	2,446,167	1,967,897	1,967,897	1,489,422	1,489,422
Site 25	Large Greenfield 500	Borehamwood	25,000	375,000	2,449,382	2,375,908	2,335,884	2,240,390	2,219,303	2,096,440
Site 26	Large Greenfield 200	Borehamwood	25,000	375,000	3,228,809	3,118,483	3,056,841	2,913,225	2,882,665	2,707,829
Site 27	Green field 100	Borehamwood	25,000	375,000	2,859,010	2,733,710	2,667,244	2,504,136	2,472,531	2,273,966
Site 28	Greenfield 40	Borehamwood	25,000	375,000	3,215,000	3,077,072	2,997,776	2,821,534	2,780,552	2,565,996
Site 29	Greenfield 12	Borehamwood	100,000	450,000	3,513,223	3,383,005	3,278,730	3,112,341	3,044,237	2,841,676
Site 30	Greenfield 9	Borehamwood	100,000	450,000	3,998,753	3,809,422	3,724,923	3,483,000	3,451,092	3,156,577
Site 33	Well End SUE	Borehamwood	25,000	250,000	1,688,658	1,643,187	1,618,160	1,555,773	1,542,594	1,461,010
Site 34	Parkview / Borehamwood Golf Cours	Borehamwood	25,000	250,000	2,548,645	2,456,374	2,404,928	2,283,749	2,258,645	2,107,494

Bushey & Potters Bar and Adjacent

			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 Brownfield LD Housing 500	Bushey & Pott	1,500,000	1,800,000	2,453,164	2,378,804	2,336,946	2,241,350	2,218,558	2,094,210
Site 2	Large Brownfield HD Housing 500	Bushey & Pott	1,500,000	1,800,000	3,779,966	3,665,285	3,605,701	3,459,165	3,429,886	3,238,114
Site 3	Large Brownfield LD Housing 250	Bushey & Pott	1,500,000	1,800,000	3,744,722	3,618,840	3,548,412	3,385,032	3,350,121	3,149,195
Site 4	Brownfield LD Housing 150	Bushey & Pott	1,500,000	1,800,000	3,343,284	3,202,722	3,123,904	2,940,928	2,901,121	2,678,368
Site 5	Brownfield HD Housing 150	Bushey & Pott	1,500,000	1,800,000	4,235,906	4,062,999	3,967,502	3,742,423	3,694,916	3,420,907
Site 6	Brownfield LD Housing 80	Bushey & Pott	1,500,000	1,800,000	3,179,476	3,051,149	2,979,433	2,814,833	2,778,087	2,574,724
Site 7	Brownfield HD Housing 80	Bushey & Pott	1,500,000	1,800,000	4,367,916	4,185,823	4,106,194	3,872,729	3,843,137	3,554,570
Site 8	Brownfield LD Housing 40	Bushey & Pott	1,500,000	1,800,000	3,738,874	3,579,744	3,482,503	3,279,170	3,226,132	2,978,597
Site 9	Brownfield HD Housing 40	Bushey & Pott	1,500,000	1,800,000	4,699,811	4,493,507	4,399,058	4,135,448	4,098,305	3,777,389
Site 10	Brownfield LD Housing 20	Bushey & Pott	1,500,000	1,800,000	3,898,540	3,727,225	3,622,507	3,403,605	3,346,475	3,079,985
Site 11	Brownfield HD Housing 20	Bushey & Pott	1,500,000	1,800,000	5,436,917	5,180,297	5,076,173	4,748,270	4,715,428	4,316,242
Site 12	Brownfield Housing 12	Bushey & Pott	1,500,000	1,800,000	5,822,460	5,578,207	5,440,401	5,128,300	5,058,342	4,678,393
Site 13	Brownfield Housing 9	Bushey & Pott	1,500,000	1,800,000	12,058,362	12,058,362	11,333,786	11,333,786	10,609,209	10,609,209
Site 14	Brownfield Housing 6	Bushey & Pott	1,500,000	1,800,000	10,900,958	10,900,958	10,252,254	10,252,254	9,603,549	9,603,549
Site 15	Brownfield Housing 3	Bushey & Pott	1,500,000	1,800,000	12,048,579	12,048,579	11,263,305	11,263,305	10,478,030	10,478,030
Site 16	Flats 250 Tall Building	Bushey & Pott	1,500,000	1,800,000	2,075,871	1,470,776	1,329,896	556,719	583,921	-380,569
Site 17	Flats 80 Tall Building	Bushey & Pott	1,500,000	1,800,000	-2,547,685	-3,184,347	-3,343,013	-4,156,525	-4,138,341	-5,128,704
Site 18	Flats 150	Bushey & Pott	1,500,000	1,800,000	1,827,483	1,373,990	1,270,115	690,652	712,747	640
Site 19	Flats 80	Bushey & Pott	1,500,000	1,800,000	1,824,271	1,385,790	1,276,513	716,231	728,755	35,782
Site 20	Flats 40	Bushey & Pott	1,500,000	1,800,000	1,628,108	1,233,958	1,134,273	630,637	640,438	5,386
Site 21	Flats 20	Bushey & Pott	1,500,000	1,800,000	1,380,710	1,033,789	967,648	511,398	543,113	-23,125
Site 22	Flats 12	Bushey & Pott	1,500,000	1,800,000	1,431,084	1,091,280	999,141	557,606	559,901	20,902
Site 23	Flats 9	Bushey & Pott	1,500,000	1,800,000	4,581,739	4,581,739	4,032,090	4,032,090	3,482,440	3,482,440
Site 24	Flats 6	Bushey & Pott	1,500,000	1,800,000	4,542,532	4,542,532	4,001,677	4,001,677	3,460,821	3,460,821
Site 25	Large Greenfield 500	Bushey & Pott	25,000	375,000	2,505,228	2,430,740	2,388,620	2,292,995	2,269,959	2,145,399
Site 26	Large Greenfield 200	Bushey & Pott	25,000	375,000	3,294,921	3,183,070	3,118,226	2,972,627	2,939,279	2,762,027
Site 27	Green field 100	Bushey & Pott	25,000	375,000	2,936,059	2,809,034	2,739,009	2,573,656	2,538,963	2,337,663
Site 28	Greenfield 40	Bushey & Pott	25,000	375,000	3,300,031	3,160,243	3,076,855	2,898,238	2,853,679	2,636,233
Site 29	Greenfield 12	Bushey & Pott	100,000	450,000	3,605,295	3,473,290	3,364,377	3,195,705	3,123,460	2,918,120
Site 30	Greenfield 9	Bushey & Pott	100,000	450,000	4,109,482	3,917,581	3,828,149	3,582,942	3,546,816	3,248,303
Site 35	Tesco / Canada Life	Potters Bar	1,500,000	1,800,000	2,008,525	1,279,437	1,104,107	115,217	154,863	-1,181,661
Site 36	Mutton Lane (Nth)	Potters Bar	25,000	375,000	1,961,300	1,904,386	1,870,339	1,792,160	1,774,421	1,674,195
Site 37	Rear of Farm Way (Nth)	Bushey	25,000	250,000	2,493,416	2,410,220	2,362,009	2,247,730	2,221,785	2,082,663
Site 38	Land at Elstree Road (Sth)	Bushey	25,000	250,000	4,466,222	4,327,955	4,213,595	4,026,423	3,944,773	3,713,561

All other Areas

			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 Brownfield LD Housing 500	All other areas	1,500,000	1,800,000	2,469,961	2,395,473	2,353,353	2,257,742	2,234,706	2,110,146
Site 2	Large Brownfield HD Housing 500	All other areas	1,500,000	1,800,000	3,805,234	3,690,356	3,630,387	3,483,599	3,454,183	3,262,082
Site 3	Large Brownfield LD Housing 250	All other areas	1,500,000	1,800,000	3,771,885	3,645,790	3,574,918	3,411,258	3,375,964	3,174,702
Site 4	Brownfield LD Housing 150	All other areas	1,500,000	1,800,000	3,372,115	3,231,310	3,151,996	2,968,706	2,928,468	2,705,332
Site 5	Brownfield HD Housing 150	All other areas	1,500,000	1,800,000	4,271,159	4,097,958	4,001,852	3,776,390	3,728,355	3,453,879
Site 6	Brownfield LD Housing 80	All other areas	1,500,000	1,800,000	3,206,783	3,078,232	3,006,072	2,841,188	2,804,053	2,600,335
Site 7	Brownfield HD Housing 80	All other areas	1,500,000	1,800,000	4,403,868	4,221,461	4,141,270	3,907,410	3,877,333	3,588,270
Site 8	Brownfield LD Housing 40	All other areas	1,500,000	1,800,000	3,771,250	3,611,861	3,514,021	3,310,358	3,256,793	3,008,855
Site 9	Brownfield HD Housing 40	All other areas	1,500,000	1,800,000	4,738,268	4,531,616	4,436,509	4,172,454	4,134,751	3,813,292
Site 10	Brownfield LD Housing 20	All other areas	1,500,000	1,800,000	3,932,620	3,761,019	3,655,665	3,436,396	3,378,709	3,111,773
Site 11	Brownfield HD Housing 20	All other areas	1,500,000	1,800,000	5,482,067	5,225,014	5,120,116	4,791,659	4,758,165	4,358,305
Site 12	Brownfield Housing 12	All other areas	1,500,000	1,800,000	5,822,460	5,578,207	5,440,401	5,128,300	5,058,342	4,678,393
Site 13	Brownfield Housing 9	All other areas	1,500,000	1,800,000	12,058,362	12,058,362	11,333,786	11,333,786	10,609,209	10,609,209
Site 14	Brownfield Housing 6	All other areas	1,500,000	1,800,000	10,900,958	10,900,958	10,252,254	10,252,254	9,603,549	9,603,549
Site 15	Brownfield Housing 3	All other areas	1,500,000	1,800,000	12,048,579	12,048,579	11,263,305	11,263,305	10,478,030	10,478,030
Site 16	Flats 250 Tall Building	All other areas	1,500,000	1,800,000	6,824,954	6,171,439	5,950,764	5,115,717	5,076,575	4,059,996
Site 17	Flats 80 Tall Building	All other areas	1,500,000	1,800,000	2,337,906	1,707,218	1,482,034	676,155	626,162	-389,977
Site 18	Flats 150	All other areas	1,500,000	1,800,000	5,390,727	4,901,118	4,737,561	4,111,950	4,084,396	3,322,782
Site 19	Flats 80	All other areas	1,500,000	1,800,000	5,354,724	4,881,708	4,712,820	4,108,411	4,070,917	3,335,114
Site 20	Flats 40	All other areas	1,500,000	1,800,000	4,775,266	4,350,073	4,196,553	3,653,252	3,617,840	2,956,430
Site 21	Flats 20	All other areas	1,500,000	1,800,000	4,014,603	3,638,757	3,530,546	3,050,298	3,046,489	2,461,840
Site 22	Flats 12	All other areas	1,500,000	1,800,000	4,078,424	3,722,052	3,586,500	3,131,136	3,094,576	2,540,219
Site 23	Flats 9	All other areas	1,500,000	1,800,000	7,691,882	7,691,882	7,047,761	7,047,761	6,403,641	6,403,641
Site 24	Flats 6	All other areas	1,500,000	1,800,000	7,606,650	7,606,650	6,972,835	6,972,835	6,339,020	6,339,020
Site 25	Large Greenfield 500	All other areas	25,000	375,000	2,505,228	2,430,740	2,388,620	2,292,995	2,269,959	2,145,399
Site 26	Large Greenfield 200	All other areas	25,000	375,000	3,294,921	3,183,070	3,118,226	2,972,627	2,939,279	2,762,027
Site 27	Green field 100	All other areas	25,000	375,000	2,936,059	2,809,034	2,739,009	2,573,656	2,538,963	2,337,663
Site 28	Greenfield 40	All other areas	25,000	375,000	3,300,031	3,160,243	3,076,855	2,898,238	2,853,679	2,636,233
Site 29	Greenfield 12	All other areas	100,000	450,000	3,605,295	3,473,290	3,364,377	3,195,705	3,123,460	2,918,120
Site 30	Greenfield 9	All other areas	100,000	450,000	4,109,482	3,917,581	3,828,149	3,582,942	3,546,816	3,248,303
Site 32	Bowmans Cross	Bowmans Cros	25,000	250,000	850,223	826,930	814,236	784,407	777,718	737,401
Site 39	Watford Road (Nth) / Sth of Shenley	Radlett	25,000	250,000	2,694,500	2,605,254	2,554,436	2,440,400	2,414,372	2,265,923
Site 40	Home Farm	Radlett	25,000	250,000	2,652,390	2,556,277	2,501,197	2,378,386	2,350,003	2,194,104

Appendix 10 – Varied Affordable Housing

Varied Amount of Affordable Housing

Borehamwood and Adjacent

			EUV	BLV	**Residual Value** (£ per gross ha)										
			Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**	**45%**	**50%**
				Social Rent	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
				Affordable Rent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
			Affordable Home Ownership		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Brownfield LD Housing 500	Borehamwood	1,500,000	1,800,000	3,902,681	3,688,864	3,475,048	3,261,231	3,047,414	2,833,597	2,619,780	2,405,894	2,190,315	1,974,736	1,759,158
Site 2	Large Brownfield HD Housing 500	Borehamwood	1,500,000	1,800,000	5,956,172	5,634,638	5,313,104	4,991,570	4,670,036	4,348,502	4,026,968	3,705,434	3,382,544	3,058,317	2,734,090
Site 3	Large Brownfield LD Housing 250	Borehamwood	1,500,000	1,800,000	6,037,253	5,695,676	5,354,100	5,012,523	4,670,946	4,329,369	3,987,793	3,646,216	3,304,639	2,963,062	2,621,486
Site 4	Brownfield LD Housing 150	Borehamwood	1,500,000	1,800,000	5,679,783	5,325,793	4,971,803	4,617,813	4,263,823	3,909,834	3,555,844	3,201,854	2,847,864	2,493,874	2,139,884
Site 5	Brownfield HD Housing 150	Borehamwood	1,500,000	1,800,000	7,127,703	6,690,333	6,252,964	5,815,594	5,378,224	4,940,854	4,503,484	4,066,114	3,628,744	3,191,375	2,754,005
Site 6	Brownfield LD Housing 80	Borehamwood	1,500,000	1,800,000	5,402,485	5,068,666	4,734,847	4,401,028	4,067,208	3,733,389	3,399,570	3,065,750	2,731,931	2,398,112	2,064,293
Site 7	Brownfield HD Housing 80	Borehamwood	1,500,000	1,800,000	7,335,841	6,889,187	6,442,533	5,995,879	5,549,225	5,102,572	4,655,918	4,209,264	3,762,610	3,315,956	2,869,302
Site 8	Brownfield LD Housing 40	Borehamwood	1,500,000	1,800,000	6,414,008	6,008,848	5,603,689	5,198,529	4,793,369	4,388,209	3,983,049	3,577,890	3,172,730	2,767,570	2,362,410
Site 9	Brownfield HD Housing 40	Borehamwood	1,500,000	1,800,000	7,848,531	7,368,342	6,888,154	6,407,965	5,927,776	5,447,588	4,967,399	4,487,210	4,007,021	3,526,833	3,046,644
Site 10	Brownfield LD Housing 20	Borehamwood	1,500,000	1,800,000	6,649,086	6,228,793	5,808,501	5,388,209	4,967,916	4,547,624	4,127,332	3,707,039	3,286,747	2,866,455	2,446,162
Site 11	Brownfield HD Housing 20	Borehamwood	1,500,000	1,800,000	9,095,856	8,532,763	7,969,670	7,406,577	6,843,484	6,280,391	5,717,298	5,154,205	4,591,112	4,028,019	3,464,926
Site 12	Brownfield Housing 12	Borehamwood	1,500,000	1,800,000	9,820,318	9,216,928	8,613,537	8,010,147	7,406,756	6,803,366	6,199,975	5,596,585	4,993,194	4,389,803	3,786,413
Site 13	Brownfield Housing 9	Borehamwood	1,500,000	1,800,000	11,131,127	10,440,710	9,750,292	9,059,875	8,369,458	7,679,041	6,988,624	6,298,207	5,607,790	4,917,372	4,226,955
Site 14	Brownfield Housing 6	Borehamwood	1,500,000	1,800,000	10,075,013	9,457,311	8,839,608	8,221,906	7,604,204	6,986,501	6,368,799	5,751,096	5,133,394	4,515,692	3,897,989
Site 15	Brownfield Housing 3	Borehamwood	1,500,000	1,800,000	11,048,750	10,301,005	9,553,260	8,805,515	8,057,770	7,310,025	6,562,280	5,814,535	5,066,790	4,319,045	3,566,121
Site 16	Flats 250 Tall Building	Borehamwood	1,500,000	1,800,000	4,073,687	3,242,264	2,410,841	1,579,418	747,995	-93,166	-965,545	-1,864,326	-2,769,957	-3,675,589	-4,585,665
Site 17	Flats 80 Tall Building	Borehamwood	1,500,000	1,800,000	-599,598	-1,440,520	-2,311,783	-3,183,046	-4,054,309	-4,925,572	-5,796,867	-6,685,564	-7,574,260	-8,462,957	-9,351,654
Site 18	Flats 150	Borehamwood	1,500,000	1,800,000	3,372,902	2,741,209	2,109,516	1,477,823	846,130	214,437	-444,845	-1,117,394	-1,805,457	-2,493,519	-3,181,582
Site 19	Flats 80	Borehamwood	1,500,000	1,800,000	3,364,620	2,740,201	2,115,782	1,491,363	866,944	240,316	-413,896	-1,076,938	-1,757,097	-2,437,255	-3,117,413
Site 20	Flats 40	Borehamwood	1,500,000	1,800,000	2,982,995	2,427,215	1,871,435	1,315,656	759,876	190,874	-392,284	-982,982	-1,588,377	-2,193,771	-2,799,166
Site 21	Flats 20	Borehamwood	1,500,000	1,800,000	2,461,258	1,999,725	1,538,193	1,076,660	605,784	122,369	-361,900	-853,840	-1,356,544	-1,859,248	-2,361,952
Site 22	Flats 12	Borehamwood	1,500,000	1,800,000	2,526,297	2,065,049	1,603,802	1,130,382	650,213	166,244	-317,725	-807,643	-1,310,083	-1,812,524	-2,314,965
Site 23	Flats 9	Borehamwood	1,500,000	1,800,000	1,983,581	1,584,146	1,175,525	762,311	345,638	-71,034	-487,706	-918,571	-1,351,015	-1,783,459	-2,215,904
Site 24	Flats 6	Borehamwood	1,500,000	1,800,000	1,967,897	1,565,253	1,155,961	745,383	334,806	-75,772	-486,350	-911,128	-1,337,247	-1,763,366	-2,189,484
Site 25	Large Greenfield 500	Borehamwood	25,000	375,000	3,971,587	3,755,389	3,539,190	3,322,992	3,106,794	2,890,596	2,674,398	2,458,200	2,240,390	2,022,438	1,804,487
Site 26	Large Greenfield 200	Borehamwood	25,000	375,000	5,309,910	5,010,324	4,710,739	4,411,153	4,111,568	3,811,982	3,512,396	3,212,811	2,913,225	2,613,640	2,314,054
Site 27	Green field 100	Borehamwood	25,000	375,000	4,982,630	4,672,818	4,363,007	4,053,195	3,743,383	3,433,571	3,123,760	2,813,948	2,504,136	2,194,325	1,884,513
Site 28	Greenfield 40	Borehamwood	25,000	375,000	5,625,668	5,275,151	4,924,634	4,574,118	4,223,601	3,873,084	3,522,567	3,172,051	2,821,534	2,471,017	2,120,501
Site 29	Greenfield 12	Borehamwood	100,000	450,000	6,023,313	5,659,441	5,295,570	4,931,698	4,567,827	4,203,955	3,840,084	3,476,212	3,112,341	2,748,469	2,384,598
Site 30	Greenfield 9	Borehamwood	100,000	450,000	6,918,340	6,488,923	6,059,505	5,630,087	5,200,670	4,771,252	4,341,835	3,912,417	3,483,000	3,053,582	2,624,165
Site 33	Well End SUE	Borehamwood	25,000	250,000	3,064,869	2,876,689	2,688,510	2,500,330	2,312,150	2,123,970	1,934,744	1,745,259	1,555,773	1,366,288	1,174,966
Site 34	Parkview / Borehamwood Golf Cours	Borehamwood	25,000	250,000	4,486,233	4,210,922	3,935,612	3,660,301	3,384,991	3,109,680	2,834,370	2,559,059	2,283,749	2,008,438	1,733,128

Bushey & Potters Bar and Adjacent

			EUV	BLV	**Residual Value** (£ per gross ha)										
			Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**	**45%**	**50%**
				Social Rent	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
				Affordable Rent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
			Affordable Home Ownership		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Brownfield LD Housing 500	Bushey & Pott	1,500,000	1,800,000	3,966,305	3,750,758	3,535,211	3,319,664	3,104,117	2,888,570	2,673,023	2,457,476	2,241,350	2,023,959	1,806,567
Site 2	Large Brownfield HD Housing 500	Bushey & Pott	1,500,000	1,800,000	6,051,538	5,727,491	5,403,445	5,079,398	4,755,351	4,431,305	4,107,258	3,783,212	3,459,165	3,132,831	2,805,968
Site 3	Large Brownfield LD Housing 250	Bushey & Pott	1,500,000	1,800,000	6,139,641	5,795,315	5,450,989	5,106,663	4,762,337	4,418,010	4,073,684	3,729,358	3,385,032	3,040,706	2,696,380
Site 4	Brownfield LD Housing 150	Bushey & Pott	1,500,000	1,800,000	5,801,366	5,443,811	5,086,257	4,728,702	4,371,147	4,013,593	3,656,038	3,298,483	2,940,928	2,583,374	2,225,819
Site 5	Brownfield HD Housing 150	Bushey & Pott	1,500,000	1,800,000	7,276,436	6,834,684	6,392,932	5,951,181	5,509,429	5,067,678	4,625,926	4,184,174	3,742,423	3,300,671	2,858,920
Site 6	Brownfield LD Housing 80	Bushey & Pott	1,500,000	1,800,000	5,508,556	5,171,840	4,835,125	4,498,409	4,161,694	3,824,979	3,488,263	3,151,548	2,814,833	2,478,117	2,141,402
Site 7	Brownfield HD Housing 80	Bushey & Pott	1,500,000	1,800,000	7,474,527	7,024,302	6,574,077	6,123,853	5,673,628	5,223,403	4,773,179	4,322,954	3,872,729	3,422,505	2,972,280
Site 8	Brownfield LD Housing 40	Bushey & Pott	1,500,000	1,800,000	6,556,834	6,147,126	5,737,418	5,327,710	4,918,002	4,508,294	4,098,586	3,688,878	3,279,170	2,869,462	2,459,754
Site 9	Brownfield HD Housing 40	Bushey & Pott	1,500,000	1,800,000	8,016,005	7,530,935	7,045,866	6,560,796	6,075,726	5,590,657	5,105,587	4,620,518	4,135,448	3,650,378	3,165,309
Site 10	Brownfield LD Housing 20	Bushey & Pott	1,500,000	1,800,000	6,806,534	6,381,168	5,955,802	5,530,436	5,105,070	4,679,704	4,254,337	3,828,971	3,403,605	2,978,239	2,552,873
Site 11	Brownfield HD Housing 20	Bushey & Pott	1,500,000	1,800,000	9,301,342	8,732,208	8,163,074	7,593,940	7,024,806	6,455,672	5,886,538	5,317,404	4,748,270	4,179,135	3,610,001
Site 12	Brownfield Housing 12	Bushey & Pott	1,500,000	1,800,000	9,997,763	9,389,081	8,780,398	8,171,715	7,563,032	6,954,349	6,345,666	5,736,983	5,128,300	4,519,617	3,910,934
Site 13	Brownfield Housing 9	Bushey & Pott	1,500,000	1,800,000	11,333,786	10,638,701	9,943,617	9,248,533	8,553,448	7,858,364	7,163,279	6,468,195	5,773,110	5,078,026	4,382,942
Site 14	Brownfield Housing 6	Bushey & Pott	1,500,000	1,800,000	10,252,254	9,630,583	9,008,912	8,387,241	7,765,569	7,143,898	6,522,227	5,900,556	5,278,885	4,657,214	4,035,543
Site 15	Brownfield Housing 3	Bushey & Pott	1,500,000	1,800,000	11,263,305	10,510,756	9,758,206	9,005,657	8,253,108	7,500,559	6,748,010	5,995,460	5,242,911	4,490,362	3,737,460
Site 16	Flats 250 Tall Building	Bushey & Pott	1,500,000	1,800,000	8,707,481	7,688,635	6,669,790	5,650,945	4,632,100	3,613,254	2,594,409	1,575,564	556,719	-490,519	-1,576,109
Site 17	Flats 80 Tall Building	Bushey & Pott	1,500,000	1,800,000	4,052,376	3,064,985	2,077,594	1,090,203	90,291	-945,740	-2,005,462	-3,080,994	-4,156,525	-5,232,057	-6,318,990
Site 18	Flats 150	Bushey & Pott	1,500,000	1,800,000	6,882,795	6,108,777	5,334,760	4,560,742	3,786,724	3,012,706	2,238,688	1,464,670	690,652	-94,507	-909,274
Site 19	Flats 80	Bushey & Pott	1,500,000	1,800,000	6,848,481	6,081,950	5,315,419	4,548,888	3,782,356	3,015,825	2,249,294	1,482,763	716,231	-65,968	-871,138
Site 20	Flats 40	Bushey & Pott	1,500,000	1,800,000	6,092,672	5,409,918	4,727,163	4,044,409	3,361,654	2,678,900	1,996,146	1,313,391	630,637	-77,961	-795,524
Site 21	Flats 20	Bushey & Pott	1,500,000	1,800,000	5,036,673	4,472,634	3,908,595	3,344,556	2,780,517	2,216,478	1,652,439	1,088,400	511,398	-80,426	-673,657
Site 22	Flats 12	Bushey & Pott	1,500,000	1,800,000	5,137,712	4,569,629	4,001,546	3,433,463	2,865,379	2,297,296	1,729,213	1,149,496	557,606	-38,462	-634,609
Site 23	Flats 9	Bushey & Pott	1,500,000	1,800,000	4,032,090	3,554,143	3,076,197	2,598,251	2,120,304	1,641,653	1,149,853	651,316	149,825	-351,665	-865,409
Site 24	Flats 6	Bushey & Pott	1,500,000	1,800,000	4,001,677	3,530,706	3,059,736	2,588,765	2,106,716	1,622,094	1,130,329	636,158	141,987	-352,184	-858,641
Site 25	Large Greenfield 500	Bushey & Pott	25,000	375,000	4,039,322	3,821,087	3,602,852	3,384,617	3,166,382	2,948,147	2,729,912	2,511,677	2,292,995	2,072,930	1,852,865
Site 26	Large Greenfield 200	Bushey & Pott	25,000	375,000	5,383,633	5,082,257	4,780,881	4,479,506	4,178,130	3,876,754	3,575,378	3,274,002	2,972,627	2,671,251	2,369,875
Site 27	Green field 100	Bushey & Pott	25,000	375,000	5,071,514	4,759,282	4,447,049	4,134,817	3,822,585	3,510,353	3,198,121	2,885,888	2,573,656	2,261,424	1,949,192
Site 28	Greenfield 40	Bushey & Pott	25,000	375,000	5,724,626	5,371,328	5,018,029	4,664,731	4,311,432	3,958,134	3,604,835	3,251,537	2,898,238	2,544,939	2,191,641
Site 29	Greenfield 12	Bushey & Pott	100,000	450,000	6,135,205	5,767,768	5,400,330	5,032,893	4,665,455	4,298,018	3,930,580	3,563,143	3,195,705	2,828,268	2,460,830
Site 30	Greenfield 9	Bushey & Pott	100,000	450,000	7,046,451	6,613,512	6,180,574	5,747,635	5,314,697	4,881,758	4,448,819	4,015,881	3,582,942	3,150,004	2,717,065
Site 35	Tesco / Canada Life	Potters Bar	1,500,000	1,800,000	11,087,840	9,749,902	8,394,992	7,030,095	5,665,198	4,300,301	2,932,428	1,523,822	115,217	-1,412,379	-2,996,588
Site 36	Mutton Lane (Nth)	Potters Bar	25,000	375,000	3,454,050	3,247,213	3,040,375	2,832,988	2,624,823	2,416,657	2,208,492	2,000,326	1,792,160	1,583,995	1,374,441
Site 37	Rear of Farm Way (Nth)	Bushey	25,000	250,000	4,357,645	4,095,023	3,832,401	3,569,779	3,306,475	3,041,789	2,777,102	2,512,416	2,247,730	1,983,044	1,718,357
Site 38	Land at Elstree Road (Sth)	Bushey	25,000	250,000	8,252,277	7,725,357	7,198,438	6,671,518	6,144,599	5,617,679	5,090,261	4,558,342	4,026,423	3,494,504	2,962,585

All other Areas

			EUV	BLV	**Residual Value** (£ per gross ha)										
			Affordable Housing		**0%**	**5%**	**10%**	**15%**	**20%**	**25%**	**30%**	**35%**	**40%**	**45%**	**50%**
				Social Rent	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%
				Affordable Rent	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
			Affordable Home Ownership		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Brownfield LD Housing 500	All other areas	1,500,000	1,800,000	3,991,131	3,774,511	3,557,892	3,341,272	3,124,653	2,908,033	2,691,414	2,474,794	2,257,742	2,039,268	1,820,794
Site 2	Large Brownfield HD Housing 500	All other areas	1,500,000	1,800,000	6,088,763	5,763,118	5,437,472	5,111,827	4,786,181	4,460,536	4,134,890	3,809,245	3,483,599	3,155,870	2,827,394
Site 3	Large Brownfield LD Housing 250	All other areas	1,500,000	1,800,000	6,179,677	5,833,625	5,487,572	5,141,520	4,795,468	4,449,415	4,103,363	3,757,310	3,411,258	3,065,206	2,719,153
Site 4	Brownfield LD Housing 150	All other areas	1,500,000	1,800,000	5,843,764	5,484,381	5,124,999	4,765,617	4,406,235	4,046,852	3,687,470	3,328,088	2,968,706	2,609,323	2,249,941
Site 5	Brownfield HD Housing 150	All other areas	1,500,000	1,800,000	7,328,311	6,884,321	6,440,331	5,996,340	5,552,350	5,108,360	4,664,370	4,220,380	3,776,390	3,332,400	2,888,409
Site 6	Brownfield LD Housing 80	All other areas	1,500,000	1,800,000	5,548,749	5,210,304	4,871,859	4,533,414	4,194,969	3,856,524	3,518,079	3,179,633	2,841,188	2,502,743	2,164,298
Site 7	Brownfield HD Housing 80	All other areas	1,500,000	1,800,000	7,527,113	7,074,650	6,622,188	6,169,725	5,717,262	5,264,799	4,812,336	4,359,873	3,907,410	3,454,948	3,002,485
Site 8	Brownfield LD Housing 40	All other areas	1,500,000	1,800,000	6,604,793	6,192,989	5,781,184	5,369,380	4,957,575	4,545,771	4,133,967	3,722,162	3,310,358	2,898,554	2,486,749
Site 9	Brownfield HD Housing 40	All other areas	1,500,000	1,800,000	8,072,266	7,584,790	7,097,313	6,609,837	6,122,360	5,634,884	5,147,407	4,659,931	4,172,454	3,684,978	3,197,501
Site 10	Brownfield LD Housing 20	All other areas	1,500,000	1,800,000	6,856,847	6,429,290	6,001,734	5,574,178	5,146,621	4,719,065	4,291,509	3,863,952	3,436,396	3,008,840	2,581,283
Site 11	Brownfield HD Housing 20	All other areas	1,500,000	1,800,000	9,367,095	8,795,166	8,223,236	7,651,307	7,079,377	6,507,448	5,935,518	5,363,589	4,791,659	4,219,730	3,647,800
Site 12	Brownfield Housing 12	All other areas	1,500,000	1,800,000	9,997,763	9,389,081	8,780,398	8,171,715	7,563,032	6,954,349	6,345,666	5,736,983	5,128,300	4,519,617	3,910,934
Site 13	Brownfield Housing 9	All other areas	1,500,000	1,800,000	11,333,786	10,638,701	9,943,617	9,248,533	8,553,448	7,858,364	7,163,279	6,468,195	5,773,110	5,078,026	4,382,942
Site 14	Brownfield Housing 6	All other areas	1,500,000	1,800,000	10,252,254	9,630,583	9,008,912	8,387,241	7,765,569	7,143,898	6,522,227	5,900,556	5,278,885	4,657,214	4,035,543
Site 15	Brownfield Housing 3	All other areas	1,500,000	1,800,000	11,263,305	10,510,756	9,758,206	9,005,657	8,253,108	7,500,559	6,748,010	5,995,460	5,242,911	4,490,362	3,737,460
Site 16	Flats 250 Tall Building	All other areas	1,500,000	1,800,000	15,584,415	14,275,828	12,967,241	11,658,653	10,350,066	9,041,479	7,732,892	6,424,305	5,115,717	3,807,130	2,498,543
Site 17	Flats 80 Tall Building	All other areas	1,500,000	1,800,000	10,893,489	9,616,323	8,339,156	7,061,989	5,784,822	4,507,656	3,230,489	1,953,322	676,155	-648,204	-2,013,365
Site 18	Flats 150	All other areas	1,500,000	1,800,000	12,044,415	11,052,857	10,061,299	9,069,741	8,078,182	7,086,624	6,095,066	5,103,508	4,111,950	3,120,392	2,128,833
Site 19	Flats 80	All other areas	1,500,000	1,800,000	11,979,316	10,995,453	10,011,590	9,027,727	8,043,864	7,060,001	6,076,138	5,092,274	4,108,411	3,124,548	2,140,685
Site 20	Flats 40	All other areas	1,500,000	1,800,000	10,665,769	9,789,204	8,912,640	8,036,075	7,159,510	6,282,946	5,406,381	4,529,816	3,653,252	2,776,687	1,900,122
Site 21	Flats 20	All other areas	1,500,000	1,800,000	8,818,559	8,097,527	7,376,494	6,655,461	5,934,429	5,213,396	4,492,364	3,771,331	3,050,298	2,329,266	1,608,233
Site 22	Flats 12	All other areas	1,500,000	1,800,000	8,981,066	8,249,825	7,518,584	6,787,342	6,056,101	5,324,860	4,593,618	3,862,377	3,131,136	2,399,895	1,668,653
Site 23	Flats 9	All other areas	1,500,000	1,800,000	7,047,761	6,445,418	5,843,076	5,240,733	4,638,390	4,036,047	3,433,704	2,831,362	2,229,019	1,625,517	1,005,715
Site 24	Flats 6	All other areas	1,500,000	1,800,000	6,972,835	6,379,305	5,785,774	5,192,243	4,598,712	4,005,181	3,411,651	2,818,120	2,216,606	1,605,871	985,189
Site 25	Large Greenfield 500	All other areas	25,000	375,000	4,039,322	3,821,087	3,602,852	3,384,617	3,166,382	2,948,147	2,729,912	2,511,677	2,292,995	2,072,930	1,852,865
Site 26	Large Greenfield 200	All other areas	25,000	375,000	5,383,633	5,082,257	4,780,881	4,479,506	4,178,130	3,876,754	3,575,378	3,274,002	2,972,627	2,671,251	2,369,875
Site 27	Green field 100	All other areas	25,000	375,000	5,071,514	4,759,282	4,447,049	4,134,817	3,822,585	3,510,353	3,198,121	2,885,888	2,573,656	2,261,424	1,949,192
Site 28	Greenfield 40	All other areas	25,000	375,000	5,724,626	5,371,328	5,018,029	4,664,731	4,311,432	3,958,134	3,604,835	3,251,537	2,898,238	2,544,939	2,191,641
Site 29	Greenfield 12	All other areas	100,000	450,000	6,135,205	5,767,768	5,400,330	5,032,893	4,665,455	4,298,018	3,930,580	3,563,143	3,195,705	2,828,268	2,460,830
Site 30	Greenfield 9	All other areas	100,000	450,000	7,046,451	6,613,512	6,180,574	5,747,635	5,314,697	4,881,758	4,448,819	4,015,881	3,582,942	3,150,004	2,717,065
Site 32	Bowmans Cross	Bowmans Cros	25,000	250,000	1,609,687	1,506,535	1,403,383	1,300,231	1,197,079	1,093,928	990,776	887,624	784,407	680,435	576,380
Site 39	Watford Road (Nth) / Sth of Shenley	Radlett	25,000	250,000	4,612,780	4,341,233	4,069,685	3,798,138	3,526,590	3,255,042	2,983,495	2,711,947	2,440,400	2,168,486	1,893,830
Site 40	Home Farm	Radlett	25,000	250,000	4,623,127	4,342,535	4,061,942	3,781,349	3,500,757	3,220,164	2,939,571	2,658,978	2,378,386	2,097,793	1,816,305

Varied Affordable Housing Mix – Based on 40% Affordable Housing

Borehamwood and Adjacent

			EUV	BLV	**Residual Value** (£ per gross ha)								
			Affordable Housing		**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**
				Social Rent	75%	65%	55%	45%	37.5%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	37.5%	45%	55%	65%	75%
				Affordable Home Ownership	25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Brownfield LD Housing 500	Borehamwood	1,500,000	1,800,000	2,190,315	2,241,005	2,291,694	2,342,383	2,380,400	2,418,222	2,468,461	2,518,700	2,568,939
Site 2	Large Brownfield HD Housing 500	Borehamwood	1,500,000	1,800,000	3,382,544	3,460,068	3,537,571	3,614,406	3,672,033	3,729,660	3,806,495	3,883,331	3,960,166
Site 3	Large Brownfield LD Housing 250	Borehamwood	1,500,000	1,800,000	3,304,639	3,385,870	3,467,101	3,548,332	3,609,255	3,670,178	3,751,409	3,832,639	3,913,870
Site 4	Brownfield LD Housing 150	Borehamwood	1,500,000	1,800,000	2,847,864	2,933,160	3,018,456	3,103,753	3,167,725	3,231,697	3,316,994	3,402,290	3,487,586
Site 5	Brownfield HD Housing 150	Borehamwood	1,500,000	1,800,000	3,628,744	3,735,038	3,841,331	3,947,624	4,027,344	4,107,064	4,213,358	4,319,651	4,425,945
Site 6	Brownfield LD Housing 80	Borehamwood	1,500,000	1,800,000	2,731,931	2,811,609	2,891,286	2,970,963	3,030,721	3,090,479	3,170,157	3,249,834	3,329,511
Site 7	Brownfield HD Housing 80	Borehamwood	1,500,000	1,800,000	3,762,610	3,877,561	3,992,513	4,107,465	4,193,679	4,279,893	4,394,844	4,509,796	4,624,748
Site 8	Brownfield LD Housing 40	Borehamwood	1,500,000	1,800,000	3,172,730	3,271,428	3,370,127	3,468,825	3,542,849	3,616,873	3,715,572	3,814,270	3,912,969
Site 9	Brownfield HD Housing 40	Borehamwood	1,500,000	1,800,000	4,007,021	4,130,263	4,253,504	4,376,746	4,469,177	4,561,608	4,684,849	4,808,091	4,931,332
Site 10	Brownfield LD Housing 20	Borehamwood	1,500,000	1,800,000	3,286,747	3,387,448	3,488,149	3,588,850	3,664,375	3,739,901	3,840,602	3,941,303	4,042,004
Site 11	Brownfield HD Housing 20	Borehamwood	1,500,000	1,800,000	4,591,112	4,740,478	4,889,845	5,039,211	5,151,235	5,263,260	5,412,626	5,561,992	5,711,359
Site 12	Brownfield Housing 12	Borehamwood	1,500,000	1,800,000	4,993,194	5,141,411	5,289,628	5,437,846	5,549,009	5,660,171	5,808,389	5,956,606	6,104,823
Site 13	Brownfield Housing 9	Borehamwood	1,500,000	1,800,000	5,607,790	5,818,296	6,028,802	6,239,309	6,397,188	6,555,068	6,765,575	6,976,081	7,186,587
Site 14	Brownfield Housing 6	Borehamwood	1,500,000	1,800,000	5,133,394	5,321,858	5,510,322	5,698,785	5,840,133	5,981,481	6,169,945	6,358,409	6,546,872
Site 15	Brownfield Housing 3	Borehamwood	1,500,000	1,800,000	5,066,790	5,294,931	5,523,071	5,751,211	5,922,317	6,093,422	6,321,562	6,549,703	6,777,843
Site 16	Flats 250 Tall Building	Borehamwood	1,500,000	1,800,000	-2,769,957	-2,362,312	-1,954,667	-1,547,022	-1,241,288	-942,805	-550,027	-157,249	229,835
Site 17	Flats 80 Tall Building	Borehamwood	1,500,000	1,800,000	-7,574,260	-7,160,962	-6,747,664	-6,334,365	-6,024,392	-5,714,418	-5,308,057	-4,902,365	-4,496,674
Site 18	Flats 150	Borehamwood	1,500,000	1,800,000	-1,805,457	-1,497,286	-1,189,115	-880,944	-656,973	-434,275	-137,343	158,476	441,791
Site 19	Flats 80	Borehamwood	1,500,000	1,800,000	-1,757,097	-1,452,828	-1,148,559	-844,738	-624,860	-404,981	-111,809	181,363	464,826
Site 20	Flats 40	Borehamwood	1,500,000	1,800,000	-1,588,377	-1,317,983	-1,047,589	-777,196	-581,604	-386,205	-125,673	134,860	394,273
Site 21	Flats 20	Borehamwood	1,500,000	1,800,000	-1,356,544	-1,132,909	-909,274	-685,639	-522,390	-360,781	-145,303	70,176	285,655
Site 22	Flats 12	Borehamwood	1,500,000	1,800,000	-1,310,083	-1,087,053	-864,022	-640,992	-479,801	-318,629	-103,732	111,164	326,060
Site 23	Flats 9	Borehamwood	1,500,000	1,800,000	-1,351,015	-1,149,796	-948,576	-747,357	-596,442	-448,588	-254,707	-60,826	133,055
Site 24	Flats 6	Borehamwood	1,500,000	1,800,000	-1,337,247	-1,138,998	-940,748	-742,499	-593,812	-447,920	-256,901	-65,882	125,137
Site 25	Large Greenfield 500	Borehamwood	25,000	375,000	2,240,390	2,291,079	2,341,769	2,392,458	2,430,398	2,468,077	2,518,316	2,568,555	2,618,794
Site 26	Large Greenfield 200	Borehamwood	25,000	375,000	2,913,225	2,983,690	3,054,155	3,124,619	3,177,468	3,230,316	3,300,781	3,371,246	3,441,711
Site 27	Green field 100	Borehamwood	25,000	375,000	2,504,136	2,579,864	2,655,593	2,731,321	2,788,117	2,844,913	2,920,641	2,996,369	3,072,097
Site 28	Greenfield 40	Borehamwood	25,000	375,000	2,821,534	2,906,133	2,990,732	3,075,330	3,138,779	3,202,228	3,286,827	3,371,426	3,456,024
Site 29	Greenfield 12	Borehamwood	100,000	450,000	3,112,341	3,188,797	3,265,252	3,341,708	3,399,050	3,456,392	3,532,848	3,609,303	3,685,759
Site 30	Greenfield 9	Borehamwood	100,000	450,000	3,483,000	3,594,094	3,705,189	3,816,283	3,899,604	3,982,925	4,094,019	4,205,114	4,316,208
Site 33	Well End SUE	Borehamwood	25,000	250,000	1,555,773	1,602,290	1,648,807	1,695,323	1,730,211	1,765,098	1,811,615	1,858,132	1,904,648
Site 34	Parkview / Borehamwood Golf Cours	Borehamwood	25,000	250,000	2,283,749	2,349,254	2,414,760	2,480,266	2,529,395	2,578,525	2,644,030	2,709,536	2,775,042

Bushey & Potters Bar and Adjacent

			EUV	BLV	**Residual Value** (£ per gross ha)								
			Affordable Housing		**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**
				Social Rent	75%	65%	55%	45%	37.5%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	37.5%	45%	55%	65%	75%
		Affordable Home Ownership			25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Brownfield LD Housing 500	Bushey & Pott	1,500,000	1,800,000	2,241,350	2,292,040	2,342,407	2,392,646	2,430,326	2,468,005	2,518,244	2,568,483	2,618,722
Site 2	Large Brownfield HD Housing 500	Bushey & Pott	1,500,000	1,800,000	3,459,165	3,536,001	3,612,836	3,689,672	3,747,299	3,804,925	3,881,761	3,958,596	4,035,432
Site 3	Large Brownfield LD Housing 250	Bushey & Pott	1,500,000	1,800,000	3,385,032	3,466,263	3,547,494	3,628,724	3,689,647	3,750,571	3,831,801	3,913,032	3,994,263
Site 4	Brownfield LD Housing 150	Bushey & Pott	1,500,000	1,800,000	2,940,928	3,026,225	3,111,521	3,196,817	3,260,790	3,324,762	3,410,058	3,495,355	3,580,651
Site 5	Brownfield HD Housing 150	Bushey & Pott	1,500,000	1,800,000	3,742,423	3,848,716	3,955,010	4,061,303	4,141,023	4,220,743	4,327,036	4,433,330	4,539,623
Site 6	Brownfield LD Housing 80	Bushey & Pott	1,500,000	1,800,000	2,814,833	2,894,510	2,974,187	3,053,865	3,113,623	3,173,381	3,253,058	3,332,736	3,412,413
Site 7	Brownfield HD Housing 80	Bushey & Pott	1,500,000	1,800,000	3,872,729	3,987,681	4,102,633	4,217,585	4,303,799	4,390,012	4,504,964	4,619,916	4,734,868
Site 8	Brownfield LD Housing 40	Bushey & Pott	1,500,000	1,800,000	3,279,170	3,377,869	3,476,567	3,575,266	3,649,290	3,723,313	3,822,012	3,920,710	4,019,409
Site 9	Brownfield HD Housing 40	Bushey & Pott	1,500,000	1,800,000	4,135,448	4,258,690	4,381,931	4,505,172	4,597,603	4,690,035	4,813,276	4,936,517	5,059,759
Site 10	Brownfield LD Housing 20	Bushey & Pott	1,500,000	1,800,000	3,403,605	3,504,306	3,605,007	3,705,708	3,781,233	3,856,759	3,957,460	4,058,161	4,158,862
Site 11	Brownfield HD Housing 20	Bushey & Pott	1,500,000	1,800,000	4,748,270	4,897,636	5,047,002	5,196,368	5,308,393	5,420,417	5,569,784	5,719,150	5,868,516
Site 12	Brownfield Housing 12	Bushey & Pott	1,500,000	1,800,000	5,128,300	5,276,517	5,424,734	5,572,952	5,684,115	5,795,277	5,943,495	6,091,712	6,239,929
Site 13	Brownfield Housing 9	Bushey & Pott	1,500,000	1,800,000	5,773,110	5,983,617	6,194,123	6,404,629	6,562,509	6,720,389	6,930,895	7,141,402	7,351,908
Site 14	Brownfield Housing 6	Bushey & Pott	1,500,000	1,800,000	5,278,885	5,467,349	5,655,813	5,844,277	5,985,624	6,126,972	6,315,436	6,503,900	6,692,364
Site 15	Brownfield Housing 3	Bushey & Pott	1,500,000	1,800,000	5,242,911	5,471,052	5,699,192	5,927,332	6,098,438	6,269,543	6,497,683	6,725,824	6,953,964
Site 16	Flats 250 Tall Building	Bushey & Pott	1,500,000	1,800,000	556,719	931,056	1,305,394	1,679,732	1,960,485	2,241,238	2,615,576	2,989,913	3,364,251
Site 17	Flats 80 Tall Building	Bushey & Pott	1,500,000	1,800,000	-4,156,525	-3,750,834	-3,345,142	-2,939,451	-2,635,182	-2,330,913	-1,925,222	-1,519,530	-1,122,116
Site 18	Flats 150	Bushey & Pott	1,500,000	1,800,000	690,652	973,643	1,256,634	1,539,625	1,751,869	1,964,112	2,247,103	2,530,094	2,813,085
Site 19	Flats 80	Bushey & Pott	1,500,000	1,800,000	716,231	995,639	1,275,047	1,554,455	1,764,010	1,973,566	2,252,974	2,532,382	2,811,789
Site 20	Flats 40	Bushey & Pott	1,500,000	1,800,000	630,637	878,938	1,127,238	1,375,539	1,561,764	1,747,990	1,996,290	2,244,591	2,492,892
Site 21	Flats 20	Bushey & Pott	1,500,000	1,800,000	511,398	723,701	935,016	1,140,448	1,294,470	1,448,492	1,653,854	1,859,216	2,064,579
Site 22	Flats 12	Bushey & Pott	1,500,000	1,800,000	557,606	772,502	986,434	1,197,178	1,355,236	1,513,294	1,719,487	1,924,295	2,129,102
Site 23	Flats 9	Bushey & Pott	1,500,000	1,800,000	149,825	343,706	537,587	731,467	876,878	1,021,858	1,211,992	1,402,127	1,592,261
Site 24	Flats 6	Bushey & Pott	1,500,000	1,800,000	141,987	333,006	524,025	715,044	858,308	1,001,573	1,192,592	1,383,611	1,573,188
Site 25	Large Greenfield 500	Bushey & Pott	25,000	375,000	2,292,995	2,343,681	2,393,920	2,444,159	2,481,838	2,519,517	2,569,756	2,619,995	2,670,234
Site 26	Large Greenfield 200	Bushey & Pott	25,000	375,000	2,972,627	3,043,091	3,113,556	3,184,021	3,236,869	3,289,718	3,360,182	3,430,647	3,501,112
Site 27	Green field 100	Bushey & Pott	25,000	375,000	2,573,656	2,649,384	2,725,112	2,800,841	2,857,637	2,914,433	2,990,161	3,065,889	3,141,617
Site 28	Greenfield 40	Bushey & Pott	25,000	375,000	2,898,238	2,982,837	3,067,435	3,152,034	3,215,483	3,278,932	3,363,531	3,448,130	3,532,728
Site 29	Greenfield 12	Bushey & Pott	100,000	450,000	3,195,705	3,272,161	3,348,617	3,425,072	3,482,414	3,539,756	3,616,212	3,692,668	3,769,123
Site 30	Greenfield 9	Bushey & Pott	100,000	450,000	3,582,942	3,694,037	3,805,131	3,916,226	3,999,546	4,082,867	4,193,962	4,305,056	4,416,151
Site 35	Tesco / Canada Life	Potters Bar	1,500,000	1,800,000	115,217	616,935	1,118,654	1,620,373	1,996,662	2,372,951	2,874,669	3,373,249	3,860,578
Site 36	Mutton Lane (Nth)	Potters Bar	25,000	375,000	1,792,160	1,840,048	1,887,935	1,935,822	1,971,738	2,007,653	2,055,540	2,103,428	2,151,315
Site 37	Rear of Farm Way (Nth)	Bushey	25,000	250,000	2,247,730	2,310,505	2,373,280	2,436,055	2,483,137	2,530,218	2,592,994	2,655,769	2,718,544
Site 38	Land at Elstree Road (Sth)	Bushey	25,000	250,000	4,026,423	4,131,488	4,236,552	4,341,617	4,420,415	4,499,213	4,604,278	4,709,342	4,814,407

All other Areas

			EUV	BLV	**Residual Value** (£ per gross ha)								
			Affordable Housing		**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**	**40%**
				Social Rent	75%	65%	55%	45%	37.5%	30%	20%	10%	0%
				Affordable Rent	0%	10%	20%	30%	37.5%	45%	55%	65%	75%
				Affordable Home Ownership	25%	25%	25%	25%	25%	25%	25%	25%	25%
Site 1	Large Brownfield LD Housing 500	All other areas	1,500,000	1,800,000	2,257,742	2,308,414	2,358,653	2,408,892	2,446,571	2,484,250	2,534,489	2,584,728	2,634,967
Site 2	Large Brownfield HD Housing 500	All other areas	1,500,000	1,800,000	3,483,599	3,560,435	3,637,270	3,714,106	3,771,732	3,829,359	3,906,195	3,983,030	4,059,866
Site 3	Large Brownfield LD Housing 250	All other areas	1,500,000	1,800,000	3,411,258	3,492,489	3,573,720	3,654,951	3,715,874	3,776,797	3,858,028	3,939,258	4,020,489
Site 4	Brownfield LD Housing 150	All other areas	1,500,000	1,800,000	2,968,706	3,054,002	3,139,298	3,224,595	3,288,567	3,352,539	3,437,836	3,523,132	3,608,428
Site 5	Brownfield HD Housing 150	All other areas	1,500,000	1,800,000	3,776,390	3,882,683	3,988,976	4,095,270	4,174,990	4,254,710	4,361,003	4,467,297	4,573,590
Site 6	Brownfield LD Housing 80	All other areas	1,500,000	1,800,000	2,841,188	2,920,866	3,000,543	3,080,220	3,139,978	3,199,736	3,279,414	3,359,091	3,438,769
Site 7	Brownfield HD Housing 80	All other areas	1,500,000	1,800,000	3,907,410	4,022,362	4,137,314	4,252,266	4,338,480	4,424,693	4,539,645	4,654,597	4,769,549
Site 8	Brownfield LD Housing 40	All other areas	1,500,000	1,800,000	3,310,358	3,409,056	3,507,755	3,606,453	3,680,477	3,754,501	3,853,200	3,951,898	4,050,597
Site 9	Brownfield HD Housing 40	All other areas	1,500,000	1,800,000	4,172,454	4,295,696	4,418,937	4,542,179	4,634,610	4,727,041	4,850,282	4,973,524	5,096,765
Site 10	Brownfield LD Housing 20	All other areas	1,500,000	1,800,000	3,436,396	3,537,097	3,637,798	3,738,499	3,814,024	3,889,550	3,990,251	4,090,952	4,191,653
Site 11	Brownfield HD Housing 20	All other areas	1,500,000	1,800,000	4,791,659	4,941,025	5,090,391	5,239,758	5,351,782	5,463,807	5,613,173	5,762,539	5,911,905
Site 12	Brownfield Housing 12	All other areas	1,500,000	1,800,000	5,128,300	5,276,517	5,424,734	5,572,952	5,684,115	5,795,277	5,943,495	6,091,712	6,239,929
Site 13	Brownfield Housing 9	All other areas	1,500,000	1,800,000	5,773,110	5,983,617	6,194,123	6,404,629	6,562,509	6,720,389	6,930,895	7,141,402	7,351,908
Site 14	Brownfield Housing 6	All other areas	1,500,000	1,800,000	5,278,885	5,467,349	5,655,813	5,844,277	5,985,624	6,126,972	6,315,436	6,503,900	6,692,364
Site 15	Brownfield Housing 3	All other areas	1,500,000	1,800,000	5,242,911	5,471,052	5,699,192	5,927,332	6,098,438	6,269,543	6,497,683	6,725,824	6,953,964
Site 16	Flats 250 Tall Building	All other areas	1,500,000	1,800,000	5,115,717	5,490,055	5,864,392	6,238,730	6,519,483	6,800,237	7,174,574	7,548,912	7,923,249
Site 17	Flats 80 Tall Building	All other areas	1,500,000	1,800,000	676,155	1,048,699	1,421,243	1,793,786	2,073,194	2,352,602	2,725,146	3,097,689	3,470,233
Site 18	Flats 150	All other areas	1,500,000	1,800,000	4,111,950	4,394,941	4,677,932	4,960,923	5,173,166	5,385,410	5,668,401	5,951,392	6,234,383
Site 19	Flats 80	All other areas	1,500,000	1,800,000	4,108,411	4,387,819	4,667,227	4,946,635	5,156,190	5,365,746	5,645,154	5,924,562	6,203,970
Site 20	Flats 40	All other areas	1,500,000	1,800,000	3,653,252	3,901,552	4,149,853	4,398,153	4,584,379	4,770,604	5,018,905	5,267,206	5,515,506
Site 21	Flats 20	All other areas	1,500,000	1,800,000	3,050,298	3,255,661	3,461,023	3,666,386	3,820,407	3,974,429	4,179,792	4,385,154	4,590,516
Site 22	Flats 12	All other areas	1,500,000	1,800,000	3,131,136	3,335,943	3,540,751	3,745,558	3,899,163	4,052,769	4,257,576	4,462,384	4,667,191
Site 23	Flats 9	All other areas	1,500,000	1,800,000	2,229,019	2,413,797	2,598,576	2,783,354	2,921,938	3,060,522	3,245,300	3,430,078	3,614,857
Site 24	Flats 6	All other areas	1,500,000	1,800,000	2,216,606	2,403,934	2,588,691	2,770,742	2,907,280	3,043,818	3,225,869	3,407,920	3,589,971
Site 25	Large Greenfield 500	All other areas	25,000	375,000	2,292,995	2,343,681	2,393,920	2,444,159	2,481,838	2,519,517	2,569,756	2,619,995	2,670,234
Site 26	Large Greenfield 200	All other areas	25,000	375,000	2,972,627	3,043,091	3,113,556	3,184,021	3,236,869	3,289,718	3,360,182	3,430,647	3,501,112
Site 27	Green field 100	All other areas	25,000	375,000	2,573,656	2,649,384	2,725,112	2,800,841	2,857,637	2,914,433	2,990,161	3,065,889	3,141,617
Site 28	Greenfield 40	All other areas	25,000	375,000	2,898,238	2,982,837	3,067,435	3,152,034	3,215,483	3,278,932	3,363,531	3,448,130	3,532,728
Site 29	Greenfield 12	All other areas	100,000	450,000	3,195,705	3,272,161	3,348,617	3,425,072	3,482,414	3,539,756	3,616,212	3,692,668	3,769,123
Site 30	Greenfield 9	All other areas	100,000	450,000	3,582,942	3,694,037	3,805,131	3,916,226	3,999,546	4,082,867	4,193,962	4,305,056	4,416,151
Site 32	Bowmans Cross	Bowmans Cros	25,000	250,000	784,407	812,765	841,058	869,351	890,571	911,791	940,084	968,377	996,670
Site 39	Watford Road (Nth) / Sth of Shenley	Radlett	25,000	250,000	2,440,400	2,503,969	2,567,539	2,631,109	2,678,786	2,726,463	2,790,033	2,853,603	2,917,173
Site 40	Home Farm	Radlett	25,000	250,000	2,378,386	2,444,290	2,510,194	2,576,098	2,625,526	2,674,954	2,740,858	2,806,762	2,872,666

Appendix 11 – Sensitivity Testing. Value and Cost

Borehamwood and Adjacent

			EUV	BLV	Residual Value (£ per gross ha)														
				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Brownfield LD Housi	Borehamwood	1,500,000	1,800,000	1,714,315	1,952,315	2,190,315	2,428,032	2,663,918	2,899,803	3,135,689		2,443,569	2,317,858	2,190,315	2,062,424	1,934,533	1,806,642	1,678,750
Site 2	Large Brownfield HD Hous	Borehamwood	1,500,000	1,800,000	2,666,627	3,024,586	3,382,544	3,738,678	4,093,456	4,448,235	4,803,013		3,753,959	3,568,929	3,382,544	3,194,306	3,006,069	2,817,831	2,629,593
Site 3	Large Brownfield LD Housi	Borehamwood	1,500,000	1,800,000	2,543,032	2,923,836	3,304,639	3,685,443	4,066,246	4,447,050	4,827,853		3,732,207	3,518,423	3,304,639	3,090,855	2,877,072	2,663,288	2,449,504
Site 4	Brownfield LD Housing 150	Borehamwood	1,500,000	1,800,000	2,041,209	2,444,536	2,847,864	3,251,191	3,654,519	4,057,847	4,461,174		3,366,713	3,107,288	2,847,864	2,588,439	2,329,015	2,069,591	1,810,166
Site 5	Brownfield HD Housing 15	Borehamwood	1,500,000	1,800,000	2,642,346	3,135,545	3,628,744	4,121,943	4,615,143	5,108,342	5,601,541		4,249,200	3,938,972	3,628,744	3,318,516	3,008,288	2,698,060	2,387,832
Site 6	Brownfield LD Housing 80	Borehamwood	1,500,000	1,800,000	1,966,563	2,349,247	2,731,931	3,114,615	3,497,300	3,879,984	4,262,668		3,219,077	2,975,504	2,731,931	2,488,358	2,244,786	2,001,213	1,757,640
Site 7	Brownfield HD Housing 80	Borehamwood	1,500,000	1,800,000	2,755,475	3,259,042	3,762,610	4,266,177	4,769,745	5,273,312	5,776,880		4,392,856	4,077,733	3,762,610	3,447,486	3,132,363	2,817,240	2,502,117
Site 8	Brownfield LD Housing 40	Borehamwood	1,500,000	1,800,000	2,267,037	2,719,883	3,172,730	3,625,576	4,078,423	4,531,270	4,984,116		3,758,681	3,465,706	3,172,730	2,879,754	2,586,778	2,293,802	2,000,827
Site 9	Brownfield HD Housing 40	Borehamwood	1,500,000	1,800,000	2,932,362	3,469,692	4,007,021	4,544,351	5,081,681	5,619,011	6,156,341		4,682,438	4,344,730	4,007,021	3,669,313	3,331,605	2,993,896	2,656,188
Site 10	Brownfield LD Housing 20	Borehamwood	1,500,000	1,800,000	2,334,501	2,810,624	3,286,747	3,762,870	4,238,993	4,715,116	5,191,239		3,907,525	3,597,136	3,286,747	2,976,358	2,665,969	2,355,581	2,045,192
Site 11	Brownfield HD Housing 20	Borehamwood	1,500,000	1,800,000	3,331,078	3,961,095	4,591,112	5,221,129	5,851,146	6,481,163	7,111,180		5,398,049	4,994,580	4,591,112	4,187,644	3,784,176	3,380,707	2,977,239
Site 12	Brownfield Housing 12	Borehamwood	1,500,000	1,800,000	3,672,672	4,332,933	4,993,194	5,653,455	6,313,716	6,973,977	7,634,239		5,818,307	5,405,750	4,993,194	4,580,638	4,168,081	3,755,525	3,342,969
Site 13	Brownfield Housing 9	Borehamwood	1,500,000	1,800,000	8,851,162	9,991,144	11,131,127	12,271,109	13,411,092	14,551,074	15,691,057		12,143,050	11,637,088	11,131,127	10,625,165	10,119,203	9,613,241	9,107,279
Site 14	Brownfield Housing 6	Borehamwood	1,500,000	1,800,000	8,033,788	9,054,400	10,075,013	11,095,626	12,116,238	13,136,851	14,157,463		10,965,248	10,520,130	10,075,013	9,629,896	9,184,778	8,739,661	8,294,544
Site 15	Brownfield Housing 3	Borehamwood	1,500,000	1,800,000	8,577,793	9,813,272	11,048,750	12,284,229	13,519,707	14,755,185	15,990,664		12,249,644	11,649,197	11,048,750	10,448,303	9,847,856	9,247,410	8,646,963
Site 16	Flats 250 Tall Building	Borehamwood	1,500,000	1,800,000	-5,267,428	-4,011,119	-2,769,957	-1,528,796	-318,515	841,552	1,981,301		-25,150	-1,378,586	-2,769,957	-4,161,328	-5,566,123	-6,979,903	-8,393,684
Site 17	Flats 80 Tall Building	Borehamwood	1,500,000	1,800,000	-10,083,107	-8,828,683	-7,574,260	-6,319,837	-5,076,689	-3,845,354	-2,614,018		-4,302,175	-5,930,108	-7,574,260	-9,218,412	-10,862,564	-12,506,716	-14,162,543
Site 18	Flats 150	Borehamwood	1,500,000	1,800,000	-3,668,314	-2,736,885	-1,805,457	-874,028	24,451	885,332	1,740,656		219,649	-773,516	-1,805,457	-2,838,644	-3,871,832	-4,907,271	-5,956,284
Site 19	Flats 80	Borehamwood	1,500,000	1,800,000	-3,604,100	-2,680,598	-1,757,097	-834,433	55,388	913,403	1,761,448		245,363	-738,912	-1,757,097	-2,778,241	-3,799,385	-4,833,591	-5,870,860
Site 20	Flats 40	Borehamwood	1,500,000	1,800,000	-3,234,180	-2,411,266	-1,588,377	-765,722	27,156	803,718	1,559,372		198,241	-680,179	-1,588,377	-2,498,726	-3,409,076	-4,331,785	-5,256,533
Site 21	Flats 20	Borehamwood	1,500,000	1,800,000	-2,731,889	-2,044,216	-1,356,544	-668,872	-5,252	655,508	1,294,936		139,554	-595,441	-1,356,544	-2,118,264	-2,879,984	-3,641,704	-4,403,424
Site 22	Flats 12	Borehamwood	1,500,000	1,800,000	-2,692,044	-2,001,064	-1,310,083	-619,883	45,896	711,676	1,368,954		183,857	-550,903	-1,310,083	-2,071,560	-2,833,036	-3,594,512	-4,355,989
Site 23	Flats 9	Borehamwood	1,500,000	1,800,000	430,215	1,216,996	1,983,581	2,737,498	3,491,416	4,245,334	4,999,252		3,144,146	2,563,863	1,983,581	1,395,664	794,592	185,724	-423,144
Site 24	Flats 6	Borehamwood	1,500,000	1,800,000	418,356	1,197,736	1,967,897	2,725,675	3,468,465	4,211,255	4,954,044		3,125,971	2,554,428	1,967,897	1,377,419	777,722	178,025	-421,673
Site 25	Large Greenfield 500	Borehamwood	25,000	375,000	1,761,767	2,001,079	2,240,390	2,479,187	2,716,372	2,953,557	3,190,743		2,491,813	2,366,907	2,240,390	2,113,318	1,986,247	1,859,175	1,732,103
Site 26	Large Greenfield 200	Borehamwood	25,000	375,000	2,245,431	2,579,328	2,913,225	3,247,122	3,581,019	3,914,917	4,248,814		3,284,534	3,098,880	2,913,225	2,727,571	2,541,917	2,356,262	2,170,608
Site 27	Green field 100	Borehamwood	25,000	375,000	1,799,409	2,151,773	2,504,136	2,856,500	3,208,863	3,561,227	3,913,590		2,954,885	2,729,511	2,504,136	2,278,762	2,053,387	1,828,013	1,602,638
Site 28	Greenfield 40	Borehamwood	25,000	375,000	2,029,273	2,425,403	2,821,534	3,217,665	3,613,796	4,009,927	4,406,057		3,326,592	3,074,063	2,821,534	2,569,005	2,316,477	2,063,948	1,811,419
Site 29	Greenfield 12	Borehamwood	100,000	450,000	2,286,331	2,699,336	3,112,341	3,525,346	3,938,350	4,351,355	4,764,360		3,615,988	3,364,164	3,112,341	2,860,517	2,608,693	2,356,869	2,105,046
Site 30	Greenfield 9	Borehamwood	100,000	450,000	2,513,525	2,998,262	3,483,000	3,967,737	4,452,474	4,937,211	5,421,949		4,106,782	3,794,891	3,483,000	3,171,109	2,859,218	2,547,327	2,235,436
Site 33	Well End SUE	Borehamwood	25,000	250,000	1,115,290	1,336,545	1,555,773	1,774,828	1,993,883	2,211,935	2,429,437		1,795,643	1,675,708	1,555,773	1,435,838	1,314,292	1,192,537	1,070,600
Site 34	Parkview / Borehamwood (	Borehamwood	25,000	250,000	1,666,662	1,975,247	2,283,749	2,592,250	2,900,751	3,209,252	3,517,754		2,620,017	2,451,883	2,283,749	2,115,615	1,947,481	1,777,600	1,605,777

Bushey & Potters Bar and Adjacent

			EUV	BLV	**Residual Value** (£ per gross ha)														
				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Brownfield LD Housi	Bushey & Potters Bar	1,500,000	1,800,000	1,751,254	1,996,302	2,241,350	2,484,800	2,727,672	2,970,543	3,213,414		2,493,352	2,367,641	2,241,350	2,113,459	1,985,568	1,857,677	1,729,786
Site 2	Large Brownfield HD Hous	Bushey & Potters Bar	1,500,000	1,800,000	2,722,575	3,091,134	3,459,165	3,824,450	4,189,735	4,555,020	4,920,305		3,829,224	3,644,195	3,459,165	3,271,455	3,083,218	2,894,980	2,706,742
Site 3	Large Brownfield LD Housi	Bushey & Potters Bar	1,500,000	1,800,000	2,600,870	2,992,951	3,385,032	3,777,113	4,169,193	4,561,274	4,953,355		3,812,600	3,598,816	3,385,032	3,171,248	2,957,464	2,743,681	2,529,897
Site 4	Brownfield LD Housing 150	Bushey & Potters Bar	1,500,000	1,800,000	2,110,385	2,525,656	2,940,928	3,356,200	3,771,472	4,186,744	4,602,016		3,459,777	3,200,353	2,940,928	2,681,504	2,422,080	2,162,655	1,903,231
Site 5	Brownfield HD Housing 15	Bushey & Potters Bar	1,500,000	1,800,000	2,726,813	3,234,618	3,742,423	4,250,228	4,758,033	5,265,837	5,773,642		4,362,879	4,052,651	3,742,423	3,432,195	3,121,967	2,811,739	2,501,511
Site 6	Brownfield LD Housing 80	Bushey & Potters Bar	1,500,000	1,800,000	2,026,798	2,420,816	2,814,833	3,208,850	3,602,867	3,996,884	4,390,901		3,301,978	3,058,405	2,814,833	2,571,260	2,327,687	2,084,114	1,840,542
Site 7	Brownfield HD Housing 80	Bushey & Potters Bar	1,500,000	1,800,000	2,835,769	3,354,249	3,872,729	4,391,210	4,909,690	5,428,170	5,946,651		4,502,976	4,187,853	3,872,729	3,557,606	3,242,483	2,927,360	2,612,236
Site 8	Brownfield LD Housing 40	Bushey & Potters Bar	1,500,000	1,800,000	2,346,655	2,812,913	3,279,170	3,745,428	4,211,685	4,677,942	5,144,200		3,865,122	3,572,146	3,279,170	2,986,194	2,693,219	2,400,243	2,107,267
Site 9	Brownfield HD Housing 40	Bushey & Potters Bar	1,500,000	1,800,000	3,028,963	3,582,206	4,135,448	4,688,691	5,241,933	5,795,176	6,348,418		4,810,865	4,473,156	4,135,448	3,797,740	3,460,031	3,122,323	2,784,615
Site 10	Brownfield LD Housing 20	Bushey & Potters Bar	1,500,000	1,800,000	2,423,159	2,913,382	3,403,605	3,893,828	4,384,051	4,874,274	5,364,497		4,024,383	3,713,994	3,403,605	3,093,216	2,782,827	2,472,439	2,162,050
Site 11	Brownfield HD Housing 20	Bushey & Potters Bar	1,500,000	1,800,000	3,450,921	4,099,595	4,748,270	5,396,944	6,045,618	6,694,293	7,342,967		5,555,206	5,151,738	4,748,270	4,344,801	3,941,333	3,537,865	3,134,397
Site 12	Brownfield Housing 12	Bushey & Potters Bar	1,500,000	1,800,000	3,771,599	4,449,950	5,128,300	5,806,651	6,485,001	7,163,352	7,841,702		5,953,413	5,540,856	5,128,300	4,715,744	4,303,187	3,890,631	3,478,075
Site 13	Brownfield Housing 9	Bushey & Potters Bar	1,500,000	1,800,000	8,991,356	10,162,571	11,333,786	12,505,001	13,676,216	14,847,430	16,018,645		12,345,709	11,839,748	11,333,786	10,827,824	10,321,862	9,815,900	9,309,938
Site 14	Brownfield Housing 6	Bushey & Potters Bar	1,500,000	1,800,000	8,155,105	9,203,679	10,252,254	11,300,828	12,349,403	13,397,978	14,446,552		11,142,488	10,697,371	10,252,254	9,807,136	9,362,019	8,916,902	8,471,785
Site 15	Brownfield Housing 3	Bushey & Potters Bar	1,500,000	1,800,000	8,724,651	9,993,978	11,263,305	12,532,632	13,801,959	15,071,286	16,340,613		12,464,199	11,863,752	11,263,305	10,662,858	10,062,411	9,461,964	8,861,517
Site 16	Flats 250 Tall Building	Bushey & Potters Bar	1,500,000	1,800,000	-2,245,170	-813,071	556,719	1,882,973	3,209,227	4,535,481	5,861,735		3,115,810	1,836,264	556,719	-764,062	-2,139,391	-3,530,762	-4,922,133
Site 17	Flats 80 Tall Building	Bushey & Potters Bar	1,500,000	1,800,000	-7,044,264	-5,589,352	-4,156,525	-2,723,699	-1,292,692	87,878	1,416,267		-930,148	-2,537,933	-4,156,525	-5,775,118	-7,413,183	-9,057,334	-10,701,486
Site 18	Flats 150	Bushey & Potters Bar	1,500,000	1,800,000	-1,390,861	-326,676	690,652	1,685,939	2,681,225	3,676,512	4,671,798		2,590,943	1,640,797	690,652	-279,311	-1,289,547	-2,322,735	-3,355,923
Site 19	Flats 80	Bushey & Potters Bar	1,500,000	1,800,000	-1,350,547	-297,104	716,231	1,703,047	2,689,863	3,676,679	4,663,495		2,594,393	1,655,312	716,231	-247,017	-1,243,595	-2,264,739	-3,285,883
Site 20	Flats 40	Bushey & Potters Bar	1,500,000	1,800,000	-1,223,278	-284,195	630,637	1,509,943	2,389,249	3,268,555	4,147,861		2,304,997	1,467,817	630,637	-239,994	-1,128,888	-2,039,238	-2,949,588
Site 21	Flats 20	Bushey & Potters Bar	1,500,000	1,800,000	-1,045,395	-259,618	511,398	1,259,179	1,993,997	2,728,816	3,463,634		1,925,337	1,224,849	511,398	-223,597	-968,434	-1,730,154	-2,491,874
Site 22	Flats 12	Bushey & Potters Bar	1,500,000	1,800,000	-1,005,144	-217,119	557,606	1,324,701	2,069,753	2,808,106	3,546,459		1,993,575	1,285,508	557,606	-177,154	-919,997	-1,681,473	-2,442,950
Site 23	Flats 9	Bushey & Potters Bar	1,500,000	1,800,000	2,277,517	3,154,803	4,032,090	4,909,376	5,786,662	6,663,949	7,541,235		5,192,655	4,612,372	4,032,090	3,451,807	2,871,524	2,291,241	1,710,958
Site 24	Flats 6	Bushey & Potters Bar	1,500,000	1,800,000	2,266,423	3,137,340	4,001,677	4,866,014	5,730,351	6,594,688	7,459,025		5,144,762	4,573,219	4,001,677	3,430,134	2,858,592	2,280,877	1,692,768
Site 25	Large Greenfield 500	Bushey & Potters Bar	25,000	375,000	1,801,260	2,047,127	2,292,995	2,537,125	2,780,809	3,024,492	3,268,176		2,543,253	2,418,347	2,292,995	2,165,923	2,038,852	1,911,780	1,784,709
Site 26	Large Greenfield 200	Bushey & Potters Bar	25,000	375,000	2,286,537	2,629,582	2,972,627	3,315,672	3,658,716	4,001,761	4,344,806		3,343,935	3,158,281	2,972,627	2,786,972	2,601,318	2,415,663	2,230,009
Site 27	Green field 100	Bushey & Potters Bar	25,000	375,000	1,849,622	2,211,639	2,573,656	2,935,673	3,297,691	3,659,708	4,021,725		3,024,405	2,799,031	2,573,656	2,348,282	2,122,907	1,897,533	1,672,158
Site 28	Greenfield 40	Bushey & Potters Bar	25,000	375,000	2,084,271	2,491,254	2,898,238	3,305,222	3,712,205	4,119,189	4,526,173		3,403,295	3,150,767	2,898,238	2,645,709	2,393,181	2,140,652	1,888,123
Site 29	Greenfield 12	Bushey & Potters Bar	100,000	450,000	2,347,065	2,771,385	3,195,705	3,620,025	4,044,345	4,468,665	4,892,985		3,699,353	3,447,529	3,195,705	2,943,881	2,692,058	2,440,234	2,188,410
Site 30	Greenfield 9	Bushey & Potters Bar	100,000	450,000	2,586,907	3,084,924	3,582,942	4,080,960	4,578,978	5,076,995	5,575,013		4,206,724	3,894,833	3,582,942	3,271,051	2,959,160	2,647,269	2,335,378
Site 35	Tesco / Canada Life	Potters Bar	1,500,000	1,800,000	-3,812,427	-1,798,950	115,217	1,883,098	3,639,966	5,357,144	7,074,322		3,640,707	1,890,385	115,217	-1,809,906	-3,813,407	-6,084,601	-8,398,130
Site 36	Mutton Lane (Nth)	Potters Bar	25,000	375,000	1,325,067	1,559,610	1,792,160	2,024,711	2,257,261	2,489,811	2,722,361		2,037,690	1,914,925	1,792,160	1,669,395	1,545,658	1,420,699	1,295,740
Site 37	Rear of Farm Way (Nth)	Bushey	25,000	250,000	1,638,547	1,943,139	2,247,730	2,552,321	2,856,912	3,161,504	3,465,119		2,568,621	2,408,176	2,247,730	2,087,284	1,926,838	1,766,393	1,604,817
Site 38	Land at Elstree Road (Sth	Bushey	25,000	250,000	2,868,931	3,447,677	4,026,423	4,605,169	5,183,254	5,756,421	6,329,587		4,640,256	4,333,340	4,026,423	3,719,507	3,412,590	3,105,674	2,798,757

All other Areas

			EUV	BLV	**Residual Value** (£ per gross ha)														
				Value Change	-10%	-5%	0%	+5%	+10%	+15%	+20%								
				BCIS Change									-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Large Brownfield LD Housi	All other areas	1,500,000	1,800,000	1,766,006	2,011,874	2,257,742	2,501,858	2,745,542	2,989,225	3,232,909		2,509,598	2,383,886	2,257,742	2,129,850	2,001,959	1,874,068	1,746,177
Site 2	Large Brownfield HD Hous	All other areas	1,500,000	1,800,000	2,744,763	3,114,554	3,483,599	3,850,106	4,216,612	4,583,119	4,949,625		3,853,658	3,668,629	3,483,599	3,296,108	3,107,871	2,919,633	2,731,395
Site 3	Large Brownfield LD Housi	All other areas	1,500,000	1,800,000	2,624,474	3,017,866	3,411,258	3,804,650	4,198,042	4,591,434	4,984,826		3,838,826	3,625,042	3,411,258	3,197,474	2,983,691	2,769,907	2,556,123
Site 4	Brownfield LD Housing 150	All other areas	1,500,000	1,800,000	2,135,384	2,552,045	2,968,706	3,385,366	3,802,027	4,218,688	4,635,349		3,487,555	3,228,130	2,968,706	2,709,281	2,449,857	2,190,432	1,931,008
Site 5	Brownfield HD Housing 15	All other areas	1,500,000	1,800,000	2,757,383	3,266,887	3,776,390	4,285,893	4,795,396	5,304,899	5,814,402		4,396,846	4,086,618	3,776,390	3,466,162	3,155,934	2,845,706	2,535,478
Site 6	Brownfield LD Housing 80	All other areas	1,500,000	1,800,000	2,050,519	2,445,853	2,841,188	3,236,523	3,631,858	4,027,193	4,422,528		3,328,334	3,084,761	2,841,188	2,597,616	2,354,043	2,110,470	1,866,897
Site 7	Brownfield HD Housing 80	All other areas	1,500,000	1,800,000	2,866,982	3,387,196	3,907,410	4,427,625	4,947,839	5,468,054	5,988,268		4,537,657	4,222,534	3,907,410	3,592,287	3,277,164	2,962,041	2,646,917
Site 8	Brownfield LD Housing 40	All other areas	1,500,000	1,800,000	2,374,724	2,842,541	3,310,358	3,778,175	4,245,991	4,713,808	5,181,625		3,896,310	3,603,334	3,310,358	3,017,382	2,724,406	2,431,431	2,138,455
Site 9	Brownfield HD Housing 40	All other areas	1,500,000	1,800,000	3,062,269	3,617,361	4,172,454	4,727,547	5,282,640	5,837,733	6,392,826		4,847,871	4,510,163	4,172,454	3,834,746	3,497,037	3,159,329	2,821,621
Site 10	Brownfield LD Housing 20	All other areas	1,500,000	1,800,000	2,452,671	2,944,533	3,436,396	3,928,259	4,420,121	4,911,984	5,403,846		4,057,174	3,746,785	3,436,396	3,126,007	2,815,618	2,505,229	2,194,841
Site 11	Brownfield HD Housing 20	All other areas	1,500,000	1,800,000	3,489,971	4,140,815	4,791,659	5,442,503	6,093,347	6,744,191	7,395,035		5,598,596	5,195,127	4,791,659	4,388,191	3,984,723	3,581,254	3,177,786
Site 12	Brownfield Housing 12	All other areas	1,500,000	1,800,000	3,771,599	4,449,950	5,128,300	5,806,651	6,485,001	7,163,352	7,841,702		5,953,413	5,540,856	5,128,300	4,715,744	4,303,187	3,890,631	3,478,075
Site 13	Brownfield Housing 9	All other areas	1,500,000	1,800,000	8,991,356	10,162,571	11,333,786	12,505,001	13,676,216	14,847,430	16,018,645		12,345,709	11,839,748	11,333,786	10,827,824	10,321,862	9,815,900	9,309,938
Site 14	Brownfield Housing 6	All other areas	1,500,000	1,800,000	8,155,105	9,203,679	10,252,254	11,300,828	12,349,403	13,397,978	14,446,552		11,142,488	10,697,371	10,252,254	9,807,136	9,362,019	8,916,902	8,471,785
Site 15	Brownfield Housing 3	All other areas	1,500,000	1,800,000	8,724,651	9,993,978	11,263,305	12,532,632	13,801,959	15,071,286	16,340,613		12,464,199	11,863,752	11,263,305	10,662,858	10,062,411	9,461,964	8,861,517
Site 16	Flats 250 Tall Building	All other areas	1,500,000	1,800,000	2,007,309	3,561,513	5,115,717	6,669,921	8,224,125	9,778,329	11,332,533		7,674,809	6,395,263	5,115,717	3,836,172	2,556,626	1,277,080	-8,215
Site 17	Flats 80 Tall Building	All other areas	1,500,000	1,800,000	-2,589,371	-925,979	676,155	2,218,055	3,759,955	5,301,855	6,843,755		3,653,188	2,164,672	676,155	-869,965	-2,468,368	-4,086,961	-5,705,554
Site 18	Flats 150	All other areas	1,500,000	1,800,000	1,779,247	2,945,598	4,111,950	5,278,301	6,444,653	7,611,004	8,777,356		6,012,240	5,062,095	4,111,950	3,161,804	2,211,659	1,261,514	311,369
Site 19	Flats 80	All other areas	1,500,000	1,800,000	1,795,561	2,951,986	4,108,411	5,264,836	6,421,261	7,577,686	8,734,111		5,986,574	5,047,492	4,108,411	3,169,330	2,230,249	1,291,168	352,087
Site 20	Flats 40	All other areas	1,500,000	1,800,000	1,592,378	2,622,815	3,653,252	4,683,688	5,714,125	6,744,562	7,774,999		5,327,612	4,490,432	3,653,252	2,816,071	1,978,891	1,141,711	296,256
Site 21	Flats 20	All other areas	1,500,000	1,800,000	1,328,068	2,189,183	3,050,298	3,911,414	4,772,529	5,633,644	6,494,759		4,451,275	3,750,787	3,050,298	2,349,810	1,649,322	948,834	221,787
Site 22	Flats 12	All other areas	1,500,000	1,800,000	1,395,928	2,265,878	3,131,136	3,996,393	4,861,651	5,726,909	6,592,166		4,531,664	3,831,400	3,131,136	2,430,872	1,730,608	1,014,919	281,685
Site 23	Flats 9	All other areas	1,500,000	1,800,000	4,991,622	6,019,691	7,047,761	8,075,831	9,103,901	10,131,971	11,160,041		8,208,327	7,628,044	7,047,761	6,467,478	5,887,196	5,306,913	4,726,630
Site 24	Flats 6	All other areas	1,500,000	1,800,000	4,947,045	5,959,940	6,972,835	7,985,730	8,998,625	10,011,520	11,024,415		8,115,920	7,544,378	6,972,835	6,401,293	5,829,750	5,258,208	4,686,665
Site 25	Large Greenfield 500	All other areas	25,000	375,000	1,801,260	2,047,127	2,292,995	2,537,125	2,780,809	3,024,492	3,268,176		2,543,253	2,418,347	2,292,995	2,165,923	2,038,852	1,911,780	1,784,709
Site 26	Large Greenfield 200	All other areas	25,000	375,000	2,286,537	2,629,582	2,972,627	3,315,672	3,658,716	4,001,761	4,344,806		3,343,935	3,158,281	2,972,627	2,786,972	2,601,318	2,415,663	2,230,009
Site 27	Green field 100	All other areas	25,000	375,000	1,849,622	2,211,639	2,573,656	2,935,673	3,297,691	3,659,708	4,021,725		3,024,405	2,799,031	2,573,656	2,348,282	2,122,907	1,897,533	1,672,158
Site 28	Greenfield 40	All other areas	25,000	375,000	2,084,271	2,491,254	2,898,238	3,305,222	3,712,205	4,119,189	4,526,173		3,403,295	3,150,767	2,898,238	2,645,709	2,393,181	2,140,652	1,888,123
Site 29	Greenfield 12	All other areas	100,000	450,000	2,347,065	2,771,385	3,195,705	3,620,025	4,044,345	4,468,665	4,892,985		3,699,353	3,447,529	3,195,705	2,943,881	2,692,058	2,440,234	2,188,410
Site 30	Greenfield 9	All other areas	100,000	450,000	2,586,907	3,084,924	3,582,942	4,080,960	4,578,978	5,076,995	5,575,013		4,206,724	3,894,833	3,582,942	3,271,051	2,959,160	2,647,269	2,335,378
Site 38	Land at Elstree Road (Sth	Bushey	1,500,000	1,800,000	3,723,067	4,301,625	4,874,792	5,447,958	6,021,125	6,594,291	7,167,458		5,493,973	5,184,382	4,874,792	4,565,201	4,250,862	3,936,013	3,621,164
Site 39	Watford Road (Nth) / Sth c	Radlett	25,000	250,000	1,817,536	2,130,339	2,440,400	2,749,691	3,058,982	3,368,273	3,677,564		2,751,524	2,595,962	2,440,400	2,284,689	2,126,237	1,967,785	1,809,333
Site 40	Home Farm	Radlett	25,000	250,000	1,735,505	2,057,860	2,378,386	2,698,912	3,019,438	3,339,964	3,660,490		2,716,657	2,547,521	2,378,386	2,209,250	2,040,054	1,867,412	1,694,770

Appendix 12 – Varied Benchmark Land Value

Borehamwood and Adjacent

			EUV	BLV																	
		BLV				£250,000	£300,000	£350,000	£400,000	£500,000	£750,000	£1,000,000	£1,250,000	£1,500,000	£2,000,000	£2,500,000	£3,000,000	£3,500,000	£4,000,000	£4,500,000	£5,000,000
Site 1	Large Brownfield LD Housing 5	Borehamwood	1,500,000	1,800,000	**2,190,315**	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315	2,190,315
Site 2	Large Brownfield HD Housing 5	Borehamwood	1,500,000	1,800,000	**3,382,544**	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544	3,382,544
Site 3	Large Brownfield LD Housing 2	Borehamwood	1,500,000	1,800,000	**3,304,639**	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639	3,304,639
Site 4	Brownfield LD Housing 150	Borehamwood	1,500,000	1,800,000	**2,847,864**	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864	2,847,864
Site 5	Brownfield HD Housing 150	Borehamwood	1,500,000	1,800,000	**3,628,744**	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744	3,628,744
Site 6	Brownfield LD Housing 80	Borehamwood	1,500,000	1,800,000	**2,731,931**	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931	2,731,931
Site 7	Brownfield HD Housing 80	Borehamwood	1,500,000	1,800,000	**3,762,610**	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610	3,762,610
Site 8	Brownfield LD Housing 40	Borehamwood	1,500,000	1,800,000	**3,172,730**	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730	3,172,730
Site 9	Brownfield HD Housing 40	Borehamwood	1,500,000	1,800,000	**4,007,021**	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021	4,007,021
Site 10	Brownfield LD Housing 20	Borehamwood	1,500,000	1,800,000	**3,286,747**	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747	3,286,747
Site 11	Brownfield HD Housing 20	Borehamwood	1,500,000	1,800,000	**4,591,112**	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112	4,591,112
Site 12	Brownfield Housing 12	Borehamwood	1,500,000	1,800,000	**4,993,194**	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194	4,993,194
Site 13	Brownfield Housing 9	Borehamwood	1,500,000	1,800,000	**11,131,127**	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127	11,131,127
Site 14	Brownfield Housing 6	Borehamwood	1,500,000	1,800,000	**10,075,013**	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013	10,075,013
Site 15	Brownfield Housing 3	Borehamwood	1,500,000	1,800,000	**11,048,750**	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750	11,048,750
Site 16	Flats 250 Tall Building	Borehamwood	1,500,000	1,800,000	**-2,769,957**	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957	-2,769,957
Site 17	Flats 80 Tall Building	Borehamwood	1,500,000	1,800,000	**-7,574,260**	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260	-7,574,260
Site 18	Flats 150	Borehamwood	1,500,000	1,800,000	**-1,805,457**	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457	-1,805,457
Site 19	Flats 80	Borehamwood	1,500,000	1,800,000	**-1,757,097**	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097	-1,757,097
Site 20	Flats 40	Borehamwood	1,500,000	1,800,000	**-1,588,377**	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377	-1,588,377
Site 21	Flats 20	Borehamwood	1,500,000	1,800,000	**-1,356,544**	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544	-1,356,544
Site 22	Flats 12	Borehamwood	1,500,000	1,800,000	**-1,310,083**	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083	-1,310,083
Site 23	Flats 9	Borehamwood	1,500,000	1,800,000	**1,983,581**	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581	1,983,581
Site 24	Flats 6	Borehamwood	1,500,000	1,800,000	**1,967,897**	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897	1,967,897
Site 25	Large Greenfield 500	Borehamwood	25,000	375,000	**2,240,390**	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390	2,240,390
Site 26	Large Greenfield 200	Borehamwood	25,000	375,000	**2,913,225**	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225	2,913,225
Site 27	Green field 100	Borehamwood	25,000	375,000	**2,504,136**	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136	2,504,136
Site 28	Greenfield 40	Borehamwood	25,000	375,000	**2,821,534**	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534	2,821,534
Site 29	Greenfield 12	Borehamwood	100,000	450,000	**3,112,341**	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341	3,112,341
Site 30	Greenfield 9	Borehamwood	100,000	450,000	**3,483,000**	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000	3,483,000
Site 33	Well End SUE	Borehamwood	25000	250000	**1,555,773**	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773	1,555,773
Site 34	Parkview / Borehamwood Golf	Borehamwood	25000	250000	**2,283,749**	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749	2,283,749

Bushey & Potters Bar and Adjacent

			EUV	BLV																		
		BLV				£250,000	£300,000	£350,000	£400,000	£500,000	£750,000	£1,000,000	£1,250,000	£1,500,000	£2,000,000	£2,500,000	£3,000,000	£3,500,000	£4,000,000	£4,500,000	£5,000,000
Site 1	Large Brownfield LD Housing 5	Bushey & Potters Bar	1,500,000	1,800,000	**2,241,350**	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350	2,241,350
Site 2	Large Brownfield HD Housing 5	Bushey & Potters Bar	1,500,000	1,800,000	**3,459,165**	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165	3,459,165
Site 3	Large Brownfield LD Housing 2	Bushey & Potters Bar	1,500,000	1,800,000	**3,385,032**	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032	3,385,032
Site 4	Brownfield LD Housing 150	Bushey & Potters Bar	1,500,000	1,800,000	**2,940,928**	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928	2,940,928
Site 5	Brownfield HD Housing 150	Bushey & Potters Bar	1,500,000	1,800,000	**3,742,423**	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423	3,742,423
Site 6	Brownfield LD Housing 80	Bushey & Potters Bar	1,500,000	1,800,000	**2,814,833**	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833	2,814,833
Site 7	Brownfield HD Housing 80	Bushey & Potters Bar	1,500,000	1,800,000	**3,872,729**	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729	3,872,729
Site 8	Brownfield LD Housing 40	Bushey & Potters Bar	1,500,000	1,800,000	**3,279,170**	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170	3,279,170
Site 9	Brownfield HD Housing 40	Bushey & Potters Bar	1,500,000	1,800,000	**4,135,448**	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448	4,135,448
Site 10	Brownfield LD Housing 20	Bushey & Potters Bar	1,500,000	1,800,000	**3,403,605**	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605	3,403,605
Site 11	Brownfield HD Housing 20	Bushey & Potters Bar	1,500,000	1,800,000	**4,748,270**	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270	4,748,270
Site 12	Brownfield Housing 12	Bushey & Potters Bar	1,500,000	1,800,000	**5,128,300**	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300
Site 13	Brownfield Housing 9	Bushey & Potters Bar	1,500,000	1,800,000	**11,333,786**	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786
Site 14	Brownfield Housing 6	Bushey & Potters Bar	1,500,000	1,800,000	**10,252,254**	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254
Site 15	Brownfield Housing 3	Bushey & Potters Bar	1,500,000	1,800,000	**11,263,305**	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305
Site 16	Flats 250 Tall Building	Bushey & Potters Bar	1,500,000	1,800,000	**556,719**	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719	556,719
Site 17	Flats 80 Tall Building	Bushey & Potters Bar	1,500,000	1,800,000	**-4,156,525**	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525	-4,156,525
Site 18	Flats 150	Bushey & Potters Bar	1,500,000	1,800,000	**690,652**	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652	690,652
Site 19	Flats 80	Bushey & Potters Bar	1,500,000	1,800,000	**716,231**	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231	716,231
Site 20	Flats 40	Bushey & Potters Bar	1,500,000	1,800,000	**630,637**	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637	630,637
Site 21	Flats 20	Bushey & Potters Bar	1,500,000	1,800,000	**511,398**	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398	511,398
Site 22	Flats 12	Bushey & Potters Bar	1,500,000	1,800,000	**557,606**	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606	557,606
Site 23	Flats 9	Bushey & Potters Bar	1,500,000	1,800,000	**4,032,090**	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090	4,032,090
Site 24	Flats 6	Bushey & Potters Bar	1,500,000	1,800,000	**4,001,677**	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677	4,001,677
Site 25	Large Greenfield 500	Bushey & Potters Bar	25,000	375,000	**2,292,995**	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995
Site 26	Large Greenfield 200	Bushey & Potters Bar	25,000	375,000	**2,972,627**	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627
Site 27	Green field 100	Bushey & Potters Bar	25,000	375,000	**2,573,656**	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656
Site 28	Greenfield 40	Bushey & Potters Bar	25,000	375,000	**2,898,238**	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238
Site 29	Greenfield 12	Bushey & Potters Bar	100,000	450,000	**3,195,705**	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705
Site 30	Greenfield 9	Bushey & Potters Bar	100,000	450,000	**3,582,942**	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942
Site 35	Tesco / Canada Life	Potters Bar	1500000	1800000	**115,217**	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217	115,217
Site 36	Mutton Lane (Nth)	Potters Bar	25000	375000	**1,792,160**	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160	1,792,160
Site 37	Rear of Farm Way (Nth)	Bushey	25000	250000	**2,247,730**	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730	2,247,730
Site 38	Land at Elstree Road (Sth)	Bushey	25000	250000	**4,026,423**	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423	4,026,423

All other Areas

			EUV	BLV																		
		BLV				£250,000	£300,000	£350,000	£400,000	£500,000	£750,000	£1,000,000	£1,250,000	£1,500,000	£2,000,000	£2,500,000	£3,000,000	£3,500,000	£4,000,000	£4,500,000	£5,000,000
Site 1	Large Brownfield LD Housing 5	All other areas	1,500,000	1,800,000	**2,257,742**	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742	2,257,742
Site 2	Large Brownfield HD Housing 5	All other areas	1,500,000	1,800,000	**3,483,599**	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599	3,483,599
Site 3	Large Brownfield LD Housing 2	All other areas	1,500,000	1,800,000	**3,411,258**	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258	3,411,258
Site 4	Brownfield LD Housing 150	All other areas	1,500,000	1,800,000	**2,968,706**	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706	2,968,706
Site 5	Brownfield HD Housing 150	All other areas	1,500,000	1,800,000	**3,776,390**	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390	3,776,390
Site 6	Brownfield LD Housing 80	All other areas	1,500,000	1,800,000	**2,841,188**	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188	2,841,188
Site 7	Brownfield HD Housing 80	All other areas	1,500,000	1,800,000	**3,907,410**	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410	3,907,410
Site 8	Brownfield LD Housing 40	All other areas	1,500,000	1,800,000	**3,310,358**	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358	3,310,358
Site 9	Brownfield HD Housing 40	All other areas	1,500,000	1,800,000	**4,172,454**	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454	4,172,454
Site 10	Brownfield LD Housing 20	All other areas	1,500,000	1,800,000	**3,436,396**	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396	3,436,396
Site 11	Brownfield HD Housing 20	All other areas	1,500,000	1,800,000	**4,791,659**	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659	4,791,659
Site 12	Brownfield Housing 12	All other areas	1,500,000	1,800,000	**5,128,300**	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300	5,128,300
Site 13	Brownfield Housing 9	All other areas	1,500,000	1,800,000	**11,333,786**	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786	11,333,786
Site 14	Brownfield Housing 6	All other areas	1,500,000	1,800,000	**10,252,254**	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254	10,252,254
Site 15	Brownfield Housing 3	All other areas	1,500,000	1,800,000	**11,263,305**	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305	11,263,305
Site 16	Flats 250 Tall Building	All other areas	1,500,000	1,800,000	**5,115,717**	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717	5,115,717
Site 17	Flats 80 Tall Building	All other areas	1,500,000	1,800,000	**676,155**	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155	676,155
Site 18	Flats 150	All other areas	1,500,000	1,800,000	**4,111,950**	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950	4,111,950
Site 19	Flats 80	All other areas	1,500,000	1,800,000	**4,108,411**	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411	4,108,411
Site 20	Flats 40	All other areas	1,500,000	1,800,000	**3,653,252**	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252	3,653,252
Site 21	Flats 20	All other areas	1,500,000	1,800,000	**3,050,298**	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298	3,050,298
Site 22	Flats 12	All other areas	1,500,000	1,800,000	**3,131,136**	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136	3,131,136
Site 23	Flats 9	All other areas	1,500,000	1,800,000	**7,047,761**	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761	7,047,761
Site 24	Flats 6	All other areas	1,500,000	1,800,000	**6,972,835**	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835	6,972,835
Site 25	Large Greenfield 500	All other areas	25,000	375,000	**2,292,995**	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995	2,292,995
Site 26	Large Greenfield 200	All other areas	25,000	375,000	**2,972,627**	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627	2,972,627
Site 27	Green field 100	All other areas	25,000	375,000	**2,573,656**	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656	2,573,656
Site 28	Greenfield 40	All other areas	25,000	375,000	**2,898,238**	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238	2,898,238
Site 29	Greenfield 12	All other areas	100,000	450,000	**3,195,705**	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705	3,195,705
Site 30	Greenfield 9	All other areas	100,000	450,000	**3,582,942**	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942	3,582,942
Site 32	Bowmans Cross	Bowmans Cross	25,000	250,000	**784,407**	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407	784,407
Site 39	Watford Road (Nth) / Sth of Sh	Radlett	25000	250000	**2,440,400**	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400	2,440,400
Site 40	Home Farm	Radlett	25000	250000	**2,378,386**	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386	2,378,386

Appendix 13 – Appraisals – Older People's Housing

The pages in this appendix are not numbered.

App14 Spec Cover

Hertsmere Borough Council LPVA - June 2025

Specialist Housing

25/09/2026
13:49

Sheltered Green 60

1	UNITS	60	Social Rent	75.00%	% of Aff	18	18
	Affordable	40%	24 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		6	6
			First Homes	0.00%		0	0
						24	24

Rounded

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	0.500		Sub Area	Sub3
Net:Gross	100%		Gross	0.500	ha	Green Brov	Green
			Net	0.500	ha	Use	Paddock

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%	50%	18.00	18	1,080	50	20.0%	50%	9.00	9	540	50%	0.00	0	0	50%	3.00	3	180	50%	0.00	0	0
Sheltered	2	75	20.0%	50%	18.00	18	1,620	75	20.0%	50%	9.00	9	810	50%	0.00	0	0	50%	3.00	3	270	50%	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%	**36.00**	**36**	**2,700**			**100%**	**18.00**	**18**	**1,350**	**100%**	**0.00**	**0**	**0**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	1,800	3,504,600
Sheltered	2			1,947	1,947	2,700	5,256,900
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalov	2			1,921	1,921	0	0
						4,500	8,761,500
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	30	2.40	72
2 bed	30	2.40	72
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.770	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		36	2,700	75.00	2,250	62.50
Social Rent		18	1,350	75.00	1,125	62.50
Affordable Rent		0	0	75.00	0	62.50
Shared Ownership		6	450	75.00	375	62.50
First Homes		0	0	75.00	0	62.50
Total		60	**4,500**		**3,750**	
per ha			9,000		7,500	

Large PDL site, modelled as lower density housing.

Sheltered Brown 60

2	UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
	Affordable	40%	24 Affordable Re	0.00%		0	0
			Shared Owne	25.00%		6	6
			First Homes	0.00%		0	0
						24	24

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	0.500		Sub Area	Sub3
Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown
			Net	0.500	ha	Use	PDL

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Sheltered	1	50	20.0%	50%	18.00	18	1,080	50	20.0%	50%	9.00	9	540	50%	0.00	0	0	50%	3.00	3	180	50%	0.00	0	0
Sheltered	2	75	20.0%	50%	18.00	18	1,620	75	20.0%	50%	9.00	9	810	50%	0.00	0	0	50%	3.00	3	270	50%	0.00	0	0
Extracare	1	65	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	80	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%	**36.00**	**36**	**2,700**			**100%**	**18.00**	**18**	**1,350**	**100%**	**0.00**	**0**	**0**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	1,800	3,504,600
Sheltered	2			1,947	1,947	2,700	5,256,900
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						4,500	8,761,500
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	30	2.40	72
2 bed	30	2.40	72
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.770	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		36	2,700	75.00	2,250	62.50
Social Rent		18	1,350	75.00	1,125	62.50
Affordable Rent		0	0	75.00	0	62.50
Shared Ownership		6	450	75.00	375	62.50
First Homes		0	0	75.00	0	62.50
Total		**60**	**4,500**		**3,750**	
per ha			9,000		7,500	

Flatted scheme. Mix as per SHMA. POS (0.040ha) offsite

Extracare Green 60

3	UNITS	**60**	Social Rent	75.00%	% of Aff	18	18	
	Affordable	40%	24 Affordable Re	0.00%		0	0	
			Shared Owne	25.00%		6	6	
			First Homes	0.00%		0	0	
						24	24	

Modelling			Area ha			Characteristics	
Density	100	units/ha	Total	0.600		Sub Area	Sub3
Net:Gross	100%		Gross	0.600	ha	Green Brov	Green
			Net	0.600	ha	Use	Paddock

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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	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	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%	60%	21.60	22	1,859	65	30.0%	60%	10.80	11	930	60%	0.00	0	0	60%	3.60	4	338	60%	0.00	0	0
Extracare	2	80	30.0%	40%	14.40	14	1,456	80	30.0%	40%	7.20	7	728	40%	0.00	0	0	40%	2.40	2	208	40%	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%	**36.00**	36	**3,315**			**100%**	**18.00**	18	**1,658**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**546**	**100%**	**0.00**	0	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	3,127	6,431,211
Extracare	2			2,057	2,057	2,392	4,920,344
IRC Bungalo	2			1,921	1,921	0	0
						5,519	11,351,555
							2,057 £/m2

Occupants	Count	Population per unit	
1 bed	37	2.40	89
2 bed	23	2.40	55
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.000	ha
Shortfall / Surplus		-0.770	ha

Summary		Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market		36	3,315	92.08	2,550	70.83
Social Rent		18	1,658	92.08	1,275	70.83
Affordable Rent		0	0	92.08	0	70.83
Shared Ownership		6	546	91.00	420	70.00
First Homes		0	0	91.00	0	70.00
Total		**60**	**5,519**		**4,245**	
per ha			9,198		7,075	

Large PDL site, modelled as lower density housing.

Extracare Brown 60

4	UNITS	60	Social Rent	75.00%	% of Aff	18	18	Rounded
	Affordable	40%	24 Affordable Re	0.00%		0	0	
			Shared Owne	25.00%		6	6	
			First Homes	0.00%		0	0	
						24	24	

Modelling			Area ha			Characteristics	
Density	100	units/ha	Total	0.600		Sub Area	Sub3
Net:Gross	100%		Gross	0.600	ha	Green Brov	Brown
			Net	0.600	ha	Use	PDL

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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	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	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%	60%	21.60	22	1,859	65	30.0%	60%	10.80	11	930	60%	0.00	0	0	60%	3.60	4	338	60%	0.00	0	0
Extracare	2	80	30.0%	40%	14.40	14	1,456	80	30.0%	40%	7.20	7	728	40%	0.00	0	0	40%	2.40	2	208	40%	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%	**36.00**	36	**3,315**			**100%**	**18.00**	18	**1,658**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**546**	**100%**	**0.00**	0	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	3,127	6,431,211
Extracare	2			2,057	2,057	2,392	4,920,344
IRC Bungalo	2			1,921	1,921	0	0
						5,519	11,351,555
							2,057 £/m2

Occupants	Count	Population per unit	
1 bed	37	2.40	89
2 bed	23	2.40	55
3 bed	0	2.40	0
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
	7,704	m2
	0.770	ha
Gross - Net	0.000	ha
Shortfall / Surplus	-0.770	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	36	3,315	92.08	2,550	70.83
Social Rent	18	1,658	92.08	1,275	70.83
Affordable Rent	0	0	92.08	0	70.83
Shared Ownership	6	546	91.00	420	70.00
First Homes	0	0	91.00	0	70.00
Total	**60**	**5,519**		**4,245**	
per ha		9,198		7,075	

PDL site, modelled as lower density housing.

BtR Green Flats 60

5

UNITS	**60**	Social Rent	75.00%	% of Aff	18	18
Affordable	40%	24 Affordable Re	0.00%		0	0
		Shared Owne	25.00%		6	6
		First Homes	0.00%		0	0
					24	24

Rounded

Modelling			Area ha			Characteristics	
Density	70	units/ha	Total	1.143		Sub Area	Sub3
Net:Gross	75%		Gross	1.143	ha	Green Brov	Green
			Net	0.857	ha	Use	Agricultural

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 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%	30%	10.80	11	619	50	12.5%	50%	9.00	9	506	50%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%	50%	18.00	18	1,316	61	12.5%	50%	9.00	9	618	50%	0.00	0	0	100%	6.00	6	412	100%	0.00	0	0
Flat to5	3	75	12.5%	20%	7.20	7	591	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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	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	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	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	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%	**36.00**	36	**2,526**			**100%**	**18.00**	18	**1,124**	**100%**	**0.00**	0	**0**	**100%**	**6.00**	6	**412**	**100%**	**0.00**	0	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	1,125	2,190,375
Flat to5	2			1,947	1,947	2,346	4,566,932
Flat to5	3			1,947	1,947	591	1,149,947
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						4,061	7,907,254
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	20	2.40	48
2 bed	33	2.40	79
3 bed	7	2.40	17
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
7,704	m2	
0.770	ha	
Gross - Net	0.286	ha
Shortfall / Surplus	-0.485	ha

Summary	Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market	36	2,526	70.16	2,245	62.36
Social Rent	18	1,124	62.44	999	55.50
Affordable Rent	0	0	62.44	0	55.50
Shared Ownership	6	412	68.63	366	61.00
First Homes	0	0	68.63	0	61.00
Total	**60**	**4,061**		**3,610**	
per ha		4,738		4,212	

PDL site, modelled as higher density housing.

BtR Green Housing 60

6	UNITS	**60**	Social Rent	75.00%	% of Aff	18	18	Modelling			Area ha			Characteristics	
	Affordable	40%	24 Affordable Re	0.00%		0	0	Density	35	units/ha	Total	2.286		Sub Area	Sub3
			Shared Owne	25.00%		6	6	Net:Gross	75%		Gross	2.286	ha	Green Brov	Green
			First Homes	0.00%		0	0				Net	1.714	ha	Use	Agricultural
						24	24								

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	20%	7.20	7	525	70	0.0%	20%	3.60	4	280	20%	0.00	0	0	20%	1.20	1	70	20%	0.00	0	0
Terrace	3	95	0.0%	20%	7.20	7	665	84	0.0%	20%	3.60	4	336	20%	0.00	0	0	20%	1.20	1	84	20%	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%	60%	21.60	22	2,310	93	0.0%	60%	10.80	10	930	60%	0.00	0	0	60%	3.60	4	372	60%	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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	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	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	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	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%	**36.00**	**36**	**3,500**			**100%**	**18.00**	**18**	**1,546**	**100%**	**0.00**	**0**	**0**	**100%**	**6.00**	**6**	**526**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	875	1,443,750
Terrace	3			1,650	1,650	1,085	1,790,250
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	3,612	6,169,296
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						5,572	9,403,296
							1,688 £/m2

Occupants	Count	Population per unit	
1 bed	0	2.40	0
2 bed	12	2.40	29
3 bed	48	2.40	115
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.571	ha
Shortfall / Surplus		-0.199	ha

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market	36	3,500	97.22	3,500	97.22
Social Rent	18	1,546	85.89	1,546	85.89
Affordable Rent	0	0	85.89	0	85.89
Shared Ownership	6	526	87.67	526	87.67
First Homes	0	0	87.67	0	87.67
Total	**60**	**5,572**		**5,572**	
per ha		3,250		3,250	

PDL site, modelled as Lower density housing.

BtR Brown Flats 60

7	UNITS	**60**	Social Rent	75.00%	% of Aff	18	18		
	Affordable	40%	24 Affordable Re	0.00%		0	0		
			Shared Owne	25.00%		6	6		
			First Homes	0.00%		0	0		
						24	24		

Modelling			Area ha			Characteristics	
Density	80	units/ha	Total	0.938		Sub Area	Sub3
Net:Gross	80%		Gross	0.938	ha	Green Brov	Brown
			Net	0.750	ha	Use	PDL

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 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%	30%	10.80	11	619	50	12.5%	50%	9.00	9	506	50%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat to5	2	65	12.5%	50%	18.00	18	1,316	61	12.5%	50%	9.00	9	618	50%	0.00	0	0	100%	6.00	6	412	100%	0.00	0	0
Flat to5	3	75	12.5%	20%	7.20	7	591	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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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	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	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	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	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%	**36.00**	**36**	**2,526**			**100%**	**18.00**	**18**	**1,124**	**100%**	**0.00**	**0**	**0**	**100%**	**6.00**	**6**	**412**	**100%**	**0.00**	**0**	**0**

			BCIS LQ	Median	Used	m2	
Terrace	2			1,650	1,650	0	0
Terrace	3			1,650	1,650	0	0
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	1,125	2,190,375
Flat to5	2			1,947	1,947	2,346	4,566,932
Flat to5	3			1,947	1,947	591	1,149,947
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						4,061	7,907,254
							1,947 £/m2

Occupants	Count	Population per unit	
1 bed	20	2.40	48
2 bed	33	2.40	79
3 bed	7	2.40	17
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required		
7,704	m2	
0.770	ha	
Gross - Net	0.188	ha
Shortfall / Surplus	-0.583	ha

Summary	Units	Construction m2	Construction Average	Saleable m2	Saleable Average
Market	36	2,526	70.16	2,245	62.36
Social Rent	18	1,124	62.44	999	55.50
Affordable Rent	0	0	62.44	0	55.50
Shared Ownership	6	412	68.63	366	61.00
First Homes	0	0	68.63	0	61.00
Total	**60**	**4,061**		**3,610**	
per ha		5,415		4,813	

PDL site, modelled as higher density housing.

BtR Brown Housing 60

8	UNITS	60	Social Rent	75.00%	% of Aff	18	18	Modelling			Area ha			Characteristics	
	Affordable	40%	24 Affordable Re	0.00%		0	0	Density	45	units/ha	Total	1.569		Sub Area	Sub3
			Shared Owne	25.00%		6	6	Net:Gross	85%		Gross	1.569	ha	Green Brov	Brown
			First Homes	0.00%		0	0				Net	1.333	ha	Use	PDL
						24	24								

	Beds	m2	Circulation	Market 36		Rounded	m2	m2	Circulation	Social Rent 18		Rounded	m2	Affordable Rent 0		Rounded	m2	Shared Ownership 6		Rounded	m2	First Homes 0		Rounded	m2
Terrace	2	75	0.0%	40%	14.40	14	1,050	70	0.0%	40%	7.20	7	490	40%	0.00	0	0	40%	2.40	3	210	40%	0.00	0	0
Terrace	3	95	0.0%	60%	21.60	22	2,090	84	0.0%	60%	10.80	11	924	60%	0.00	0	0	60%	3.60	3	252	60%	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%		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	17.0%		0.00	0	0	50	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	2	65	17.0%		0.00	0	0	61	17.0%		0.00	0	0	0%	0.00	0	0		0.00	0	0	0%	0.00	0	0
Flat 6+	3	75	17.0%		0.00	0	0	74	17.0%		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	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	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	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	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%	**36.00**	**36**	**3,140**			**100%**	**18.00**	**18**	**1,414**	**100%**	**0.00**	**0**	**0**	**100%**	**6.00**	**6**	**462**	**100%**	**0.00**	**0**	**0**

			BCIS				
			LQ	Median	Used	m2	
Terrace	2			1,650	1,650	1,750	2,887,500
Terrace	3			1,650	1,650	3,266	5,388,900
Terrace	4			1,650	1,650	0	0
Semi	2			1,708	1,708	0	0
Semi	3			1,708	1,708	0	0
Semi	4			1,708	1,708	0	0
Det	3			2,042	2,042	0	0
Det	4			2,042	2,042	0	0
Det	5			2,042	2,042	0	0
Bungalow	2			1,921	1,921	0	0
Bungalow	3			1,921	1,921	0	0
Flat to5	1			1,947	1,947	0	0
Flat to5	2			1,947	1,947	0	0
Flat to5	3			1,947	1,947	0	0
Flat 6+	1			2,327	2,327	0	0
Flat 6+	2			2,327	2,327	0	0
Flat 6+	3			2,327	2,327	0	0
Sheltered	1			1,947	1,947	0	0
Sheltered	2			1,947	1,947	0	0
Extracare	1			2,057	2,057	0	0
Extracare	2			2,057	2,057	0	0
IRC Bungalo	2			1,921	1,921	0	0
						5,016	8,276,400
							1,650 £/m2

Occupants		Population	
	Count	per unit	
1 bed	0	2.40	0
2 bed	24	2.40	58
3 bed	36	2.40	86
4 bed	0	2.40	0
5 bed	0	2.40	0
		Residents	**144**

ha/1000 residents	
0.8	Parks and gardens
0.6	Amenity Greenspace
1.8	Natural and semi-natural
1.6	Outdoor sport pitches, courts and greens, tracks and trail
0.25	Equipped designated play areas
0.3	Informal play provision
0	0
0	0
5.3500	**m2**

Open Space Required			
		7,704	m2
		0.770	ha
Gross - Net		0.235	ha
Shortfall / Surplus		-0.535	ha

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market		36	3,140	87.22	3,140	87.22
Social Rent		18	1,414	78.56	1,414	78.56
Affordable Rent		0	0	78.56	0	78.56
Shared Ownership		6	462	77.00	462	77.00
First Homes		0	0	77.00	0	77.00
	Total	**60**	**5,016**		**5,016**	
	per ha		3,762		3,762	

PDL site, modelled as lower density housing.

SITE			Site 1 Sheltered Green 60	Site 2 Sheltered Brown 60	Site 3 Extracare Green 60	Site 4 Extracare Brown 60	Site 5 BtR Green Flats 60	Site 6 BtR Green Housing 60	Site 7 BtR Brown Flats 60	Site 8 BtR Brown Housing 60
			1	2	3	4	5	6	7	8
	Sub Area		Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3
	Green/ Brown		Green	Brown	Green	Brown	Green	Green	Brown	Brown
	Existing Use		Paddock	PDL	Paddock	PDL	Agricultural	Agricultural	PDL	PDL
AREA										
	Total	ha	0.500	0.500	0.600	0.600	1.143	2.286	0.938	1.569
	Gross	ha	0.500	0.500	0.600	0.600	1.143	2.286	0.938	1.569
	Net	ha	0.500	0.500	0.600	0.600	0.857	1.714	0.750	1.333
UNITS										
	Units		60	60	60	60	60	60	60	60
UNIT SIZE										
Total	Market	sqm	75.00	75.00	92.08	92.08	70.16	97.22	70.16	87.22
	Social Rent	sqm	75.00	75.00	92.08	92.08	62.44	85.89	62.44	78.56
	Affordable Rent	sqm	75.00	75.00	92.08	92.08	62.44	85.89	62.44	78.56
	Shared Ownership	sqm	75.00	75.00	91.00	91.00	68.63	87.67	68.63	77.00
	First Homes	sqm	75.00	75.00	91.00	91.00	68.63	87.67	68.63	77.00
Saleable										
	Market	sqm	62.50	62.50	70.83	70.83	62.36	97.22	62.36	87.22
	Social Rent	sqm	62.50	62.50	70.83	70.83	55.50	85.89	55.50	78.56
	Affordable Rent	sqm	62.50	62.50	70.83	70.83	55.50	85.89	55.50	78.56
	Shared Ownership	sqm	62.50	62.50	70.00	70.00	61.00	87.67	61.00	77.00
	First Homes	sqm	62.50	62.50	70.00	70.00	61.00	87.67	61.00	77.00
BASE CONSTRUCTION										
	BCIS +	£/sqm	1,947	1,947	2,057	2,057	1,947	1,688	1,947	1,650
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%
	Extras		720,000	720,000	720,000	720,000	0	0	0	0
	Abnormals	%	2.5%	5.0%	2.5%	5.0%	2.5%	2.5%	5.0%	5.0%
		£	0	0	0	0	0	0	0	0
	Contingency	%	2.5%	5.0%	2.5%	5.0%	2.5%	2.5%	5.0%	5.0%
	Small Sites	%								
FEES										
	Professional		8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	635	635	635	635	635	635	635	635
	Planning >50	£/unit	189	189	189	189	189	189	189	189
SALES										
	Agents	%	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%
		£/unit		0	0	0	0	0	0	0
	Misc.	%		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%
	Legal	%	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%
	Affordable Housing	% Value	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%
FINANCE										
	Fees	0.0%	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND										
	EUV		25,000	1,500,000	25,000	1,500,000	25,000	25,000	1,500,000	1,500,000
	Premium	% EUV	0%	20%	0%	20%	0%	0%	20%	20%
	Premium	£/ha	350,000	0	350,000	0	350,000	350,000	0	0
	Easements etc	£								
VALUES										
	Market	£/m2	8,000	8,000	8,500	8,500	4,100	4,400	4,100	4,400
	Social Rent	£/m2	1,735	1,735	1,735	1,735	3,280	3,520	3,280	3,520
	Affordable Rent	£/m2	3,420	3,420	3,420	3,420	3,280	3,520	3,280	3,520
	Shared Ownership	£/m2	5,600	5,600	5,950	5,950	2,870	3,080	2,870	3,080
	First Homes	£/m2	4,000	4,000	3,571	3,571	2,870	2,786	2,870	3,023
GRANT										
	Market	£/unit		0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0
	Shared Ownership	£/unit		0	0	0	0	0	0	0
	First Homes	£/unit		0	0	0	0	0	0	0
POLICY REQUIREMENTS										
	Biodiversity NG	%	0.15%	0.75%	0.15%	0.75%	0.15%	0.15%	0.75%	0.75%
		£/ha		0	0	0	0	0	0	0
	CO2 Plus	%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
		£/m2		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
	Acc & Adpt	%		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
		£/unit	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00	2,757.00
	Water	£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00
		£/unit	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
	Circular	%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
		£/m2		0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0
		£/unit		0	0	0	0	0	0	0
	Pre CIL s106	£/unit	5,715	5,715	5,715	5,715	5,715	10,715	5,715	10,715
	Post CIL s106	£/unit	5,715	5,715	5,715	5,715	5,715	10,715	5,715	10,715
	CIL	Houses	200.84	200.84	200.84	200.84	301.26	301.26	301.26	301.26
		Flats	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	BSL	Greenfield	47.37		47.37		47.37	47.37		
		Brownfield		23.69		23.69			23.69	23.69
	Affordable Housing									
	Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Social Rent	100.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent	0.0%	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%	0.0%
	First Homes	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
			Sheltered Green 60	Sheltered Brown 60	Extracare Green 60	Extracare Brown 60	BtR Green Flats 60	BtR Green Housing 60	BtR Brown Flats 60	BtR Brown Housing 60
			1	2	3	4	5	6	7	8
	Green/brown field		Green	Brown	Green	Brown	Green	Green	Brown	Brown
	Use		Paddock	PDL	Paddock	PDL	Agricultural	Agricultural	PDL	PDL
			Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3	Sub3
Site Area	Gross	ha	0.500	0.500	0.600	0.600	1.143	2.286	0.938	1.569
	Net	ha	0.500	0.500	0.600	0.600	0.857	1.714	0.750	1.333
Units			60	60	60	60	60	60	60	60
			0.00%	0	0	0	0	0	0	0
Mix	Market Housing		60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%	60.0%
			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Affordable Overall		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Affordable Rent		40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
	Social 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%
			0	0	0	0	0	0	0	0
Existing Use Value		£/ha	25,000	1,500,000	25,000	1,500,000	25,000	25,000	1,500,000	1,500,000
		£ site	12,500	750,000	15,000	900,000	28,571	57,143	1,406,250	2,352,941
			0	0	0	0	0	0	0	0
Uplift		£/ha	350,000	300,000	350,000	300,000	350,000	350,000	300,000	300,000
		£ site	175,000	150,000	210,000	180,000	400,000	800,000	281,250	470,588
			0	0	0	0	0	0	0	0
Benchmark Land Value		£/ha	375,000	1,800,000	375,000	1,800,000	375,000	375,000	1,800,000	1,800,000
		£ site	187,500	900,000	225,000	1,080,000	428,571	857,143	1,687,500	2,823,529
			0	0	0	0	0	0	0	0
Residual	Gross	£/ha	2,169,773	1,164,820	798,720	-310,302	-1,800,121	711,756	-2,710,608	733,837
	Net	£/ha	2,169,773	1,164,820	798,720	-310,302	-2,400,161	949,007	-3,388,260	863,337
		£ site	1,084,886	582,410	479,232	-186,181	-2,057,281	1,626,870	-2,541,195	1,151,116

App14 Spec
Site 1

Site 1	1 Sheltered Gree Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	75.00	62.50	60.00%	36	8,000	18,000,000	2,700
Affordable Overall			40%	24			
Social Rent	75.00	62.50	40.00%	24	1,735	2,602,500	1,800
Affordable Rent	75.00	62.50	0.00%	0	3,420	0	0
Shared Ownersl	75.00	62.50	0.00%	0	5,600	0	0
First Homes	75.00	62.50	0.00%	0	4,000	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		**20,602,500**	**4,500**
SITE AREA - Gro	0.500	ha	120	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,084,886**	**2,169,773**	**2,169,773**
Existing Use Value		12,500		25,000
Uplift	0%	0		0
Plus /ha	350,000	175,000		350,000
Benchmark Land Value		**187,500**		**375,000**
Additional Profit		**-203,247**	**-75**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 23,628,045

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,084,886	
	Stamp Duty			43,744		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,273	60,018	
Fees						
	Planning			33,640		
	Professional		8.00%	972,429	1,006,069	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	9,637,650		
		Extras		720,000		
		Unit extras	4,757.00	285,420		
		Site	10.00%	963,765		
	BNG			17,410		
	Contingency	2.50%		290,171		
	Abnormals	2.50%		240,941		
				0	12,155,357	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	618,075		
	Legals	%	0.5%	103,013		
		£/unit	0	0		
	Misc.	%	0.0%	0	721,088	**15,027,418**

Developers Profit				
	Market Housing	% Value	17.50%	**3,150,000**
	Affordable Hou:	% Value	17.50%	**455,438**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		1,084,886
	Total	43,744

Stamp duty calc - AP		
Land payment		187,500
	Total	750

Building Safety Levy			
Greenfield	47.37	127,899	
Brownfield	0.00	0	
		Total	127,899

Pre CIL s106	5,715	£/ Unit (all)	
		Total	342,900

Post CIL s106	5,715	£/ Unit (all)	
		Total	342,900

CIL	200.84	£/sqm	**542,268**

BNG	0.15%	**Total**	17,410

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	10	10	10																
Market Housing				0	0	0	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	433,750	433,750	433,750	433,750	433,750	433,750	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**3,433,750**	**3,433,750**	**3,433,750**	**3,433,750**	**3,433,750**	**3,433,750**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	43,744																							
Easements etc.	0																							
Legals Acquisition	16,273																							
Planning Fee	33,640																							
Professional	486,214		486,214																					
Build Cost - BCIS Base		0	644,824	1,289,648	1,934,473	1,934,473	1,934,473	1,934,473	1,289,648	644,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	154,617	173,667	192,717	192,717	78,467	78,467	59,417	40,367	21,317	21,317	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	967	1,934	2,902	2,902	2,902	2,902	1,934	967	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	16,121	32,241	48,362	48,362	48,362	48,362	32,241	16,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,386	26,771	40,157	40,157	40,157	40,157	26,771	13,386	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	103,013	103,013	103,013	103,013	103,013	103,013	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,169	17,169	17,169	17,169	17,169	17,169	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**579,872**	**0**	**1,316,129**	**1,524,262**	**2,218,610**	**2,218,610**	**2,224,541**	**2,224,541**	**1,530,193**	**835,845**	**141,498**	**141,498**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,084,886**																							
Interest		31,214	31,799	57,073	86,723	129,948	173,984	154,573	134,799	101,635	54,829	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,150,000
rdable for Rent																								455,438
First Homes																								0
Cash Flow	-1,664,759	-31,214	-1,347,928	-1,581,335	-2,305,333	-2,348,558	1,035,226	1,054,636	1,768,758	2,496,270	3,237,423	3,292,252	0	0	0	0	0	0	0	0	0	0	0	-3,605,438
Opening Balance	0																							
Closing Balance	-1,664,759	-1,695,973	-3,043,901	-4,625,237	-6,930,570	-9,279,128	-8,243,902	-7,189,266	-5,420,508	-2,924,238	313,185	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	0

App14 Spec
Site 2

Site 2	2 Sheltered Brow	Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	75.00	62.50	60.00%	36	8,000	18,000,000	2,700
Affordable Overall			40%	24			
Social Rent	75.00	62.50	40.00%	24	1,735	2,602,500	1,800
Affordable Rent	75.00	62.50	0.00%	0	3,420	0	0
Shared Ownersl	75.00	62.50	0.00%	0	5,600	0	0
First Homes	75.00	62.50	0.00%	0	4,000	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		**20,602,500**	**4,500**
SITE AREA - Gro	0.500	ha	120	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**582,410**	**1,164,820**	**1,164,820**
Existing Use Value		750,000		1,500,000
Uplift	20%	150,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**900,000**		**1,800,000**

Additional Profit	**-304,871**	**-113**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -7,490,040

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				582,410	
	Stamp Duty			18,621		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,736	27,357	
Fees						
	Planning			33,640		
	Professional		8.00%	1,020,489	1,054,129	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	9,637,650		
		Extras		720,000		
		Unit extras	4,757.00	285,420		
		Site	10.00%	963,765		
	BNG			87,051		
	Contingency	5.00%		580,342		
	Abnormals	5.00%		481,883		
				0	12,756,111	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	618,075		
	Legals	%	0.5%	103,013		
		£/unit	0	0		
	Misc.	%	0.0%	0	721,088	**15,141,094**

Developers Profit				
	Market Housing	% Value	17.50%	**3,150,000**
	Affordable Hou:	% Value	17.50%	**455,438**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		582,410
	Total	18,621

Stamp duty calc - AP		
Land payment		900,000
	Total	34,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	63,963	
		Total	63,963

Pre CIL s106	5,715	£/ Unit (all)	
		Total	342,900

Post CIL s106	5,715	£/ Unit (all)	
		Total	342,900

CIL	200.84	£/sqm	**542,268**

BNG	0.75%	**Total**	87,051

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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	10	10	10																
Market Housing				0	0	0	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	433,750	433,750	433,750	433,750	433,750	433,750	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**3,433,750**	**3,433,750**	**3,433,750**	**3,433,750**	**3,433,750**	**3,433,750**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	18,621																							
Easements etc.	0																							
Legals Acquisition	8,736																							
Planning Fee	33,640																							
Professional	510,244		510,244																					
Build Cost - BCIS Base		0	644,824	1,289,648	1,934,473	1,934,473	1,934,473	1,934,473	1,289,648	644,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	154,617	173,667	192,717	192,717	67,811	67,811	48,761	29,711	10,661	10,661	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	4,836	9,672	14,509	14,509	14,509	14,509	9,672	4,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	32,241	64,482	96,724	96,724	96,724	96,724	64,482	32,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	26,771	53,543	80,314	80,314	80,314	80,314	53,543	26,771	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	103,013	103,013	103,013	103,013	103,013	103,013	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	17,169	17,169	17,169	17,169	17,169	17,169	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**571,241**	**0**	**1,373,534**	**1,591,013**	**2,318,735**	**2,318,735**	**2,314,010**	**2,314,010**	**1,586,287**	**858,565**	**130,842**	**130,842**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**582,410**																							
Interest		21,631	22,037	48,203	78,939	123,895	169,695	151,881	133,734	101,601	55,222	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,150,000
rdable for Rent																								455,438
First Homes																								0
Cash Flow	-1,153,651	-21,631	-1,395,571	-1,639,216	-2,397,674	-2,442,631	950,045	967,859	1,713,729	2,473,584	3,247,687	3,302,908	0	0	0	0	0	0	0	0	0	0	0	-3,605,438
Opening Balance	0																							
Closing Balance	-1,153,651	-1,175,282	-2,570,853	-4,210,069	-6,607,744	-9,050,374	-8,100,329	-7,132,470	-5,418,741	-2,945,157	302,529	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	3,605,438	0

App14 Spec
Site 3

Site 3	3 Extracare Gree	Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	92.08	70.83	60.00%	36	8,500	21,675,000	3,315
Affordable Overall			40%	24			
Social Rent	92.08	70.83	40.00%	24	1,735	2,949,500	2,210
Affordable Rent	92.08	70.83	0.00%	0	3,420	0	0
Shared Ownersl	91.00	70.00	0.00%	0	5,950	0	0
First Homes	91.00	70.00	0.00%	0	3,571	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	100	/ha		**24,624,500**	**5,525**
SITE AREA - Gro	0.600	ha	100	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**479,232**	**798,720**	**798,720**
Existing Use Value		15,000		25,000
Uplift	0%	0		0
Plus /ha	350,000	210,000		350,000
Benchmark Land Value		**225,000**		**375,000**
Additional Profit		**-2,329,517**	**-703**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 54,348,397

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				479,232	
	Stamp Duty			13,462		
	Easements etc.			0		
	Legals /Acquisition		1.50%	7,188	20,650	
Fees						
	Planning			33,640		
	Professional		8.00%	1,236,846	1,270,486	
CONSTRUCTION						
	Build Cost	BCIS +	2,263	12,501,418		
		Extras		720,000		
		Unit extras	4,757.00	285,420		
		Site	10.00%	1,250,142		
	BNG			22,135		
	Contingency	2.50%		368,924		
	Abnormals	2.50%		312,535		
				0	15,460,575	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	738,735		
	Legals	%	0.5%	123,123		
		£/unit	0	0		
	Misc.	%	0.0%	0	861,858	**18,092,800**

Developers Profit				
	Market Housing	% Value	17.50%	**3,793,125**
	Affordable Hou:	% Value	17.50%	**516,163**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		479,232
	Total	13,462

Stamp duty calc - AP		
Land payment		225,000
	Total	1,500

Building Safety Levy			
Greenfield	47.37	157,032	
Brownfield	0.00	0	
		Total	157,032

Pre CIL s106	5,715	£/ Unit (all)	
		Total	342,900

Post CIL s106	5,715	£/ Unit (all)	
		Total	342,900

CIL	200.84	£/sqm	**665,785**

BNG	0.15%	**Total**	22,135

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,057.00	Per Unit
CO2 Plus	8.00%		164.56	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		41.14	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	
			2,262.70	**4,757.00**

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	10	10	10																
Market Housing				0	0	0	3,612,500	3,612,500	3,612,500	3,612,500	3,612,500	3,612,500	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	491,583	491,583	491,583	491,583	491,583	491,583	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**4,104,083**	**4,104,083**	**4,104,083**	**4,104,083**	**4,104,083**	**4,104,083**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	13,462																							
Easements etc.	0																							
Legals Acquisition	7,188																							
Planning Fee	33,640																							
Professional	618,423		618,423																					
Build Cost - BCIS Base		0	819,832	1,639,664	2,459,497	2,459,497	2,459,497	2,459,497	1,639,664	819,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	185,496	204,546	223,596	223,596	83,322	83,322	64,272	45,222	26,172	26,172	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,230	2,459	3,689	3,689	3,689	3,689	2,459	1,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	20,496	40,992	61,487	61,487	61,487	61,487	40,992	20,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	17,363	34,726	52,089	52,089	52,089	52,089	34,726	17,363	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	123,123	123,123	123,123	123,123	123,123	123,123	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,520	20,520	20,520	20,520	20,520	20,520	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**672,713**	**0**	**1,662,840**	**1,922,388**	**2,800,359**	**2,800,359**	**2,803,727**	**2,803,727**	**1,925,756**	**1,047,786**	**169,815**	**169,815**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**479,232**																							
Interest		21,599	22,004	53,595	90,644	144,851	200,073	179,443	158,426	120,553	65,508	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,793,125
rdable for Rent																								516,163
First Homes																								0
Cash Flow	-1,151,945	-21,599	-1,684,844	-1,975,983	-2,891,003	-2,945,209	1,100,283	1,120,913	2,019,901	2,935,745	3,868,761	3,934,268	0	0	0	0	0	0	0	0	0	0	0	-4,309,288
Opening Balance	0																							
Closing Balance	-1,151,945	-1,173,544	-2,858,388	-4,834,371	-7,725,374	-10,670,583	-9,570,300	-8,449,387	-6,429,487	-3,493,742	375,019	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	0

App14 Spec
Site 4

Site 4	4 Extracare Brow Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	92.08	70.83	60.00%	36	8,500	21,675,000	3,315
Affordable Overall			40%	24			
Social Rent	92.08	70.83	40.00%	24	1,735	2,949,500	2,210
Affordable Rent	92.08	70.83	0.00%	0	3,420	0	0
Shared Ownersl	91.00	70.00	0.00%	0	5,950	0	0
First Homes	91.00	70.00	0.00%	0	3,571	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	100	/ha		**24,624,500**	**5,525**
SITE AREA - Gro	0.600	ha	100	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-186,181**	**-310,302**	**-310,302**
Existing Use Value		900,000		1,500,000
Uplift	20%	180,000		300,000
Plus /ha	0	0		0
Benchmark Land Value		**1,080,000**		**1,800,000**
Additional Profit		**-448,243**	**-135**	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -28,063,350

DEVELOPMENT COSTS						
LAND			**/unit or m2**	**Total**		
	Land				-186,181	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-2,793	-2,793	
Fees						
	Planning			33,640		
	Professional		8.00%	1,298,446	1,332,086	
CONSTRUCTION						
	Build Cost	BCIS +	2,263	12,501,418		
		Extras		720,000		
		Unit extras	4,757.00	285,420		
		Site	10.00%	1,250,142		
	BNG			110,677		
	Contingency	5.00%		737,849		
	Abnormals	5.00%		625,071		
				0	16,230,576	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	738,735		
	Legals	%	0.5%	123,123		
		£/unit	0	0		
	Misc.	%	0.0%	0	861,858	**18,235,546**

Developers Profit				
	Market Housing	% Value	17.50%	**3,793,125**
	Affordable Hou:	% Value	17.50%	**516,163**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-186,181
	Total	0

Stamp duty calc - AP		
Land payment		1,080,000
	Total	43,500

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	78,532	
		Total	78,532

Pre CIL s106	5,715	£/ Unit (all)	
		Total	342,900

Post CIL s106	5,715	£/ Unit (all)	
		Total	342,900

CIL	200.84	£/sqm	**665,785**

BNG	0.75%	**Total**	110,677

Unit Build Time	3	Quarters

Build Cost			/m2	
			2,057.00	Per Unit
CO2 Plus	8.00%		164.56	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		41.14	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	
			2,262.70	**4,757.00**

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	10	10	10																
Market Housing				0	0	0	3,612,500	3,612,500	3,612,500	3,612,500	3,612,500	3,612,500	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	491,583	491,583	491,583	491,583	491,583	491,583	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**4,104,083**	**4,104,083**	**4,104,083**	**4,104,083**	**4,104,083**	**4,104,083**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,793																							
Planning Fee	33,640																							
Professional	649,223		649,223																					
Build Cost - BCIS Base		0	819,832	1,639,664	2,459,497	2,459,497	2,459,497	2,459,497	1,639,664	819,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	185,496	204,546	223,596	223,596	70,239	70,239	51,189	32,139	13,089	13,089	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	6,149	12,297	18,446	18,446	18,446	18,446	12,297	6,149	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	40,992	81,983	122,975	122,975	122,975	122,975	81,983	40,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,726	69,452	104,178	104,178	104,178	104,178	69,452	34,726	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	123,123	123,123	123,123	123,123	123,123	123,123	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	20,520	20,520	20,520	20,520	20,520	20,520	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**680,071**	**0**	**1,736,418**	**2,007,944**	**2,928,692**	**2,928,692**	**2,918,978**	**2,918,978**	**1,998,229**	**1,077,480**	**156,732**	**156,732**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-186,181**																							
Interest		9,260	9,434	42,169	80,608	137,033	194,515	175,942	157,020	120,479	65,989	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,793,125
rdable for Rent																								516,163
First Homes																								0
Cash Flow	-493,889	-9,260	-1,745,852	-2,050,112	-3,009,301	-3,065,725	990,590	1,009,164	1,948,835	2,906,124	3,881,362	3,947,352	0	0	0	0	0	0	0	0	0	0	0	-4,309,288
Opening Balance	0																							
Closing Balance	-493,889	-503,150	-2,249,002	-4,299,114	-7,308,415	-10,374,140	-9,383,549	-8,374,385	-6,425,551	-3,519,427	361,936	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	4,309,288	0

App14 Spec
Site 5

Site 5	5 BtR Green Flats Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	70.16	62.36	60.00%	36	4,100	9,204,500	2,526
Affordable Overall			40%	24			
Social Rent	62.44	55.50	40.00%	24	3,280	4,368,960	1,499
Affordable Rent	62.44	55.50	0.00%	0	3,280	0	0
Shared Ownersl	68.63	61.00	0.00%	0	2,870	0	0
First Homes	68.63	61.00	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	0.857	ha	70	/ha		13,573,460	4,024
SITE AREA - Gro	1.143	ha	53	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-2,057,281	-2,400,161	-1,800,121
Existing Use Value		28,571		25,000
Uplift	0%	0		0
Plus /ha	350,000	400,000		350,000
Benchmark Land Value		428,571		375,000

Additional Profit	303,746	120	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -63,582,963

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				-2,057,281	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-30,859	-30,859	
Fees						
	Planning			33,640		
	Professional		8.00%	819,199	852,839	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	8,618,469		
		Extras		0		
		Unit extras	4,757.00	285,420		
		Site	10.00%	861,847		
	BNG			14,649		
	Contingency	2.50%		244,143		
	Abnormals	2.50%		215,462		
				0	10,239,989	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	407,204		
	Legals	%	0.5%	67,867		
		£/unit	0	0		
	Misc.	%	0.0%	0	475,071	9,479,760

Developers Profit				
	Market Housing	% Value	17.50%	1,610,788
	Affordable Hou:	% Value	17.50%	764,568
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-2,057,281
	Total	0

Stamp duty calc - AP		
Land payment		428,571
	Total	10,929

Building Safety Levy			
Greenfield	47.37	119,639	
Brownfield	0.00	0	
		Total	119,639

Pre CIL s106	5,715	£/ Unit (all)	
		Total	342,900

Post CIL s106	5,715	£/ Unit (all)	
		Total	342,900

CIL	301.26	£/sqm	**760,870**

BNG	0.15%	**Total**	14,649

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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			20	20	20																			
Market Housing				0	0	0	3,068,167	3,068,167	3,068,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,456,320	1,456,320	1,456,320	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**4,524,487**	**4,524,487**	**4,524,487**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-30,859																							
Planning Fee	33,640																							
Professional	409,600		409,600																					
Build Cost - BCIS Base		0	1,085,082	2,170,163	3,255,245	2,170,163	1,085,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	228,317	266,417	304,517	266,417	77,980	39,880	39,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,628	3,255	4,883	3,255	1,628	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	27,127	54,254	81,381	54,254	27,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	23,940	47,880	71,821	47,880	23,940	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	135,735	135,735	135,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	22,622	22,622	22,622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**412,381**	**0**	**1,775,694**	**2,541,971**	**3,717,847**	**2,541,971**	**1,374,113**	**198,237**	**198,237**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,057,281**																							
Interest		0	0	2,452	50,160	120,810	170,738	114,869	35,906	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,610,788
rdable for Rent																								764,568
First Homes																								0
Cash Flow	1,644,900	0	-1,775,694	-2,544,423	-3,768,007	-2,662,781	2,979,636	4,211,381	4,290,344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,375,356
Opening Balance	0																							
Closing Balance	1,644,900	1,644,900	-130,794	-2,675,216	-6,443,224	-9,106,005	-6,126,369	-1,914,988	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	0

App14 Spec
Site 6

Site 6	6 BtR Green Hou: Green

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	97.22	97.22	60.00%	36	4,400	15,400,000	3,500
Affordable Overall			40%	24			
Social Rent	85.89	85.89	40.00%	24	3,520	7,255,893	2,061
Affordable Rent	85.89	85.89	0.00%	0	3,520	0	0
Shared Ownersl	87.67	87.67	0.00%	0	3,080	0	0
First Homes	87.67	87.67	0.00%	0	2,786	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		22,655,893	5,561
SITE AREA - Gro	2.286	ha	26	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,626,870	949,007	711,756
Existing Use Value		57,143		25,000
Uplift	0%	0		0
Plus /ha	350,000	800,000		350,000
Benchmark Land Value		857,143		375,000
Additional Profit		-348,400	-100	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 31,251,298

DEVELOPMENT COSTS						
LAND			/unit or m2	Total		
	Land				1,626,870	
	Stamp Duty			70,843		
	Easements etc.			0		
	Legals /Acquisition		1.50%	24,403	95,247	
Fees						
	Planning			33,640		
	Professional		8.00%	976,658	1,010,298	
CONSTRUCTION						
	Build Cost	BCIS +	1,856	10,323,824		
		Extras		0		
		Unit extras	4,757.00	285,420		
		Site	10.00%	1,032,382		
	BNG			17,462		
	Contingency	2.50%		291,041		
	Abnormals	2.50%		258,096		
				0	12,208,226	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	679,677		
	Legals	%	0.5%	113,279		
		£/unit	0	0		
	Misc.	%	0.0%	0	792,956	**15,733,597**

Developers Profit				
	Market Housing	% Value	17.50%	**2,695,000**
	Affordable Hou:	% Value	17.50%	**1,269,781**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		1,626,870
	Total	70,843

Stamp duty calc - AP		
Land payment		857,143
	Total	32,357

Building Safety Levy			
Greenfield	47.37	165,795	
Brownfield	0.00	0	
		Total	165,795

Pre CIL s106	10,715	£/ Unit (all)	
		Total	642,900

Post CIL s106	10,715	£/ Unit (all)	
		Total	642,900

CIL	301.26	£/sqm	**1,054,410**

BNG	0.15%	**Total**	17,462

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,687.60	Per Unit
CO2 Plus	8.00%		135.01	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.75	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	
			1,856.36	**4,757.00**

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			20	20	20																			
Market Housing				0	0	0	5,133,333	5,133,333	5,133,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	2,418,631	2,418,631	2,418,631	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**7,551,964**	**7,551,964**	**7,551,964**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	70,843																							
Easements etc.	0																							
Legals Acquisition	24,403																							
Planning Fee	33,640																							
Professional	488,329		488,329																					
Build Cost - BCIS Base		0	1,293,514	2,587,028	3,880,542	2,587,028	1,293,514	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	335,036	406,469	477,903	406,469	126,698	55,265	55,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	1,940	3,881	5,821	3,881	1,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	32,338	64,676	97,014	64,676	32,338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	28,677	57,355	86,032	57,355	28,677	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	226,559	226,559	226,559	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	37,760	37,760	37,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**617,216**	**0**	**2,179,834**	**3,119,408**	**4,547,311**	**3,119,408**	**1,747,487**	**319,584**	**319,584**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,626,870**																							
Interest		42,077	42,866	84,541	144,615	232,589	295,439	192,144	60,140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,695,000
rdable for Rent																								1,269,781
First Homes																								0
Cash Flow	-2,244,086	-42,077	-2,222,700	-3,203,949	-4,691,926	-3,351,997	5,509,039	7,040,236	7,172,241	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,964,781
Opening Balance	0																							
Closing Balance	-2,244,086	-2,286,162	-4,508,862	-7,712,812	-12,404,738	-15,756,735	-10,247,696	-3,207,459	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	3,964,781	0

App14 Spec
Site 7

Site 7	7 BtR Brown Flat: Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	70.16	62.36	60.00%	36	4,100	9,204,500	2,526
Affordable Overall			40%	24			
Social Rent	62.44	55.50	40.00%	24	3,280	4,368,960	1,499
Affordable Rent	62.44	55.50	0.00%	0	3,280	0	0
Shared Ownersl	68.63	61.00	0.00%	0	2,870	0	0
First Homes	68.63	61.00	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	0.750	ha	80	/ha		13,573,460	4,024
SITE AREA - Gro	0.938	ha	64	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		-2,541,195	-3,388,260	-2,710,608
Existing Use Value		1,406,250		1,500,000
Uplift	20%	281,250		300,000
Plus /ha	0	0		0
Benchmark Land Value		1,687,500		1,800,000

Additional Profit	-101,624	-40	£/m2

Check on phasing dwgs nos **correct**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -105,878,213

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				-2,541,195	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-38,118	-38,118	
Fees						
	Planning			33,640		
	Professional		8.00%	860,655	894,295	
CONSTRUCTION						
	Build Cost	BCIS +	2,142	8,618,469		
		Extras		0		
		Unit extras	4,757.00	285,420		
		Site	10.00%	861,847		
	BNG			73,243		
	Contingency	5.00%		488,287		
	Abnormals	5.00%		430,923		
				0	10,758,189	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	407,204		
	Legals	%	0.5%	67,867		
		£/unit	0	0		
	Misc.	%	0.0%	0	475,071	**9,548,242**

Developers Profit				
	Market Housing	% Value	17.50%	**1,610,788**
	Affordable Hou:	% Value	17.50%	**764,568**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		-2,541,195
	Total	0

Stamp duty calc - AP		
Land payment		1,687,500
	Total	73,875

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	59,832	
		Total	59,832

Pre CIL s106	5,715	£/ Unit (all)	
		Total	342,900

Post CIL s106	5,715	£/ Unit (all)	
		Total	342,900

CIL	301.26	£/sqm	**760,870**

BNG	0.75%	**Total**	73,243

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,947.00	Per Unit
CO2 Plus	8.00%		155.76	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		38.94	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	
			2,141.70	**4,757.00**

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			20	20	20																			
Market Housing				0	0	0	3,068,167	3,068,167	3,068,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	1,456,320	1,456,320	1,456,320	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**4,524,487**	**4,524,487**	**4,524,487**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-38,118																							
Planning Fee	33,640																							
Professional	430,328		430,328																					
Build Cost - BCIS Base		0	1,085,082	2,170,163	3,255,245	2,170,163	1,085,082	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/BSL/s106/CIL/Tariff		0	228,317	266,417	304,517	266,417	58,044	19,944	19,944	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,138	16,276	24,414	16,276	8,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	54,254	108,508	162,762	108,508	54,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	47,880	95,761	143,641	95,761	47,880	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	135,735	135,735	135,735	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	22,622	22,622	22,622	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**425,850**	**0**	**1,853,999**	**2,657,126**	**3,890,580**	**2,657,126**	**1,411,755**	**178,301**	**178,301**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**-2,541,195**																							
Interest		0	0	0	44,921	118,712	170,758	115,596	36,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,610,788
rdable for Rent																								764,568
First Homes																								0
Cash Flow	2,115,345	0	-1,853,999	-2,657,126	-3,935,501	-2,775,838	2,941,973	4,230,589	4,309,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,375,356
Opening Balance	0																							
Closing Balance	2,115,345	2,115,345	261,346	-2,395,780	-6,331,282	-9,107,119	-6,165,146	-1,934,557	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	2,375,356	0

App14 Spec
Site 8

Site 8	8 BtR Brown Hou Brown

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
	Gross	Net Saleable					
Market Housing	87.22	87.22	60.00%	36	4,400	13,816,000	3,140
Affordable Overall			40%	24			
Social Rent	78.56	78.56	40.00%	24	3,520	6,636,373	1,885
Affordable Rent	78.56	78.56	0.00%	0	3,520	0	0
Shared Ownersl	77.00	77.00	0.00%	0	3,080	0	0
First Homes	77.00	77.00	0.00%	0	3,023	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		**20,452,373**	**5,025**
SITE AREA - Gro	1.569	ha	38	/ha			

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,151,116**	**863,337**	**733,837**
Existing Use Value		2,352,941		1,500,000
Uplift	20%	470,588		300,000
Plus /ha	0	0		0
Benchmark Land Value		**2,823,529**		**1,800,000**

Additional Profit	146,993	47	£/m2

Check on phasing dwgs nos
correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -49,554,265

DEVELOPMENT COSTS			/unit or m2	Total		
LAND						
	Land				1,151,116	
	Stamp Duty			47,056		
	Easements etc.			0		
	Legals /Acquisition		1.50%	17,267	64,323	
Fees						
	Planning			33,640		
	Professional		8.00%	909,429	943,069	
CONSTRUCTION						
	Build Cost	BCIS +	1,815	9,120,980		
		Extras		0		
		Unit extras	4,757.00	285,420		
		Site	10.00%	912,098		
	BNG			77,389		
	Contingency	5.00%		515,925		
	Abnormals	5.00%		456,049		
				0	11,367,861	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation		0.00%	0	0	
SALES						
	Agents	%	3.0%	613,571		
	Legals	%	0.5%	102,262		
		£/unit	0	0		
	Misc.	%	0.0%	0	715,833	**14,242,202**

Developers Profit				
	Market Housing	% Value	17.50%	**2,417,800**
	Affordable Hou:	% Value	17.50%	**1,161,365**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fe	dwgs	rate	
No dwgs	60		
No dwgs under	50	635	31,750
No dwgs over 5	10	189	1,890
		Total	33,640

Stamp duty calc - Residual		
Land payment		1,151,116
	Total	47,056

Stamp duty calc - AP		
Land payment		2,823,529
	Total	130,676

Building Safety Levy			
Greenfield	0.00	0	
Brownfield	23.69	74,387	
		Total	74,387

Pre CIL s106	10,715	£/ Unit (all)	
		Total	642,900

Post CIL s106	10,715	£/ Unit (all)	
		Total	642,900

CIL	301.26	£/sqm	**945,956**

BNG	0.75%	**Total**	77,389

Unit Build Time	3	Quarters

Build Cost			/m2	
			1,650.00	Per Unit
CO2 Plus	8.00%		132.00	0.00
	per sqm		0.00	
Acc & Adpt		0.00%	0.00	2,757.00
	per sqm		0.00	
Water			0.00	2,000.00
Over Extra 1	2.00%		33.00	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	
			1,815.00	**4,757.00**

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			20	20	20																			
Market Housing				0	0	0	4,605,333	4,605,333	4,605,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	2,212,124	2,212,124	2,212,124	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	0	0	0	0	0
Shared Ownership				0	0	0	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
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**	**6,817,458**	**6,817,458**	**6,817,458**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	47,056																							
Easements etc.	0																							
Legals Acquisition	17,267																							
Planning Fee	33,640																							
Professional	454,714		454,714																					
Build Cost - BCIS Base		0	1,146,500	2,293,000	3,439,499	2,293,000	1,146,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BSL/s106/CIL/Tariff		0	307,922	379,356	450,789	379,356	96,229	24,796	24,796	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG		0	8,599	17,197	25,796	17,197	8,599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	57,325	114,650	171,975	114,650	57,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	50,672	101,344	152,016	101,344	50,672	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	204,524	204,524	204,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	34,087	34,087	34,087	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0			0																	
COSTS BEFORE LAND INT AND I	**552,677**	**0**	**2,025,732**	**2,905,547**	**4,240,076**	**2,905,547**	**1,597,936**	**263,407**	**263,407**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Va Land	**1,151,116**																							
Interest		31,946	32,545	71,138	126,951	208,832	267,227	174,371	54,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								2,417,800
rdable for Rent																								1,161,365
First Homes																								0
Cash Flow	-1,703,794	-31,946	-2,058,278	-2,976,685	-4,367,027	-3,114,379	4,952,295	6,379,680	6,499,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,579,165
Opening Balance	0																							
Closing Balance	-1,703,794	-1,735,740	-3,794,017	-6,770,702	-11,137,729	-14,252,108	-9,299,813	-2,920,133	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	3,579,165	0

Appendix 14 – Appraisals – Non-Residential Development

The pages in this appendix are not numbered.

Greenfield NON Res Appendix Cover

Hertsmere Borough Council - 2026

Non Residential

25/09/2026

13:59

Office - Park
1

Sub Area	#
Green Brown	Green
Use	Agricultural

			Area - sqm		Floors	Footprint	Site		**GIA**	**Saleable**	BCIS			
		Units	GIA unit	Circulation			ha				Lower Q	Median	Used	
Offices - Central		1	2,000	12%	5	70%	0.057	0.057	2,000	1,760		3,201	3,201	6,402,400
Offices - Small			500	10%	2	25%	0.100	0.000	0	0		2,531	2,531	0
Offices - Park			2,000	10%	3	25%	0.267	0.000	0	0		3,201	3,201	0
Industrial			4,000	0%	1	60%	0.667	0.000	0	0		1,075	1,075	0
Industrial - Small			400	0%	1	60%	0.067	0.000	0	0		1,678	1,678	0
Distribution			5,000	0%	1	35%	1.429	0.000	0	0		941	941	0
V Large Distribution			20,000	0%	1	50%	4.000	0.000	0	0		941	941	0
Prime Retail Central			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Prime Retail Central 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Supermarket			2,000	0%	1	33%	0.606	0.000	0	0		2,028	2,028	0
Small Supermarket			1,200	0%	1	33%	0.364	0.000	0	0		2,028	2,028	0
Retail Warehouse			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Retail Warehouse 2			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Extra 1				0%	1	70%	0.000	0.000	0	0		0	0	0
Extra 2				0%	1	70%	0.000	0.000	0	0		0	0	0
		1						**0.057**	**2,000**	**1,760**				**6,402,400**

Notes ##

Office Central
2

Sub Area #
Green Brown Green
Use Agricultural

			Area - sqm		Floors	Footprint	Site		**GIA**	**Saleable**	BCIS			
		Units	GIA unit	Circulation			ha				Lower Q	Median	Used	
Offices - Central			2,000	15%	5	70%	0.057	0.000	0	0		3,201	3,201	0
Offices - Small		1	500	10%	2	25%	0.100	0.100	500	450		2,531	2,531	1,265,640
Offices - Park			2,000	15%	3	25%	0.267	0.000	0	0		3,201	3,201	0
Industrial			4,000	0%	1	60%	0.667	0.000	0	0		1,075	1,075	0
Industrial - Small			500	0%	1	60%	0.083	0.000	0	0		1,678	1,678	0
Distribution			5,000	0%	1	60%	0.833	0.000	0	0		941	941	0
V Large Distribution			20,000	0%	1	35%	5.714	0.000	0	0		941	941	0
Prime Retail Central			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Prime Retail Central 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Supermarket			2,000	0%	1	33%	0.606	0.000	0	0		2,028	2,028	0
Small Supermarket			1,200	0%	1	33%	0.364	0.000	0	0		2,028	2,028	0
Retail Warehouse			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Retail Warehouse 2			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Extra 1				0%	1	70%	0.000	0.000	0	0		0	0	0
Extra 2				0%	1	70%	0.000	0.000	0	0		0	0	0
		1						**0.100**	**500**	**450**				**1,265,640**

Notes ##

Smaller Office
3

Sub Area	#
Green Brown	Green
Use	Agricultural

			Area - sqm		Floors	Footprint	Site		GIA	Saleable	BCIS			
		Units	GIA unit	Circulation			ha				Lower Q	Median	Used	
Offices - Central			2,000	15%	5	70%	0.057	0.000	0	0		3,201	3,201	0
Offices - Small			500	10%	2	25%	0.100	0.000	0	0		2,531	2,531	0
Offices - Park		1	2,000	15%	3	25%	0.267	0.267	2,000	1,700		3,201	3,201	6,402,400
Industrial			4,000	0%	1	60%	0.667	0.000	0	0		1,075	1,075	0
Industrial - Small			500	0%	1	60%	0.083	0.000	0	0		1,678	1,678	0
Distribution			5,000	0%	1	60%	0.833	0.000	0	0		941	941	0
V Large Distribution			20,000	0%	1	35%	5.714	0.000	0	0		941	941	0
Prime Retail Central			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Prime Retail Central 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Supermarket			2,000	0%	1	33%	0.606	0.000	0	0		2,028	2,028	0
Small Supermarket			1,200	0%	1	33%	0.364	0.000	0	0		2,028	2,028	0
Retail Warehouse			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Retail Warehouse 2			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Extra 1				0%	1	70%	0.000	0.000	0	0		0	0	0
Extra 2				0%	1	70%	0.000	0.000	0	0		0	0	0
		1						**0.267**	**2,000**	**1,700**				**6,402,400**

Notes ##

Industrial
4

Sub Area	#
Green Brown	Green
Use	Agricultural

			Area - sqm		Floors	Footprint	Site		GIA	Saleable	BCIS			
		Units	GIA unit	Circulation			ha				Lower Q	Median	Used	
Offices - Central			2,000	15%	5	70%	0.057	0.000	0	0		3,201	3,201	0
Offices - Small			500	10%	2	25%	0.100	0.000	0	0		2,531	2,531	0
Offices - Park			2,000	15%	3	25%	0.267	0.000	0	0		3,201	3,201	0
Industrial		1	4,000	0%	1	60%	0.667	0.667	4,000	4,000		1,075	1,075	4,298,400
Industrial - Small			500	0%	1	60%	0.083	0.000	0	0		1,678	1,678	0
Distribution			5,000	0%	1	60%	0.833	0.000	0	0		941	941	0
V Large Distribution			20,000	0%	1	35%	5.714	0.000	0	0		941	941	0
Prime Retail Central			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Prime Retail Central 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Supermarket			2,000	0%	1	33%	0.606	0.000	0	0		2,028	2,028	0
Small Supermarket			1,200	0%	1	33%	0.364	0.000	0	0		2,028	2,028	0
Retail Warehouse			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Retail Warehouse 2			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Extra 1				0%	1	70%	0.000	0.000	0	0		0	0	0
Extra 2				0%	1	70%	0.000	0.000	0	0		0	0	0
		1						**0.667**	**4,000**	**4,000**				**4,298,400**

Notes ##

Smaller Industrial

5

Sub Area	#
Green Brown	Green
Use	Agricultural

			Area - sqm		Floors	Footprint	Site		GIA	Saleable	BCIS			
		Units	GIA unit	Circulation			ha				Lower Q	Median	Used	
Offices - Central			2,000	15%	5	70%	0.057	0.000	0	0		3,201	3,201	0
Offices - Small			500	10%	2	25%	0.100	0.000	0	0		2,531	2,531	0
Offices - Park			2,000	15%	3	25%	0.267	0.000	0	0		3,201	3,201	0
Industrial			4,000	0%	1	60%	0.667	0.000	0	0		1,075	1,075	0
Industrial - Small		1	500	0%	1	60%	0.083	0.083	500	500		1,678	1,678	839,160
Distribution			5,000	0%	1	60%	0.833	0.000	0	0		941	941	0
V Large Distribution			20,000	0%	1	35%	5.714	0.000	0	0		941	941	0
Prime Retail Central			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Prime Retail Central 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Supermarket			2,000	0%	1	33%	0.606	0.000	0	0		2,028	2,028	0
Small Supermarket			1,200	0%	1	33%	0.364	0.000	0	0		2,028	2,028	0
Retail Warehouse			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Retail Warehouse 2			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Extra 1				0%	1	70%	0.000	0.000	0	0		0	0	0
Extra 2				0%	1	70%	0.000	0.000	0	0		0	0	0
		1						**0.083**	**500**	**500**				**839,160**

Notes ##

Logistics
6

Sub Area	#
Green Brown	Green
Use	Agricultural

			Area - sqm		Floors	Footprint	Site		GIA	Saleable	BCIS			
		Units	GIA unit	Circulation			ha				Lower Q	Median	Used	
Offices - Central			2,000	15%	5	70%	0.057	0.000	0	0		3,201	3,201	0
Offices - Small			500	10%	2	25%	0.100	0.000	0	0		2,531	2,531	0
Offices - Park			2,000	15%	3	25%	0.267	0.000	0	0		3,201	3,201	0
Industrial			4,000	0%	1	60%	0.667	0.000	0	0		1,075	1,075	0
Industrial - Small			500	0%	1	60%	0.083	0.000	0	0		1,678	1,678	0
Distribution		1	5,000	0%	1	60%	0.833	0.833	5,000	5,000		941	941	4,703,400
V Large Distribution			20,000	0%	1	35%	5.714	0.000	0	0		941	941	0
Prime Retail Central			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Prime Retail Central 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Supermarket			2,000	0%	1	33%	0.606	0.000	0	0		2,028	2,028	0
Small Supermarket			1,200	0%	1	33%	0.364	0.000	0	0		2,028	2,028	0
Retail Warehouse			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Retail Warehouse 2			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Extra 1				0%	1	70%	0.000	0.000	0	0		0	0	0
Extra 2				0%	1	70%	0.000	0.000	0	0		0	0	0
		1						**0.833**	**5,000**	**5,000**				**4,703,400**

Notes ##

V Large Logistics
7

Sub Area #
Green Brown Green
Use Agricultural

			Area - sqm		Floors	Footprint	Site		**GIA**	**Saleable**	BCIS			
		Units	GIA unit	Circulation			ha				Lower Q	Median	Used	
Offices - Central			2,000	15%	5	70%	0.057	0.000	0	0		3,201	3,201	0
Offices - Small			500	10%	2	25%	0.100	0.000	0	0		2,531	2,531	0
Offices - Park			2,000	15%	3	25%	0.267	0.000	0	0		3,201	3,201	0
Industrial			4,000	0%	1	60%	0.667	0.000	0	0		1,075	1,075	0
Industrial - Small			500	0%	1	60%	0.083	0.000	0	0		1,678	1,678	0
Distribution			5,000	0%	1	60%	0.833	0.000	0	0		941	941	0
V Large Distribution		1	20,000	0%	1	35%	5.714	5.714	20,000	20,000		941	941	18,813,600
Prime Retail Central			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Prime Retail Central 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Secondary Retail 2			200	0%	1	80%	0.025	0.000	0	0		1,846	1,846	0
Supermarket			2,000	0%	1	33%	0.606	0.000	0	0		2,028	2,028	0
Small Supermarket			1,200	0%	1	33%	0.364	0.000	0	0		2,028	2,028	0
Retail Warehouse			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Retail Warehouse 2			4,000	0%	1	50%	0.800	0.000	0	0		1,227	1,227	0
Extra 1				0%	1	70%	0.000	0.000	0	0		0	0	0
Extra 2				0%	1	70%	0.000	0.000	0	0		0	0	0
		1						**5.714**	**20,000**	**20,000**				**18,813,600**

Notes ##

			Office - Park	Office Central	Smaller Office	Industrial	Smaller Industrial	Logistics	V Large Logistics
			1	2	3	4	5	6	7
	Green/brown field		Green	Green	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
	Area		0.057142857	0.10	0.27	0.67	0.08	0.83	5.71
Existing Use Value		£/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000
		£ site	2,857	5,000	13,333	33,333	4,167	41,667	285,714
Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000
		£ site	20,000	35,000	93,333	233,333	29,167	291,667	2,000,000
Benchmark Land Value		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		£ site	22,857	40,000	106,667	266,667	33,333	333,333	2,285,714
Residual V	Gross	£/ha	-55,092,119	-6,049,129	-12,527,960	3,824,610	-2,103,557	6,142,381	3,581,883
		£ site	-3,148,121	-604,913	-3,340,789	2,549,740	-175,296	5,118,651	20,467,900
Additional Profit		£ site	-2,446,209	-287,338	-2,711,996	3,718,290	97,785	5,834,715	22,309,957
		£ per sqm	-1,223	-575	-1,356	930	196	1,167	1,115
CIL			0	0	0	0	0	0	0
GDV			8,448,000	1,795,500	8,160,000	16,200,000	1,720,000	22,375,000	89,500,000

Office - Park | **Type 1** | 1

INCOME	Saleable sqm	Price £/m2	GDV £
Offices - Central	1,760	4,800	8,448,000
Offices - Small	0	3,990	0
Offices - Park	0	4,800	0
Industrial	0	4,050	0
Industrial - Small	0	3,440	0
Distribution	0	4,475	0
V Large Distribution	0	4,475	0
Prime Retail Central	0	0	0
Prime Retail Central 2	0	0	0
Secondary Retail 2	0	0	0
Secondary Retail	0	0	0
Supermarket	0	0	0
Small Supermarket	0	0	0
Retail Warehouse	0	0	0
Retail Warehouse 2	0	0	0
Extra 1	0	0	0
Extra 2	0	0	0
ALL			8,448,000
Buyers Costs		4.50%	-380,160
Subsidy			0
			8,067,840

		Whole Site	ha	Per ha
Residual Land Value		**-3,148,121**	**0.057**	**-55,092,119**
EUV		2,857		50,000
Uplift	0%	0		0
Plus /ha	350,000	20,000		350,000
Benchmark Land Value		**22,857**		**400,000**

Additional Profit	**-2,446,209**	**-1,223**	per sqm

DEVELOPMENT COSTS					
LAND				**Total**	
	Land				-3,148,121
	Stamp Duty			-125,925	
	Acquisition		1.50%	-47,222	-173,147
Fees					
	Planning Fee			16,267	
	Professional		10.00%	879,701	895,968
CONSTRUCTION					
	BCIS +	2,000		6,402,400	
	Site Costs		15.00%	960,360	7,362,760
	BNG	£ per ha	3,150	180	
	Over Extras	%	0.00%	0	
		£ per sqm	0	0	
	S106			1,250,000	
	Policy Costs			0	
	CIL			0	
	Abnormals	%	0.00%	0	
		Costed		0	
	Contingency		2.50%	184,069	8,797,009
FINANCE					
	Interest		7.50%		16,035
SALES					
	Agents		2.0%	161,357	
	Legals		0.5%	40,339	201,696
					6,589,440

RUN Residual MACRO ctrl+r *Closing balance =* 0
RUN CIL MACRO ctrl+l *Closing balance =* 19,169,967

Planning fee calc		
Planning app fee	rate	
sqm	2,000	
£ per 75 sqm	610	16,267

Stamp duty calc - On RV			
Land payment		-3,148,121	
	4%		-125,925

S106 £	0		
S106 £ per sq	25	50,000	1,250,000

Policy			
CO2	0.00%	0	
Water	0.00%	0	
Over Extra 1 %	0.00%	0	
Over Extra 2 £	0	0	0

CIL	0		0

Developers Profit			
% GDV	17.5%	1,478,400	
% Costs	0.0%	0	1,478,400

To Results Sheet

			Office - Park
			1
	Green/brown field		Green
	Use		Agricultural
	Area		0.05714286
Existing Use Value		£/ha	50,000
		£ site	2,857
Uplift		£/ha	350,000
		£ site	20,000
Benchmark Land Value		£/ha	400,000
		£ site	22,857
Residual Valu	Gross	£/ha	-55,092,119
		£ site	-3,148,121
Additional Profit		£ site	-2,446,209
		£ per sqm	-1,223
CIL			0
GDV			8,448,000

RESIDUAL CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
% STARTED												
Net	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
INCOME			100%									
		0	0	8,067,840	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**8,067,840**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	-125,925											
Acquisition	-47,222											
Planning Fee	16,267											
Professional	879,701											
BCIS +	640,240	640,240	640,240	640,240	640,240	640,240	640,240	640,240	640,240	640,240	0	0
Site Costs	96,036	96,036	96,036	96,036	96,036	96,036	96,036	96,036	96,036	96,036	0	0
BNG	18	18	18	18	18	18	18	18	18	18	0	0
Over 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
S106	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	18,407	18,407	18,407	18,407	18,407	18,407	18,407	18,407	18,407	18,407	0	0
Agents	0	0	0	161,357	0	0	0	0	0	0	0	0
Legals	0	0	0	40,339	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	**1,602,522**	**879,701**	**879,701**	**1,081,397**	**879,701**	**879,701**	**879,701**	**879,701**	**879,701**	**879,701**	**0**	**0**
For Resid Land	**-3,148,121**											
Interest		0	0	16,035	0	0	0	0	0	0	0	0
Profit on GDV												
Cash Flow	1,545,599	-879,701	-879,701	6,970,408	-879,701	-879,701	-879,701	-879,701	-879,701	-879,701	0	0
Opening Bala	0											
Closing Balar	1,545,599	665,898	-213,803	6,756,605	5,876,905	4,997,204	4,117,503	3,237,802	2,358,101	1,478,400	1,478,400	1,478,400

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
% STARTED												
Net												
INCOME												
	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												
Acquisition												
Planning Fee												
Professional												
BCIS +	0	0	0	0	0	0	0	0	0	0	0	0
Site Costs	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
Over 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
S106	0	0	0	0	0	0	0	0	0	0	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Resid Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV												1,478,400
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,478,400
Opening Bala												
Closing Balar	1,478,400	1,478,400	1,478,400	1,478,400	1,478,400	1,478,400	1,478,400	1,478,400	1,478,400	1,478,400	1,478,400	0

ADDITIONAL PROFIT CASHFLOW

	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	**0**	**0**	**0**	**8,067,840**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)	22,857											
COSTS BEFORE CIL, IN	1,602,522	879,701	879,701	1,081,397	879,701	879,701	879,701	879,701	879,701	879,701	0	0
POTENTIAL CIL		-305,776	-305,776	-305,776	-305,776	-305,776	-305,776	-305,776	-305,776			
For AP calculation												
Interest		121,903	0	0	0	0	0	0	0	0	0	0
Developers Return												
Cash Flow	-1,625,379	-695,828	-573,925	7,292,219	-573,925	-573,925	-573,925	-573,925	-573,925	-879,701	0	0
Opening Balance	0											
Closing Balance	-1,625,379	-2,321,207	-2,895,132	4,397,087	3,823,162	3,249,238	2,675,313	2,101,388	1,527,463	647,762	647,762	647,762
Closing Balance	-1,625,379	-3,946,586	-6,841,718	-2,444,631	1,378,532	4,627,769	7,303,082	9,404,470	10,931,933	11,579,695	12,227,458	12,875,220

	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)												
COSTS BEFORE CIL, IN	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
For AP calculation												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												1,478,400
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,478,400
Opening Balance												
Closing Balance	647,762	647,762	647,762	647,762	647,762	647,762	647,762	647,762	647,762	647,762	647,762	-830,638
Closing Balance	13,522,982	14,170,745	14,818,507	15,466,269	16,114,031	16,761,794	17,409,556	18,057,318	18,705,080	19,352,843	20,000,605	19,169,967

Office Central | **Type 2** | 2

INCOME	Saleable sqm	Price £/m2	GDV £	
Offices - Central	0	4,800	0	
Offices - Small	450	3,990	1,795,500	
Offices - Park	0	4,800	0	
Industrial	0	4,050	0	
Industrial - Small	0	3,440	0	
Distribution	0	4,475	0	
V Large Distribution	0	4,475	0	
Prime Retail Central	0	0	0	
Prime Retail Central 2	0	0	0	
Secondary Retail 2	0	0	0	
Secondary Retail	0	0	0	
Supermarket	0	0	0	
Small Supermarket	0	0	0	
Retail Warehouse	0	0	0	
Retail Warehouse 2	0	0	0	
Extra 1	0	0	0	
Extra 2	0	0	0	
ALL				1,795,500
Buyers Costs		4.50%		-80,798
Subsidy				0
				1,714,703

		Whole Site	ha	Per ha
Residual Land Value		**-604,913**	**0.100**	**-6,049,129**
EUV		5,000		50,000
Uplift	0%	0		0
Plus /ha	350,000	35,000		350,000
Benchmark Land Value		**40,000**		**400,000**

Additional Profit	**-287,338**	**-575**	per sqm

DEVELOPMENT COSTS					
LAND				**Total**	
	Land				-604,913
	Stamp Duty			-24,197	
	Acquisition		1.50%	-9,074	-33,270
Fees					
	Planning Fee			4,067	
	Professional		10.00%	180,469	184,535
CONSTRUCTION					
	BCIS +	500		1,265,640	
	Site Costs		15.00%	189,846	1,455,486
	BNG	£ per ha	3,150	315	
	Over Extras	%	0.00%	0	
		£ per sqm	0	0	
	S106			312,500	
	Policy Costs			0	
	CIL			0	
	Abnormals	%	0.00%	0	
		Costed		0	
	Contingency		2.50%	36,387	1,804,688
FINANCE					
	Interest		7.50%		6,582
SALES					
	Agents		2.0%	34,294	
	Legals		0.5%	8,574	42,868
					1,400,490

RUN Residual MACRO ctrl+r *Closing balance =* 0
RUN CIL MACRO ctrl+l *Closing balance =* -25,615

Planning fee calc		
Planning app fee	rate	
sqm	500	
£ per 75 sqm	610	4,067

Stamp duty calc - On RV			
Land payment		-604,913	
	4%		-24,197

S106 £	0		
S106 £ per sq	25	12,500	312,500

Policy			
CO2	0.00%	0	
Water	0.00%	0	
Over Extra 1 %	0.00%	0	
Over Extra 2 £	0	0	0

CIL	0		0

Developers Profit			
% GDV	17.5%	314,213	
% Costs	0.0%	0	314,213

To Results Sheet

			Office Central
			2
	Green/brown field		Green
	Use		Agricultural
	Area		0.1
Existing Use Value		£/ha	50,000
		£ site	5,000
Uplift		£/ha	350,000
		£ site	35,000
Benchmark Land Value		£/ha	400,000
		£ site	40,000
Residual Valu	Gross	£/ha	-6,049,129
		£ site	-604,913
Additional Profit		£ site	-287,338
		£ per sqm	-575
CIL			0
GDV			1,795,500

RESIDUAL CASH FLOW

	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
% STARTED																								
Net	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%														
INCOME			100%																					
		0	0	1,714,703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**1,714,703**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	-24,197																							
Acquisition	-9,074																							
Planning Fee	4,067																							
Professional	180,469																							
BCIS +	126,564	126,564	126,564	126,564	126,564	126,564	126,564	126,564	126,564	126,564	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Costs	18,985	18,985	18,985	18,985	18,985	18,985	18,985	18,985	18,985	18,985	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG	32	32	32	32	32	32	32	32	32	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Over 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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S106	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0	0	0	0	0	0
	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	3,639	3,639	3,639	3,639	3,639	3,639	3,639	3,639	3,639	3,639	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	34,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	8,574	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	**331,734**	**180,469**	**180,469**	**223,336**	**180,469**	**180,469**	**180,469**	**180,469**	**180,469**	**180,469**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Resid Land	**-604,913**																							
Interest		0	0	6,582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV																								314,213
Cash Flow	273,179	-180,469	-180,469	1,484,784	-180,469	-180,469	-180,469	-180,469	-180,469	-180,469	0	0	0	0	0	0	0	0	0	0	0	0	0	-314,213
Opening Bala	0																							
Closing Balar	273,179	92,710	-87,759	1,397,025	1,216,557	1,036,088	855,619	675,150	494,681	314,213	314,213	314,213	314,213	314,213	314,213	314,213	314,213	314,213	314,213	314,213	314,213	314,213	314,213	0

ADDITIONAL PROFIT CASHFLOW

	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	**0**	**0**	**0**	**1,714,703**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land (BLV)	40,000																							
COSTS BEFORE CIL, IN	331,734	180,469	180,469	223,336	180,469	180,469	180,469	180,469	180,469	180,469	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL		-35,917	-35,917	-35,917	-35,917	-35,917	-35,917	-35,917	-35,917															
For AP calculation																								
Interest		27,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								314,213
Cash Flow	-371,734	-172,432	-144,552	1,527,283	-144,552	-144,552	-144,552	-144,552	-144,552	-180,469	0	0	0	0	0	0	0	0	0	0	0	0	0	-314,213
Opening Balance	0																							
Closing Balance	-371,734	-544,166	-688,717	838,566	694,015	549,463	404,911	260,360	115,808	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-64,661	-378,873
Closing Balance	-371,734	-915,900	-1,604,617	-766,051	-72,036	477,427	882,338	1,142,698	1,258,506	1,193,845	1,129,185	1,064,524	999,864	935,203	870,543	805,882	741,222	676,561	611,900	547,240	482,579	417,919	353,258	-25,615

Smaller Office Type 3 3

INCOME	Saleable sqm	Price £/m2	GDV £
Offices - Central	0	4,800	0
Offices - Small	0	3,990	0
Offices - Park	1,700	4,800	8,160,000
Industrial	0	4,050	0
Industrial - Small	0	3,440	0
Distribution	0	4,475	0
V Large Distribution	0	4,475	0
Prime Retail Central	0	0	0
Prime Retail Central 2	0	0	0
Secondary Retail 2	0	0	0
Secondary Retail	0	0	0
Supermarket	0	0	0
Small Supermarket	0	0	0
Retail Warehouse	0	0	0
Retail Warehouse 2	0	0	0
Extra 1	0	0	0
Extra 2	0	0	0
ALL			8,160,000
Buyers Costs		4.50%	-367,200
Subsidy			0
			7,792,800

		Whole Site	ha	Per ha
Residual Land Value		**-3,340,789**	**0.267**	**-12,527,960**
EUV		13,333		50,000
Uplift	0%	0		0
Plus /ha	350,000	93,333		350,000
Benchmark Land Value		**106,667**		**400,000**

Additional Profit	**-2,711,996**	**-1,356**	per sqm

DEVELOPMENT COSTS					
LAND				**Total**	
	Land				-3,340,789
	Stamp Duty			-133,632	
	Acquisition		1.50%	-50,112	-183,743
Fees					
	Planning Fee			16,267	
	Professional		10.00%	879,767	896,034
CONSTRUCTION					
	BCIS +	2,000		6,402,400	
	Site Costs		15.00%	960,360	7,362,760
	BNG	£ per ha	3,150	840	
	Over Extras	%	0.00%	0	
		£ per sqm	0	0	
	S106			1,250,000	
	Policy Costs			0	
	CIL			0	
	Abnormals	%	0.00%	0	
		Costed		0	
	Contingency		2.50%	184,069	8,797,669
FINANCE					
	Interest		7.50%		810
SALES					
	Agents		2.0%	155,856	
	Legals		0.5%	38,964	194,820
					6,364,800

RUN Residual MACRO ctrl+r *Closing balance =* 0
RUN CIL MACRO ctrl+l *Closing balance =* 16,873,698

Planning fee calc		
Planning app fee	rate	
sqm	2,000	
£ per 75 sqm	610	16,267

Stamp duty calc - On RV			
Land payment		-3,340,789	
	4%		-133,632

S106 £	0		
S106 £ per sq	25	50,000	1,250,000

Policy			
CO2	0.00%	0	
Water	0.00%	0	
Over Extra 1 %	0.00%	0	
Over Extra 2 £	0	0	0

CIL	0		0

Developers Profit			
% GDV	17.5%	1,428,000	
% Costs	0.0%	0	1,428,000

To Results Sheet

			Smaller Office
			3
	Green/brown field		Green
	Use		Agricultural
	Area		0.26666667
Existing Use Value		£/ha	50,000
		£ site	13,333
Uplift		£/ha	350,000
		£ site	93,333
Benchmark Land Value		£/ha	400,000
		£ site	106,667
Residual Valu	Gross	£/ha	-12,527,960
		£ site	-3,340,789
Additional Profit		£ site	-2,711,996
		£ per sqm	-1,356
CIL			0
GDV			8,160,000

RESIDUAL CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
% STARTED												
Net	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
INCOME			100%									
		0	0	7,792,800	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**7,792,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	-133,632											
Acquisition	-50,112											
Planning Fee	16,267											
Professional	879,767											
BCIS +	640,240	640,240	640,240	640,240	640,240	640,240	640,240	640,240	640,240	640,240	0	0
Site Costs	96,036	96,036	96,036	96,036	96,036	96,036	96,036	96,036	96,036	96,036	0	0
BNG	84	84	84	84	84	84	84	84	84	84	0	0
Over 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
S106	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	18,407	18,407	18,407	18,407	18,407	18,407	18,407	18,407	18,407	18,407	0	0
Agents	0	0	0	155,856	0	0	0	0	0	0	0	0
Legals	0	0	0	38,964	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	**1,592,057**	**879,767**	**879,767**	**1,074,587**	**879,767**	**879,767**	**879,767**	**879,767**	**879,767**	**879,767**	**0**	**0**
For Resid Land	**-3,340,789**											
Interest		0	0	810	0	0	0	0	0	0	0	0
Profit on GDV												
Cash Flow	1,748,732	-879,767	-879,767	6,717,403	-879,767	-879,767	-879,767	-879,767	-879,767	-879,767	0	0
Opening Bala	0											
Closing Balar	1,748,732	868,965	-10,802	6,706,601	5,826,835	4,947,068	4,067,301	3,187,534	2,307,767	1,428,000	1,428,000	1,428,000

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
% STARTED												
Net												
INCOME												
	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												
Acquisition												
Planning Fee												
Professional												
BCIS +	0	0	0	0	0	0	0	0	0	0	0	0
Site Costs	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
Over 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
S106	0	0	0	0	0	0	0	0	0	0	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Resid Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV												1,428,000
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,428,000
Opening Bala												
Closing Balar	1,428,000	1,428,000	1,428,000	1,428,000	1,428,000	1,428,000	1,428,000	1,428,000	1,428,000	1,428,000	1,428,000	0

ADDITIONAL PROFIT CASHFLOW

	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	**0**	**0**	**0**	**7,792,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)	106,667											
COSTS BEFORE CIL, I	1,592,057	879,767	879,767	1,074,587	879,767	879,767	879,767	879,767	879,767	879,767	0	0
POTENTIAL CIL		-339,000	-339,000	-339,000	-339,000	-339,000	-339,000	-339,000	-339,000			
For AP calculation												
Interest		127,404	0	0	0	0	0	0	0	0	0	0
Developers Return												
Cash Flow	-1,698,724	-668,172	-540,767	7,057,213	-540,767	-540,767	-540,767	-540,767	-540,767	-879,767	0	0
Opening Balance	0											
Closing Balance	-1,698,724	-2,366,895	-2,907,663	4,149,550	3,608,782	3,068,015	2,527,248	1,986,480	1,445,713	565,946	565,946	565,946
Closing Balance	-1,698,724	-4,065,619	-6,973,282	-2,823,732	785,051	3,853,066	6,380,313	8,366,794	9,812,507	10,378,453	10,944,399	11,510,345

	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)												
COSTS BEFORE CIL, I	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
For AP calculation												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												1,428,000
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-1,428,000
Opening Balance												
Closing Balance	565,946	565,946	565,946	565,946	565,946	565,946	565,946	565,946	565,946	565,946	565,946	-862,054
Closing Balance	12,076,291	12,642,237	13,208,183	13,774,129	14,340,076	14,906,022	15,471,968	16,037,914	16,603,860	17,169,806	17,735,752	16,873,698

Industrial Type 4 4

INCOME	Saleable sqm	Price £/m2	GDV £
Offices - Central	0	4,800	0
Offices - Small	0	3,990	0
Offices - Park	0	4,800	0
Industrial	4,000	4,050	16,200,000
Industrial - Small	0	3,440	0
Distribution	0	4,475	0
V Large Distribution	0	4,475	0
Prime Retail Central	0	0	0
Prime Retail Central 2	0	0	0
Secondary Retail 2	0	0	0
Secondary Retail	0	0	0
Supermarket	0	0	0
Small Supermarket	0	0	0
Retail Warehouse	0	0	0
Retail Warehouse 2	0	0	0
Extra 1	0	0	0
Extra 2	0	0	0
ALL			16,200,000
Buyers Costs		4.50%	-729,000
Subsidy			0
			15,471,000

		Whole Site	ha	Per ha
Residual Land Value		**2,549,740**	**0.667**	**3,824,610**
EUV		33,333		50,000
Uplift	0%	0		0
Plus /ha	350,000	233,333		350,000
Benchmark Land Value		**266,667**		**400,000**

Additional Profit	**3,718,290**	**930**	per sqm

DEVELOPMENT COSTS				Total		
LAND						
	Land				2,549,740	
	Stamp Duty			101,990		
	Acquisition		1.50%	38,246	140,236	
Fees						
	Planning Fee			32,533		
	Professional		10.00%	756,884	789,417	
CONSTRUCTION						
	BCIS +	4,000		4,298,400		
	Site Costs		15.00%	644,760	4,943,160	
	BNG	£ per ha	3,150	2,100		
	Over Extras	%	0.00%	0		
		£ per sqm	0	0		
	S106			2,500,000		
	Policy Costs			0		
	CIL			0		
	Abnormals	%	0.00%	0		
		Costed		0		
	Contingency		2.50%	123,579	7,568,839	
FINANCE						
	Interest		7.50%		1,200,993	
SALES						
	Agents		2.0%	309,420		
	Legals		0.5%	77,355	386,775	
						12,636,000

RUN Residual MACRO ctrl+r *Closing balance =* 0
RUN CIL MACRO ctrl+l *Closing balance =* 61,753,771

Planning fee calc			
Planning app fee		rate	
sqm		4,000	
£ per 75 sqm		610	32,533

Stamp duty calc - On RV			
Land payment		2,549,740	
	4%		101,990

S106 £	0		
S106 £ per sq	25	100,000	2,500,000

Policy			
CO2	0.00%	0	
Water	0.00%	0	
Over Extra 1 %	0.00%	0	
Over Extra 2 £	0	0	0

CIL	0		0

Developers Profit			
% GDV	17.5%	2,835,000	
% Costs	0.0%	0	2,835,000

To Results Sheet

			Industrial
			4
	Green/brown field		Green
	Use		Agricultural
	Area		0.66666667
Existing Use Value		£/ha	50,000
		£ site	33,333
Uplift		£/ha	350,000
		£ site	233,333
Benchmark Land Value		£/ha	400,000
		£ site	266,667
Residual Valu	Gross	£/ha	3,824,610
		£ site	2,549,740
Additional Profit		£ site	3,718,290
		£ per sqm	930
CIL			0
GDV			16,200,000

RESIDUAL CASH FLOW

	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
% STARTED																								
Net	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%														
INCOME			100%																					
		0	0	15,471,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**15,471,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	101,990																							
Acquisition	38,246																							
Planning Fee	32,533																							
Professional	756,884																							
BCIS +	429,840	429,840	429,840	429,840	429,840	429,840	429,840	429,840	429,840	429,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Costs	64,476	64,476	64,476	64,476	64,476	64,476	64,476	64,476	64,476	64,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BNG	210	210	210	210	210	210	210	210	210	210	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Over 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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S106	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0	0	0	0	0	0
	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	12,358	12,358	12,358	12,358	12,358	12,358	12,358	12,358	12,358	12,358	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	309,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	77,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	**1,686,537**	**756,884**	**756,884**	**1,143,659**	**756,884**	**756,884**	**756,884**	**756,884**	**756,884**	**756,884**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Resid Land	**2,549,740**																							
Interest		317,721	398,316	484,956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV																								2,835,000
Cash Flow	-4,236,277	-1,074,605	-1,155,200	13,842,385	-756,884	-756,884	-756,884	-756,884	-756,884	-756,884	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,835,000
Opening Bala	0																							
Closing Balar	-4,236,277	-5,310,882	-6,466,082	7,376,303	6,619,420	5,862,536	5,105,652	4,348,768	3,591,884	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	2,835,000	0

ADDITIONAL PROFIT CASHFLOW

	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	**0**	**0**	**0**	**15,471,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land (BLV)	266,667																							
COSTS BEFORE CIL, IN	1,686,537	756,884	756,884	1,143,659	756,884	756,884	756,884	756,884	756,884	756,884	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL		464,786	464,786	464,786	464,786	464,786	464,786	464,786	464,786															
For AP calculation																								
Interest		146,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								2,835,000
Cash Flow	-1,953,204	-1,368,160	-1,221,670	13,862,555	-1,221,670	-1,221,670	-1,221,670	-1,221,670	-1,221,670	-756,884	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,835,000
Opening Balance	0																							
Closing Balance	-1,953,204	-3,321,364	-4,543,034	9,319,521	8,097,851	6,876,181	5,654,511	4,432,841	3,211,170	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	2,454,287	-380,713
Closing Balance	-1,953,204	-5,274,567	-9,817,601	-498,080	7,599,770	14,475,951	20,130,462	24,563,302	27,774,473	30,228,759	32,683,046	35,137,332	37,591,619	40,045,906	42,500,192	44,954,479	47,408,765	49,863,052	52,317,338	54,771,625	57,225,911	59,680,198	62,134,485	61,753,771

Smaller Industrial Type 5 5

INCOME	Saleable sqm	Price £/m2	GDV £	
Offices - Central	0	4,800	0	
Offices - Small	0	3,990	0	
Offices - Park	0	4,800	0	
Industrial	0	4,050	0	
Industrial - Small	500	3,440	1,720,000	
Distribution	0	4,475	0	
V Large Distribution	0	4,475	0	
Prime Retail Central	0	0	0	
Prime Retail Central 2	0	0	0	
Secondary Retail 2	0	0	0	
Secondary Retail	0	0	0	
Supermarket	0	0	0	
Small Supermarket	0	0	0	
Retail Warehouse	0	0	0	
Retail Warehouse 2	0	0	0	
Extra 1	0	0	0	
Extra 2	0	0	0	
ALL				1,720,000
Buyers Costs		4.50%		-77,400
Subsidy				0
				1,642,600

		Whole Site	ha	Per ha
Residual Land Value		**-175,296**	**0.083**	**-2,103,557**
EUV		4,167		50,000
Uplift	0%	0		0
Plus /ha	350,000	29,167		350,000
Benchmark Land Value		**33,333**		**400,000**

Additional Profit	97,785	196	per sqm

DEVELOPMENT COSTS				Total	
LAND					
	Land				-175,296
	Stamp Duty			-7,012	
	Acquisition		1.50%	-2,629	-9,641
Fees					
	Planning Fee			4,067	
	Professional		10.00%	130,192	134,259
CONSTRUCTION					
	BCIS +	500		839,160	
	Site Costs		15.00%	125,874	965,034
	BNG	£ per ha	3,150	263	
	Over Extras	%	0.00%	0	
		£ per sqm	0	0	
	S106			312,500	
	Policy Costs			0	
	CIL			0	
	Abnormals	%	0.00%	0	
		Costed		0	
	Contingency		2.50%	24,126	1,301,922
FINANCE					
	Interest		7.50%		49,291
SALES					
	Agents		2.0%	32,852	
	Legals		0.5%	8,213	41,065
					1,341,600

RUN Residual MACRO ctrl+r *Closing balance =* 0
RUN CIL MACRO ctrl+l *Closing balance =* 1,749,066

Planning fee calc		
Planning app fee	rate	
sqm	500	
£ per 75 sqm	610	4,067

Stamp duty calc - On RV			
Land payment		-175,296	
	4%		-7,012

S106 £	0		
S106 £ per sq	25	12,500	312,500

Policy			
CO2	0.00%	0	
Water	0.00%	0	
Over Extra 1 %	0.00%	0	
Over Extra 2 £	0	0	0

CIL	0		0

Developers Profit			
% GDV	17.5%	301,000	
% Costs	0.0%	0	301,000

To Results Sheet

			Smaller Industrial
			5
	Green/brown field		Green
	Use		Agricultural
	Area		0.08333333
Existing Use Value		£/ha	50,000
		£ site	4,167
Uplift		£/ha	350,000
		£ site	29,167
Benchmark Land Value		£/ha	400,000
		£ site	33,333
Residual Valu	Gross	£/ha	-2,103,557
		£ site	-175,296
Additional Profit		£ site	97,785
		£ per sqm	196
CIL			0
GDV			1,720,000

RESIDUAL CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
% STARTED												
Net	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
INCOME			100%									
		0	0	1,642,600	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**1,642,600**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	-7,012											
Acquisition	-2,629											
Planning Fee	4,067											
Professional	130,192											
BCIS +	83,916	83,916	83,916	83,916	83,916	83,916	83,916	83,916	83,916	83,916	0	0
Site Costs	12,587	12,587	12,587	12,587	12,587	12,587	12,587	12,587	12,587	12,587	0	0
BNG	26	26	26	26	26	26	26	26	26	26	0	0
Over 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
S106	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	31,250	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	2,413	2,413	2,413	2,413	2,413	2,413	2,413	2,413	2,413	2,413	0	0
Agents	0	0	0	32,852	0	0	0	0	0	0	0	0
Legals	0	0	0	8,213	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	**254,810**	**130,192**	**130,192**	**171,257**	**130,192**	**130,192**	**130,192**	**130,192**	**130,192**	**130,192**	**0**	**0**
For Resid Land	**-175,296**											
Interest		5,964	16,175	27,153	0	0	0	0	0	0	0	0
Profit on GDV												
Cash Flow	-79,513	-136,156	-146,367	1,444,190	-130,192	-130,192	-130,192	-130,192	-130,192	-130,192	0	0
Opening Bala	0											
Closing Balar	-79,513	-215,669	-362,037	1,082,153	951,961	821,769	691,577	561,384	431,192	301,000	301,000	301,000

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
% STARTED												
Net												
INCOME												
	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												
Acquisition												
Planning Fee												
Professional												
BCIS +	0	0	0	0	0	0	0	0	0	0	0	0
Site Costs	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
Over 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
S106	0	0	0	0	0	0	0	0	0	0	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Resid Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV												301,000
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-301,000
Opening Bala												
Closing Balar	301,000	301,000	301,000	301,000	301,000	301,000	301,000	301,000	301,000	301,000	301,000	0

ADDITIONAL PROFIT CASHFLOW

	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	**0**	**0**	**0**	**1,642,600**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)	33,333											
COSTS BEFORE CIL, IN	254,810	130,192	130,192	171,257	130,192	130,192	130,192	130,192	130,192	130,192	0	0
POTENTIAL CIL		12,223	12,223	12,223	12,223	12,223	12,223	12,223	12,223			
For AP calculation												
Interest		21,611	0	0	0	0	0	0	0	0	0	0
Developers Return												
Cash Flow	-288,143	-164,026	-142,415	1,459,120	-142,415	-142,415	-142,415	-142,415	-142,415	-130,192	0	0
Opening Balance	0											
Closing Balance	-288,143	-452,169	-594,585	864,535	722,119	579,704	437,289	294,873	152,458	22,266	22,266	22,266
Closing Balance	-288,143	-740,312	-1,334,897	-470,362	251,757	831,461	1,268,750	1,563,623	1,716,081	1,738,347	1,760,613	1,782,878

	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)												
COSTS BEFORE CIL, IN	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
For AP calculation												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												301,000
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-301,000
Opening Balance												
Closing Balance	22,266	22,266	22,266	22,266	22,266	22,266	22,266	22,266	22,266	22,266	22,266	-278,734
Closing Balance	1,805,144	1,827,410	1,849,675	1,871,941	1,894,207	1,916,472	1,938,738	1,961,004	1,983,269	2,005,535	2,027,801	1,749,066

Logistics | **Type 6** | 6

INCOME	Saleable sqm	Price £/m2	GDV £
Offices - Central	0	4,800	0
Offices - Small	0	3,990	0
Offices - Park	0	4,800	0
Industrial	0	4,050	0
Industrial - Small	0	3,440	0
Distribution	5,000	4,475	22,375,000
V Large Distribution	0	4,475	0
Prime Retail Central	0	0	0
Prime Retail Central 2	0	0	0
Secondary Retail 2	0	0	0
Secondary Retail	0	0	0
Supermarket	0	0	0
Small Supermarket	0	0	0
Retail Warehouse	0	0	0
Retail Warehouse 2	0	0	0
Extra 1	0	0	0
Extra 2	0	0	0
ALL			22,375,000
Buyers Costs		4.50%	-1,006,875
Subsidy			0
			21,368,125

		Whole Site	ha	Per ha
Residual Land Value		**5,118,651**	**0.833**	**6,142,381**
EUV		41,667		50,000
Uplift	0%	0		0
Plus /ha	350,000	291,667		350,000
Benchmark Land Value		**333,333**		**400,000**

Additional Profit	**5,834,715**	**1,167**	per sqm

DEVELOPMENT COSTS					
LAND				**Total**	
	Land				5,118,651
	Stamp Duty			204,746	
	Acquisition		1.50%	76,780	281,526
Fees					
	Planning Fee			40,667	
	Professional		10.00%	867,176	907,842
CONSTRUCTION					
	BCIS +	5,000		4,703,400	
	Site Costs		15.00%	705,510	5,408,910
	BNG	£ per ha	3,150	2,625	
	Over Extras	%	0.00%	0	
		£ per sqm	0	0	
	S106			3,125,000	
	Policy Costs			0	
	CIL			0	
	Abnormals	%	0.00%	0	
		Costed		0	
	Contingency		2.50%	135,223	8,671,758
FINANCE					
	Interest		7.50%		1,938,520
SALES					
	Agents		2.0%	427,363	
	Legals		0.5%	106,841	534,203
					17,452,500

RUN Residual MACRO ctrl+r *Closing balance =* 0
RUN CIL MACRO ctrl+l *Closing balance =* 110,053,141

Planning fee calc		
Planning app fee	rate	
sqm	5,000	
£ per 75 sqm	610	40,667

Stamp duty calc - On RV			
Land payment		5,118,651	
	4%		204,746

S106 £	0		
S106 £ per sq	25	125,000	3,125,000

Policy			
CO2	0.00%	0	
Water	0.00%	0	
Over Extra 1 %	0.00%	0	
Over Extra 2 £	0	0	0

CIL	0		0

Developers Profit			
% GDV	17.5%	3,915,625	
% Costs	0.0%	0	3,915,625

To Results Sheet

			Logistics
			6
	Green/brown field		Green
	Use		Agricultural
	Area		0.83333333
Existing Use Value		£/ha	50,000
		£ site	41,667
Uplift		£/ha	350,000
		£ site	291,667
Benchmark Land Value		£/ha	400,000
		£ site	333,333
Residual Valu	Gross	£/ha	6,142,381
		£ site	5,118,651
Additional Profit		£ site	5,834,715
		£ per sqm	1,167
CIL			0
GDV			22,375,000

RESIDUAL CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
% STARTED												
Net	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
INCOME			100%									
		0	0	21,368,125	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**21,368,125**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	204,746											
Acquisition	76,780											
Planning Fee	40,667											
Professional	867,176											
BCIS +	470,340	470,340	470,340	470,340	470,340	470,340	470,340	470,340	470,340	470,340	0	0
Site Costs	70,551	70,551	70,551	70,551	70,551	70,551	70,551	70,551	70,551	70,551	0	0
BNG	263	263	263	263	263	263	263	263	263	263	0	0
Over 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
S106	312,500	312,500	312,500	312,500	312,500	312,500	312,500	312,500	312,500	312,500	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	13,522	13,522	13,522	13,522	13,522	13,522	13,522	13,522	13,522	13,522	0	0
Agents	0	0	0	427,363	0	0	0	0	0	0	0	0
Legals	0	0	0	106,841	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	**2,056,544**	**867,176**	**867,176**	**1,401,379**	**867,176**	**867,176**	**867,176**	**867,176**	**867,176**	**867,176**	**0**	**0**
For Resid Land	**5,118,651**											
Interest		538,140	643,538	756,842	0	0	0	0	0	0	0	0
Profit on GDV												
Cash Flow	-7,175,195	-1,405,315	-1,510,714	19,209,904	-867,176	-867,176	-867,176	-867,176	-867,176	-867,176	0	0
Opening Bala	0											
Closing Balar	-7,175,195	-8,580,511	-10,091,225	9,118,680	8,251,504	7,384,328	6,517,152	5,649,977	4,782,801	3,915,625	3,915,625	3,915,625

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
% STARTED												
Net												
INCOME												
	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												
Acquisition												
Planning Fee												
Professional												
BCIS +	0	0	0	0	0	0	0	0	0	0	0	0
Site Costs	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
Over 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
S106	0	0	0	0	0	0	0	0	0	0	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Resid Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV												3,915,625
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,915,625
Opening Bala												
Closing Balar	3,915,625	3,915,625	3,915,625	3,915,625	3,915,625	3,915,625	3,915,625	3,915,625	3,915,625	3,915,625	3,915,625	0

ADDITIONAL PROFIT CASHFLOW

	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	**0**	**0**	**0**	**21,368,125**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)	333,333											
COSTS BEFORE CIL, I	2,056,544	867,176	867,176	1,401,379	867,176	867,176	867,176	867,176	867,176	867,176	0	0
POTENTIAL CIL		729,339	729,339	729,339	729,339	729,339	729,339	729,339	729,339			
For AP calculation												
Interest		179,241	0	0	0	0	0	0	0	0	0	0
Developers Return												
Cash Flow	-2,389,877	-1,775,756	-1,596,515	19,237,407	-1,596,515	-1,596,515	-1,596,515	-1,596,515	-1,596,515	-867,176	0	0
Opening Balance	0											
Closing Balance	-2,389,877	-4,165,633	-5,762,148	13,475,258	11,878,743	10,282,228	8,685,713	7,089,198	5,492,683	4,625,507	4,625,507	4,625,507
Closing Balance	-2,389,877	-6,555,511	-12,317,659	1,157,599	13,036,342	23,318,570	32,004,283	39,093,481	44,586,164	49,211,670	53,837,177	58,462,684

	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)												
COSTS BEFORE CIL, I	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
For AP calculation												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												3,915,625
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-3,915,625
Opening Balance												
Closing Balance	4,625,507	4,625,507	4,625,507	4,625,507	4,625,507	4,625,507	4,625,507	4,625,507	4,625,507	4,625,507	4,625,507	709,882
Closing Balance	63,088,191	67,713,698	72,339,205	76,964,712	81,590,218	86,215,725	90,841,232	95,466,739	100,092,246	104,717,753	109,343,259	110,053,141

V Large Logistics Type 7 7

INCOME	Saleable sqm	Price £/m2	GDV £
Offices - Central	0	4,800	0
Offices - Small	0	3,990	0
Offices - Park	0	4,800	0
Industrial	0	4,050	0
Industrial - Small	0	3,440	0
Distribution	0	4,475	0
V Large Distribution	20,000	4,475	89,500,000
Prime Retail Central	0	0	0
Prime Retail Central 2	0	0	0
Secondary Retail 2	0	0	0
Secondary Retail	0	0	0
Supermarket	0	0	0
Small Supermarket	0	0	0
Retail Warehouse	0	0	0
Retail Warehouse 2	0	0	0
Extra 1	0	0	0
Extra 2	0	0	0
ALL			89,500,000
Buyers Costs		4.50%	-4,027,500
Subsidy			0
			85,472,500

		Whole Site	ha	Per ha
Residual Land Value		**20,467,900**	**5.714**	**3,581,883**
EUV		285,714		50,000
Uplift	0%	0		0
Plus /ha	350,000	2,000,000		350,000
Benchmark Land Value		**2,285,714**		**400,000**

Additional Profit	**22,309,957**	**1,115**	per sqm

DEVELOPMENT COSTS					
LAND				**Total**	
	Land				20,467,900
	Stamp Duty			818,716	
	Acquisition		1.50%	307,019	1,125,735
Fees					
	Planning Fee			162,667	
	Professional		10.00%	3,469,453	3,632,120
CONSTRUCTION					
	BCIS +	20,000		18,813,600	
	Site Costs		15.00%	2,822,040	21,635,640
	BNG	£ per ha	3,150	18,000	
	Over Extras	%	0.00%	0	
		£ per sqm	0	0	
	S106			12,500,000	
	Policy Costs			0	
	CIL			0	
	Abnormals	%	0.00%	0	
		Costed		0	
	Contingency		2.50%	540,891	34,694,531
FINANCE					
	Interest		7.50%		7,752,902
SALES					
	Agents		2.0%	1,709,450	
	Legals		0.5%	427,363	2,136,813
					69,810,000

RUN Residual MACRO ctrl+r *Closing balance =* 0
RUN CIL MACRO ctrl+l *Closing balance =* 435,618,815

Planning fee calc			
Planning app fee		rate	
sqm		20,000	
£ per 75 sqm		610	162,667

Stamp duty calc - On RV			
Land payment		20,467,900	
	4%		818,716

S106 £	0		
S106 £ per sq	25	500,000	12,500,000

Policy			
CO2	0.00%	0	
Water	0.00%	0	
Over Extra 1 %	0.00%	0	
Over Extra 2 £	0	0	0

CIL	0		0

Developers Profit			
% GDV	17.5%	15,662,500	
% Costs	0.0%	0	15,662,500

To Results Sheet

			V Large Logistics
			7
	Green/brown field		Green
	Use		Agricultural
	Area		5.71428571
Existing Use Value		£/ha	50,000
		£ site	285,714
Uplift		£/ha	350,000
		£ site	2,000,000
Benchmark Land Value		£/ha	400,000
		£ site	2,285,714
Residual Valu	Gross	£/ha	3,581,883
		£ site	20,467,900
Additional Profit		£ site	22,309,957
		£ per sqm	1,115
CIL			0
GDV			89,500,000

RESIDUAL CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
% STARTED												
Net	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
INCOME			100%									
		0	0	85,472,500	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**85,472,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Stamp Duty	818,716											
Acquisition	307,019											
Planning Fee	162,667											
Professional	3,469,453											
BCIS +	1,881,360	1,881,360	1,881,360	1,881,360	1,881,360	1,881,360	1,881,360	1,881,360	1,881,360	1,881,360	0	0
Site Costs	282,204	282,204	282,204	282,204	282,204	282,204	282,204	282,204	282,204	282,204	0	0
BNG	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	0	0
Over 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
S106	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	54,089	54,089	54,089	54,089	54,089	54,089	54,089	54,089	54,089	54,089	0	0
Agents	0	0	0	1,709,450	0	0	0	0	0	0	0	0
Legals	0	0	0	427,363	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	**8,227,307**	**3,469,453**	**3,469,453**	**5,606,266**	**3,469,453**	**3,469,453**	**3,469,453**	**3,469,453**	**3,469,453**	**3,469,453**	**0**	**0**
For Resid Land	**20,467,900**											
Interest		2,152,141	2,573,760	3,027,001	0	0	0	0	0	0	0	0
Profit on GDV												
Cash Flow	-28,695,208	-5,621,594	-6,043,213	76,839,233	-3,469,453	-3,469,453	-3,469,453	-3,469,453	-3,469,453	-3,469,453	0	0
Opening Bala	0											
Closing Balar	-28,695,208	-34,316,801	-40,360,015	36,479,219	33,009,766	29,540,312	26,070,859	22,601,406	19,131,953	15,662,500	15,662,500	15,662,500

	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
% STARTED												
Net												
INCOME												
	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												
Acquisition												
Planning Fee												
Professional												
BCIS +	0	0	0	0	0	0	0	0	0	0	0	0
Site Costs	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
Over 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
S106	0	0	0	0	0	0	0	0	0	0	0	0
Policy Costs	0	0	0	0	0	0	0	0	0	0	0	0
CIL	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	0
Contingency	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Resid Land												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV												15,662,500
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-15,662,500
Opening Bala												
Closing Balar	15,662,500	15,662,500	15,662,500	15,662,500	15,662,500	15,662,500	15,662,500	15,662,500	15,662,500	15,662,500	15,662,500	0

ADDITIONAL PROFIT CASHFLOW

	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	**0**	**0**	**0**	**85,472,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)	2,285,714											
COSTS BEFORE CIL, IN	8,227,307	3,469,453	3,469,453	5,606,266	3,469,453	3,469,453	3,469,453	3,469,453	3,469,453	3,469,453	0	0
POTENTIAL CIL		2,788,745	2,788,745	2,788,745	2,788,745	2,788,745	2,788,745	2,788,745	2,788,745			
For AP calculation												
Interest		788,477	0	0	0	0	0	0	0	0	0	0
Developers Return												
Cash Flow	-10,513,022	-7,046,674	-6,258,198	77,077,490	-6,258,198	-6,258,198	-6,258,198	-6,258,198	-6,258,198	-3,469,453	0	0
Opening Balance	0											
Closing Balance	-10,513,022	-17,559,696	-23,817,894	53,259,596	47,001,398	40,743,201	34,485,003	28,226,805	21,968,607	18,499,154	18,499,154	18,499,154
Closing Balance	-10,513,022	-28,072,718	-51,890,611	1,368,985	48,370,383	89,113,584	123,598,587	151,825,392	173,793,999	192,293,154	210,792,308	229,291,462

	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	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Land (BLV)												
COSTS BEFORE CIL, IN	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL												
For AP calculation												
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return												15,662,500
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-15,662,500
Opening Balance												
Closing Balance	18,499,154	18,499,154	18,499,154	18,499,154	18,499,154	18,499,154	18,499,154	18,499,154	18,499,154	18,499,154	18,499,154	2,836,654
Closing Balance	247,790,617	266,289,771	284,788,925	303,288,080	321,787,234	340,286,389	358,785,543	377,284,697	395,783,852	414,283,006	432,782,160	435,618,815

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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Planning & Development